

Rules & Regulations
Thomas Lakes Owners Association

ALL Thomas Lakes property owners, their family members and their guests shall comply with all of the rules as are duly adopted by the members of the Thomas Lakes Owners Association. Every resident, their family members and their guests are responsible for knowing the current Rules and Regulations of Thomas Lakes. Violations of these Rules and Regulations may result in the loss of lake privileges. Residents are responsible for their own guests' actions. It is the responsibility of all members of the Thomas Lakes Owners Association to promote safety and to help enforce these Rules and Regulations.

A. Trespassing

A.1	Trespassing through a private owned lot to gain access to the lake/beach areas without the lot owners consent is prohibited. Use of items stored/parked on another owner's property is prohibited.
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B. Land

B.1	<p>Proper maintenance and upkeep of each lot is the responsibility of the lot owner. Lot maintenance includes, but is not limited to, regular mowing or control of lawn/weed areas on lots, trimming of trees and shrubs and removal of cuttings, along with other trash and debris.</p> <p>Lawns (grass or weeds) should be maintained at a height less than 6 inches at all times in order to maintain a neat and trim appearance. Because of the inherent danger of causing a fire, the use of a propane torch to eliminate and/or control grass or weeds is strictly prohibited.</p> <p>All garden or lawn equipment stored outside of a building must be placed in an area so as not to look cluttered such as behind a building, behind a natural barrier (shrubbery) or privacy fence so that it is shielded from public view.</p> <p>No unused building or landscaping material, junk or rubbish shall be left exposed on the lot except during actual building construction operations, and then only in as neat and inconspicuous a manner as possible. Any overstock or scrap items must be stored in an area that detracts from a neat and trim appearance or removed once the project is completed.</p> <p>If lots are not picked up, mowed, or free from clutter, the Thomas Lakes member shall be notified and given 14 days to comply. Failure to comply will result in the Thomas Lakes member being responsible for all expenses incurred by the Thomas Lakes Owners Association in cleaning up the lot.</p>
B.2	<p>Proper maintenance and upkeep of structures is the responsibility of the lot owner. Maintenance of structures, which consists of homes, garages, storage sheds, fences, propane tanks, docks and shore stations includes, but is not limited to, periodic painting of the exterior and maintaining an intact roof and siding.</p> <p>If structures become deteriorated or the lot owner fails to keep structures properly maintained, the Thomas Lakes member shall be notified and given 30 days to comply. Failure to comply will result in the member being responsible for all expenses incurred by the Thomas Lakes Owners Association in bringing the lot into compliance.</p>
B.3	<p>Beaches shall be kept clean, picked up and free of weeds and debris at all times. Each member is responsible for maintaining the beach area adjacent to their lot.</p> <ul style="list-style-type: none"> • For owners with lake front lots, the beach area would be from the property line on the lakeside to the water's edge. • For owners with land-locked lots, the beach area would be the location used for lake activities or where watercraft is parked. <p>If beaches are not picked up and free from clutter and weeds, the Thomas Lakes member shall be notified and given 14 days to comply. Failure to comply will result in the member being responsible for all expenses incurred by the Thomas Lakes Owners Association in cleaning up the beach.</p>
B.4	<p>Along with passenger vehicles driven on a regular basis by occupants of the dwelling on each lot, ONLY watercraft registered to Thomas Lakes members, the trailer used to transport that watercraft, small single axle trailers, open utility trailers, hayracks and registered non-conventional vehicles (ATV, UTV, Golf Cart) are allowed to be parked/stored on Thomas Lakes lots.</p>

B.5	No travel trailer, mobile home or recreational vehicles shall be permitted as a permanent residence, or parked permanently on a homeowner's lot. Effective January 1, 2022 no enclosed trailers, shipping containers, or storage containers are allowed to be permanently stored on a lot without an active building permit or board approval. No permanently set-up campers are allowed except for use while construction of a permanent living structure is underway with an active building permit.
B.6	Thomas Lakes members are forbidden to trespass upon the non-subdivision areas adjacent to the cabin area.
B.7	The use of firearms in or adjacent to the Thomas Lakes platted property is forbidden.
B.8	Abuse of the roads, beaches or trails will be assessed a fine according to the fine schedule. Abuse shall mean any behavior that degrades the average condition of the roads, beaches or trails such as donuts, throwing gravel by tires, leaving deep ruts, etc.
B.9	All camping must be on the Thomas Lakes member's own lot. Any guest who camps in an illegal manner will be charged with trespassing. The host of any illegal camper will be fined \$100.
B.10	Enclosed trailers or portable moving/storage units (PODS) may be TEMPORARILY used for storage on a member's lot during construction of a new residence, while repairs are being made to a residence following a natural disaster that destroys all or a portion of a home, or when residents are moving in or out of a dwelling. Such containers must be removed following the expiration of the 18 month building permit period issued by Saunders County or once the moving process is complete.
B.11	<p>Personal property must be stored on owner's lot unless another lot owner gives permission to store item(s) on their lot. The storage of personal property on common areas, roads, beaches or in/along the Platte River is prohibited.</p> <p>Common areas cannot be used for the set-up of gardens, the storage or parking of docks, shore stations or any other equipment, except as noted in a revocable easement for owners with lake front lots giving them the authority to install a dock/lift in the lake in front of their lots (lot lines extended to water). Members may be required to prove lot lines.</p> <p>All Lots shall provide at least the minimum number of off street parking areas or spaces for private passenger vehicles required to accommodate those living at the residence thus eliminating the need for routine parking on common areas.</p> <p>Common Areas may be used for temporary overflow parking of guest passenger vehicles on holidays or special events; however, those vehicles must be removed within 24 hours or at the end of the holiday or special event.</p>
B.12	If Common areas, including roads and beaches or another member's property is damaged while a member performs work or has work performed on their property, they shall repair such damage back to its original condition within a reasonable amount of time. Failure to comply within a reasonable amount of time will result in the Thomas Lakes member being responsible for all expenses incurred by the Thomas Lakes Owners Association in making such repairs.
B.13	In order to assist emergency responders in identifying residential dwellings, all homes shall be marked with the address in conspicuous location near the entrance to the property.
B.14	Any major modifications to property within and/or adjacent to the Common Areas within the Thomas Lakes Subdivision must first be approved by the Thomas Lakes Board of Directors and the Thomas Family Trust. This includes changes to the grade of the land, removal of any vegetation (trees, bushes, grasses) or the removal/addition of materials such as dirt, sand and/or retaining walls that may have the potential to cause erosion or similar damage to the lake, common area and/or adjacent property. A scope of the project must be presented to show that the modifications are within the lot owner's property line and that they will not cause adverse effects to the common areas and/or adjacent properties. Prior to making any modifications and/or improvements to their lot, Thomas Lakes members are advised to have their lot lines surveyed so as to ensure that the modifications and/or improvements do not encroach onto adjacent lots or common areas.

B.15	<p>The costs for the removal/trimming of trees that are located within the common areas or road right-away of the Thomas Lakes Subdivision are the responsibility of the Thomas Lakes Owners Association. The costs for removal/trimming of trees on a homeowner's lot are the responsibility of the lot owner. The following guidelines will be used in determining responsibility where property lines may be in question.</p> <ol style="list-style-type: none"> 1. It is the responsibility of the lot owner to have the lot surveyed. 2. If the survey shows that the tree is on common property, the Thomas Lakes Owners Association will pay the costs to remove/trim the tree and reimburse the lot owner for the cost of the survey. 3. If the survey shows that the tree is on the "lot line" the Thomas Lakes Owners Association will have the tree removed/trimmed and the cost of the removal will be split 50/50 by the Thomas Lakes Owners Association and the lot owner. The Thomas Lakes Owners Association will also reimburse the lot owner for 50% of the cost of the survey. 4. If the survey shows that the tree is on the lot owners' property, it will be the responsibility of the lot owner to have the tree trimmed/removed. <p>*The Thomas Lakes Owners Association will only reimburse the lot owner for the cost of the survey for the lot line on which the tree/trees in question are located.</p>
B.16	<p style="text-align: center;">Fireworks Noise Curfew</p> <p>Thomas Lakes Owners Association has adopted the following dates and hours fireworks are allowed. Only fireworks deemed legal in the State of Nebraska may be discharged.</p> <p>Dates: June 27th. through July 11th</p> <p style="padding-left: 40px;">Hours: 11 am. - 11 pm. with the exception of the July 4th. when hours are extended to midnight. In the event the joint HOA's fireworks display is moved from July 4th. to an alternate date, that date shall also have hours extended to midnight.</p> <p>Dates: Dec. 31st. through Jan. 1st.</p> <p style="padding-left: 40px;">Hours: Midnight Dec. 31st. - 1:00 am. Jan. 1st</p> <p>Special Events: Any Thomas Lakes member in good standing may apply in writing to the Thomas Lakes Owners Association Board for a one-time exemption to the dates listed above for events such as onsite weddings. The decision of the Thomas Lakes Owners Association Board is final in approving or rejecting exemption requests.</p> <p>Fines: Any member not adhering to the dates and hours listed will be subject to fines by Thomas Lakes Owners Association in accordance with fine amounts set by the Board of Directors.</p>
B.17	<p>Each Thomas Lakes member is responsible for all sediment and erosion control on their lot. Material (dirt or sand) shall not be allowed to wash into the lake. Each Thomas Lakes member shall direct all drainage from their lot into the lake and not onto adjacent lots or road ditches.</p>
B.18	<p>The wooded area on the east side of North River Road is private property. The cutting of or removal of firewood from that area is strictly PROHIBITED.</p>
B.19	<p>Each Owner shall grant a non-exclusive easement to all other Thomas Lakes members and guests allowing said persons to pass across and within the first twenty (20) feet of the beachfront back from the waterline. The purpose of this easement is to allow for pedestrian traffic similar to a sidewalk in a residential neighborhood.</p>
B.20	<p>Thomas Lakes Owners Association grants each Thomas Lakes member a revocable easement to install a dock/lift in the lake in front of their lot (lot lines extended to water). Watercraft and other personal items must also be placed in front of the Thomas Lakes members own lot and not in front of another Thomas Lakes members lot, unless written permission has been received. In which case, the following criteria must be met: both parties must be members in good standing and in the event either property changes ownership, the agreement is immediately null and void. Thomas Lakes members whose lots do not have direct beach access (which means their lot doesn't touch the lake or the pedestal easement referenced in B.19 or their lot is separated from the lake by a road or dike), are not permitted to have a dock.</p>
B.21	<p>Homes/Cabins cannot be rented out at any time (weekdays, weekends, seasons).</p>

C. Water

C.1	Swimming and related activities MUST be done within 25 feet from the shoreline. This includes activities such as jumping/diving from docks, floating on inflatable's (including, but not limited to air mattresses, floating chairs, water mats, etc.). Swimming across the lake in any area is NOT allowed. Swimming is not allowed in the channel on either side of the bridge, the boat launching area or through any drainage tubes.
C.2	All swimming and/or diving shall be at the swimmers and/or divers own risk.
C.3	No jumping or diving from bridges.
C.4	Boat docks and shore stations shall be anchored at the shoreline in a safe location that does not obstruct boat traffic and extend no more than 24 feet from the shoreline (water's edge). Boat docks and shore stations must be clearly marked with solar lights and property lot numbers.
C.5	Because of the danger inherent in deep water, no one is allowed on the ice of the lake for any reason.

D. Gate

D.1	The gate is to be closed at all times, except during peak periods of 6:00-8:00 a.m. and 4:00-6:00 p.m. on weekdays (Monday through Friday). Any tampering with the gate will result in a fine. During periods of heavy use, a Thomas Lakes member may request the gate be kept open for an extended period of time. Such request requires approval of the Board of Directors prior to the requested date. Requests may be sent in writing, emailed to tloaboard@thomaslakes.com , or made in person by attending a board meeting.
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E. Watercraft

E.1	Only boats or powered watercraft registered to Thomas Lakes members-meeting all registration requirements shall be allowed on Thomas Lakes.																				
E.2	All Nebraska boating rules and regulations shall be strictly enforced. It is the responsibility of all watercraft owners to keep current on state boating rules and regulations. Refer to "Boating Guide" published by NE Game & Parks.																				
E.3	There shall be no water skiing or fast boating (speeds in excess of 5 mph) before 10:00 a.m. Before 10:00 a.m. and after sunset, all boating shall be under five (5) miles per hour; towing inflatables during this period of time is prohibited. Operation of jet skis after sunset is prohibited. It is the responsibility of all watercraft operators to know sunset times.																				
E.4	Watercraft coming to or from shore will give right of way to swimmers.																				
E.5	Extreme caution must be applied when powered watercraft are pulling towables (inflatables or other devices that are fastened to the watercraft). Towing watercraft must have complete control at all times. Deliberate whipping or spinning of the towables in continuous circles is prohibited. Watercraft are allowed to pull only ONE INFLATABLE towable at a time.																				
E.6	All watercraft, when under power, shall keep a safe distance of at least 30 ft from the shoreline and operated at a safe speed and in a manner as to not endanger other boats, skiers and/or swimmers.																				
E.7	<p>Powered watercraft maximum sizes, horsepower and engine specifications:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th></th> <th>Max. Length</th> <th>2-Stroke</th> <th>4-Stroke</th> </tr> </thead> <tbody> <tr> <td>Ski Boats (I/O motor)</td> <td>19 ft</td> <td>190 HP</td> <td>190 HP</td> </tr> <tr> <td>Ski Boats (outboard motor)</td> <td>19 ft</td> <td>190 HP</td> <td>190 HP</td> </tr> <tr> <td>Pontoon Boats</td> <td>26 ft*</td> <td>115 HP**</td> <td></td> </tr> <tr> <td>Jet Skis</td> <td></td> <td>135 HP</td> <td>155 HP</td> </tr> </tbody> </table> <p>Deckboats and Wake Board Boats are not allowed due to potential beach erosion. Watercraft with above water line or through hull exhaust systems are not allowed. *When docked on the beach, pontoon boats that are more than 24' in length, must be docked so that they do not extend more than 24' from the shoreline. **Current Pontoon boats that exceed the 115 HP limit will be grand-fathered in; however the 115 HP limit requirement must be met when upgrading or purchasing a different boat.</p>		Max. Length	2-Stroke	4-Stroke	Ski Boats (I/O motor)	19 ft	190 HP	190 HP	Ski Boats (outboard motor)	19 ft	190 HP	190 HP	Pontoon Boats	26 ft*	115 HP**		Jet Skis		135 HP	155 HP
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E.8	Thomas Lakes members shall not be allowed to have more than three (3) powered watercraft per property address. No more than two powered watercraft registered to the same resident shall be on the lake at any one time.																				
E.9	All watercraft traffic (including watercraft pulling towables) must travel counter-clockwise around the lake at safe speeds (reasonable and conducive to the prevailing conditions).																				

F. Vehicles

F.1	All vehicles operated within the Thomas Lakes Subdivision must comply with existing state and/or county motor vehicle regulations as well as with posted lake speed limits, stop and yield signs.
F.2	The speed limit on all roads within the Thomas Lakes Subdivision is 15 mph and will be strictly enforced.
F.3	Offensive noise from vehicles shall not be tolerated.
F.4	Within the Thomas Lakes Subdivision, no vehicles or boats shall be stored outside that do not have a current State of Nebraska license or have not been used within the last year.
F.5	The use of motorized vehicles of any kind, including ATV's/UTV's on the beach area is strictly prohibited, unless engaged in beach maintenance. However, members may use legally registered ATV's/UTV's to transport items to and from the waterfront.

G. All Terrain (ATV/UTV) and Non-Conventional Vehicles

G.1	Only non-conventional vehicles (ATV, UTV, golf cart) owned by a Thomas Lakes member and meeting all registration requirements may be brought into and used in the Thomas Lakes Subdivision and permissible adjacent properties.
G.2	ATV's/UTV's and Golf carts must always be operated in a safe manner. Golf carts and ATV's/UTV's are allowed to be operated on the roads within the Thomas Lakes Subdivision after dark if properly lighted on front and back, and if operated by a licensed driver age 16 and over. No one under the age of 12 years will be allowed to operate an ATV/UTV, golf cart or other Thomas Lakes Owners Association approved land vehicle within the Thomas Lakes Subdivision or other permissible adjacent properties unless accompanied by an adult, either on the same ATV/UTV or golf cart or on an ATV/UTV or golf cart adjacent to them.
G.3	Go-carts and mini-bikes (also known as pocket bikes) are not allowed to be operated within the Thomas Lakes Subdivision or permissible adjacent properties. All Thomas Lakes Owners Association approved non-conventional, non-licensed land vehicles must have a seat height of 26 inches from the ground in order to be operated within the Thomas Lakes Subdivision or permissible adjacent properties.
G.4	Thomas Lakes members shall not be allowed to have more than five (5) land vehicles (ATV/UTV/Golf Cart) per property address. The first three (3) land vehicles will be charged a normal rate for stickers (\$15 prior to March 15, \$50 after March 15). Land vehicles four (4) and five (5) (not to exceed five) will be at an increased sticker rate (\$50 prior to March 15, \$100 after March 15).

H. Fishing

H.1	Anglers are to practice catch and release of walleye and bass.
H.2	No one may remove any fish from the Thomas Lakes area for the purpose of stocking another body of water.
H.3	Fishing in Thomas Lakes is restricted to Thomas Lakes members in good standing and their guests. Guests who are fishing, must be accompanied by a Thomas Lakes member unless they are fishing on the beach area directly in front of the member's lot.
H.4	Fishing on Thomas Lakes is governed by all Nebraska state laws and regulations.
H.5	Fishermen shall respect any Thomas Lakes member's request not to fish in swimming or activity areas when TLOA members or their guests are present.
H.6	For the safety of swimmers and boaters, set-lines, unattended fishing poles and unapproved artificial fish habitat are not allowed in the lake.
H.7	Due to the potential of broken/snagged fishing lines leaving unprotected or exposed fishing hooks, fishing from the boat ramp area is prohibited.

I. Pets/Animals

I.1	All animals/dogs must be on a leash or visibly under control of the owner (electronically controlled) at all times when off of the Thomas Lakes member's property. Thomas Lakes members will be fined for uncontrolled animals/dogs whether owned by guests or Thomas Lakes member. It is the animal owner's responsibility to clean up animal/dog waste.
I.2	No animals, livestock or poultry of any kind shall be raised or kept on any lot except for dogs and cats as household pets only.
I.3	Any dog which has exhibited any aggressive behavior or a tendency or disposition to attack, to cause injury or to otherwise threaten the safety of residents and their guests, OR Any dog, whether owned by a Thomas Lakes member, a family member or guest, which without provocation chases or approaches a person in a menacing fashion or attitude of attack will not be tolerated. This includes any dog acting in a highly aggressive manner that is capable of jumping over or escaping a fenced yard. The owner of any dog acting in an aggressive or threatening manner that is off leash or off electronic control or outside a fenced yard will be fined \$100 and the dog will not be allowed within the Thomas Lakes Subdivision common areas. To protect the safety and enjoyment of all residents and guests, the Thomas Lakes Owners Association board reserves the right to take further action deemed necessary to regulate aggressive or threatening animals.

J. Guests

J.1	The conduct of all guests and members of the Thomas Lakes member's family is the direct responsibility of the Thomas Lakes member.
J.2	Guests are not allowed to bring kayaks, paddle boards, canoes, boats, jet skis, ATV's/UTV's, dirt bikes or other such recreational vehicles into the Thomas Lakes Subdivision.

K. Enforcement

K.1	If any Thomas Lakes member, family member or guest violates any of the Rules and Regulations, the Board of Directors may suspend the rights of these individuals to use the lakes and the common areas until such time as there is compliance with the Rules and Regulations.
K.2	Thomas Lakes members, who have had their rights to use the lakes and common areas suspended, but continue to use these areas, are subject to being ticketed for trespassing.
K.3	The cost of enforcement of Rules and Regulations of the Thomas Lakes Owners Association shall be assessed against the violator, including legal fees and court costs.
K.4	If Thomas Lakes members, their family members or their guests fail to comply with regulations, speed limits or signs, the Thomas Lakes member is subject to receiving a citation and fine as provided for in the current Thomas Lakes Fine Schedule found on thomaslakes.com. Fines must be paid within 30 days of the violation. Payment is made to: Thomas Lakes Owners Association, P.O. Box 83, Ashland, NE 68003.
K.5	Thomas Lakes members can appeal a citation and/or fine in writing or by attending the next scheduled Board Meeting. The Board's decision is final. Failure to pay the fine may result in loss of lake privileges and/or legal action.

L. Vehicle/Vessel Registration Requirements

L.1	Thomas Lakes is a private lake. For liability purposes and to ensure the safety of Thomas Lakes members and their family and guests, each year, prior to launching into the lake, all powered watercraft with motors above 10 hp, AND , each year, prior to operating on common areas within Thomas Lakes Subdivision or permissible adjacent properties, all non-conventional vehicles (ATV's, UTV's, golf carts and other approved land vehicles) are required to be registered with the Thomas Lakes Owners Association. Non-gas/diesel powered vessels, (sail boats, canoes, paddle boats, row boats, etc.) are not required to be registered, but must have property owner identification (VehID) affixed to the vessel and must meet all State boating regulations. All permitted vehicles/vessels operating within Thomas Lakes or within permissible adjacent properties must comply with Thomas Lakes Owners Association lake rules as well as Nebraska state law. In the event of any conflict between these rules and the state rules, the state rules shall control unless the provisions of the lake rules are more stringent, in which event these lake rules shall control.
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L.2	<p>As a means to validate that Thomas Lakes members have provided the required documentation, a current year Thomas Lakes Owners Association sticker (decal) will be issued for each vehicle/vessel registered.</p> <p>Current year stickers will be available for purchase for \$15 after January 1st of each year. The fee for stickers purchased after the March 15 date will be \$50.</p> <p>Exceptions: The \$15 fee will apply to watercraft or non-conventional vehicle purchased by new property owners and/or newly purchased watercraft or non-conventional vehicles by current property owners after the March 15 deadline.</p> <p>All watercraft and non-conventional vehicles must have a current year sticker purchased and affixed to the designated vehicle by March 15 of each year and prior to any watercraft being launched into the lake or any Thomas Lakes Owners Association approved land vehicles being operated within Thomas Lakes permitted properties.</p> <p>Stickers will NOT be issued until all currently due bills, fines and assessments are paid in full.</p>
L.3	<p>Vehicle/Vessel registration requirements are as listed below. NOTE- Information must be submitted annually as new stickers are required each year.</p> <p>Thomas Lakes members are required to fill out a “Watercraft/Non-Conventional Vehicle Identification Form” that can be found on Thomas Lakes Owners Association website (www.thomaslakes.com) under "Sticker Information, Vehicle ID Form” when purchasing stickers.</p> <p>All Thomas Lakes members must have a signature on file stating that they understand and will abide all rules and regulations to receive stickers. The Watercraft/Non-Conventional Vehicle Identification Form serves that purpose.</p> <p>A. Powered watercraft with motor over 10 hp:</p> <ol style="list-style-type: none"> 1. Copy of State Boat Registration – Must be current 2. Copy of proof of liability insurance <p>B. Non-conventional vehicles (ATV’s, UTV’s, and other approved land vehicles):</p> <p>Copy of proof of liability insurance</p> <p>C. Golf carts:</p> <p>Proof of liability insurance is not required; however, golf carts must be registered with the Thomas Lakes Owners Association.</p> <p>Nebraska Boating Regulations require watercraft owners to register watercraft with the state within 30 days after purchase. For newly purchased watercraft, stickers may be issued prior to the owner registering the vessel with the state, by providing a copy of Bill of Sale and proof of insurance. It is the responsibility of the Thomas Lakes member to provide the Association with a copy of the State Registration immediately following the 30 day grace period.</p> <p>State Watercraft Registration must be in the Thomas Lakes members name as listed under Saunders County property records. In the event that the property is in "LLC" or any other joint partnership, "ownership" on all state watercraft registrations must be reflected as shown on the Saunders County property records website.</p> <p>Proof of liability insurance must be in Thomas Lakes members name, clearly specify vehicle/vessel make/model and must show effective and expiration dates. Updated copies of proof of insurance must be provided to Thomas Lakes Owners Association if/when copies on file have expired.</p> <p>Copies of required documents should be in paper or electronic (email) format. Pictures on a cell phone are not accepted.</p> <p>Members will receive notification on ordering and payment options.</p> <p>Two (2) weeks should be allowed for processing and handling vehicle/vessel registration requests.</p>

L.4	<p>Along with a current year Thomas Lakes Owners Association sticker (decal), all members are required to affix and/or display the following on each approved vehicle/vessel:</p> <p>The property owner's identification (Vehicle Identification - VehID). The Vehicle Identification consists of the first letter of the property owner's last name and the property owner's three-digit address number. Letters/numbers should be no less than THREE inches (3") in height and in a contrasting color to the vehicle/vessel.</p> <p>Stickers and property owner VehID must be placed in designated locations as shown in diagrams on TLOA website (www.thomaslakes.com) under "Sticker Information, Sticker Placement".</p> <p>Anyone found operating a watercraft or non-conventional land vehicle WITHOUT a current appropriately placed sticker and VehID will be issued a citation as provided for in these Rules and Regulations.</p> <p>All Thomas Lakes Owners Association approved non-conventional land vehicles (ATV, UTV, golf carts) must display a Thomas Lakes Owners Association issued 9x12 Safety Yellow Flag with "TL" logo printed on it. The flag must be positioned no lower than FIVE feet (5 ft) from the ground and be appropriately affixed to the vehicle. All non-conventional vehicles without an appropriate flag will be fined.</p> <p>If it is the first time registering a ATV/UTV, golf cart or other Thomas Lakes Owners Association approved land vehicle, a flag will be provided at no cost. If damaged or lost, replacement flags can be purchased at cost.</p>
L.5	<p>Nebraska State Boat License numbers must be placed in designated locations as defined in Nebraska Game & Parks Boating Guide (http://outdoornebraska.ne.gov/boating.asp) and as shown in diagrams on Thomas Lakes Owners Association website (www.thomaslakes.com) under "Sticker Information, Sticker Placement."</p>

M. Channel

M.1	<p>The purpose of the channel that connects the east and south lakes is to allow for the navigation of watercraft from the south lake to the east lake and vice versa.</p>
M.2	<p>Channel on the South side of bridge: Shoreline to shoreline, which will fluctuate with water levels, from the bridge extending south approximately 250 ft to the mouth of the channel (buoy).</p>
M.3	<p>Channel on the North side of bridge: Shoreline to shoreline, which will fluctuate with water levels, from the bridge extending north approximately 70 ft. (buoy).</p>
M.4	<p>The channel area is marked by signs posted on the shoreline. Buoys placed in the water on both the north and south sides of the bridge mark the beginning of the channel. Anyone tampering with or moving the buoys on the north or south side of the channel will be fined.</p>
M.5	<p>The channel that connects the East and South lakes must be kept free of all obstacles, including but not limited to swimmers, parked watercraft, docks, shore stations, inflatables, rafts, etc. at ALL times so as not to impede boat traffic going in both directions under the bridge.</p>
M.6	<p>A no-wake zone (5 mph or less) shall be enforced in the channel.</p>

N. NRD/Unusable Lots

N.1	<p>Thomas Lakes Lots 41, 42, 43, 44, 49 and 50, are currently owned by the NRD and are unusable. Unusable defined in the bylaws of Thomas Lakes are lots that you can no longer build on. The Thomas Lake Owners Association has been maintaining these lots since 2010 under agreement with the NRD. The NRD has allowed the community to use these lots for “green space”.</p> <p>The NRD and Corps of Engineers have placed certain restrictions on these lots to protect the integrity of the levee system. These restrictions would pass to anyone buying the lots from the NRD.</p> <p>It is the best interest of the Thomas Lake Owners Association to further protect the integrity of the levee system as well as protect community from undesirable uses of the lots.</p> <p>Including all rules, regulations, and covenants in place for lots in the Thomas Lake Owners Association, these lots are to remain “green space”, with these additional restrictions;</p> <ul style="list-style-type: none">• Must be maintained as to trash, debris and overgrowth• NOT to be used for any overnight camping with a tent, camper or any other form of camping enclosure• No temporary storage buildings or sheds are allowed• No vehicle storage of any kind is allowed, including campers or trailers• No fencing or other restrictive barriers are allowed <p>No livestock boarding is allowed.</p>
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Proposed by the Board of Directors at Thomas Lakes Owners Association Board Meeting December 13, 2022

Reported Approved by Written Ballot at Annual Meeting January 21, 2023

Those changes have been incorporated herein and are hereby ratified and approved by the Board of Directors.