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CORDRY SWEET WATER CONSERVANCY DISTRICT
8377 Cordry Drive Nineveh, IN 46164

CAUSE NO. 4213

Resolution No. 2004-3

WHEREAS, rules and regulations, together with penalties for violation thereof are necessary for the orderly use and enjoyment of the property in the District.

THEREFORE, BE IT RESOLVED that the Board of Directors of Cordry Sweetwater Conservancy District hereby adopts the following rules and regulations.

BE IT FURTHER RESOLVED that this resolution supersedes resolutions 1999- 8, 1999-7, 1994-1, 1993-4, 1989-6 and 1987-3.

APPROVED this 18th day of March 2004 at Nineveh, Indiana.

INTRODUCTION OF RULES AND REGULATIONS

Welcome to the Cordry-Sweetwater Conservancy District (CSCD).

The CSCD was created under the Indiana Conservancy Act. Indiana Code 14-33, and is governed by a seven member Board of Directors (Board), elected by the property owners.

The operational controls are subject to the approval of the Brown County Circuit Court Judge. The controls are formulated in order that everyone may enjoy the area. It must be clearly understood that this is not a public park but a private residential area whose owners have private property rights that are to be recognized, respected, and enforced. You will not encroach onto private property without the owner's permission. Conduct that is unacceptable in a residential area will not be tolerated within the CSCD

The CSCD, its lakes, beaches, ramps, and roads are patrolled by the Brown County Sheriff Department. Lot owners are encouraged to monitor activities within the area, and to report infractions of the rules to the authorities. The complaint, location of the incident, description, time and date should be filed at the CSCD Office by phone or in writing.

A real estate property owner, holding a valid title, owns the land as described in their deed, subject to taxes, assessments, and the rules and regulations of the CSCD. All improvements to the land must meet Brown County Building Codes and be environmentally approved by the CSCD. In addition to this booklet, there are other publications concerning the Water Utility and Building Rules and Regulations available at the Office.

A freehold, or lot owner, is one (1) or more persons holding a single title to one (1) or more tracts of land. As lot owners you can be granted the privilege of using the lakes, roads, and parks according to certain Rules and Regulations. The lakes, roads and parks are entirely owned by CSCD, as a body of owners. The individual lot owner does not own any part of the lakes, roads, or parks. Rules and Regulations as adopted by CSCD are legal and enforceable. Any infraction, caution, warning or ticket representing a violation of the Rules by a lot owner or their guest shall be documented as one warning.

The accumulation of three warnings, with the exception of traffic violations, in a one year period of time, will result in the immediate suspension of your lake and/or beach privileges. To have your privileges re-instated you may appeal to the Security Commission, in person, at the regularly scheduled meeting. Each lot owner is responsible for informing their guest of the rules, and will be held accountable for their guest actions. It is required that the lot owner read and adhere to the Rules, Regulations and policies in the following pages. It is our desire to have a community that can be enjoyed by all the residents and property owners,

GENERAL RULES AND REGULATIONS

The CSCD does not provide trash collection. The lot owner must provide their own trash disposal. Trash dumped along the roads, drives, into the CSCD trash container or into the recycling bins is subject to the littering laws of the County. The recycling bins are monitored and misuse is prohibited. The penalties range from \$500.00 to \$1000.

Prior to construction of boat docks, boathouses, docks with decks, or any structure projecting over or into the lakes, construction plans must be approved and a permit issued by CSCD. Violators may be subject to fines and penalties.

Any violations of the RULES adopted and/or clarified by CSCD, acting as PARK and LAKE MANAGEMENT, may result in a civil suit being filed to prohibit the use of CSCD facilities by the lot owner. In addition, CSCD may recover attorney fees and other costs of enforcement and correction, including court actions.

Any person who destroys property belonging to CSCD shall be prosecuted civilly and or criminally if the destruction is deemed willful. In addition such person shall be responsible for the fair value of the property damaged or destroyed. Failure to make restitution within 30 days of the notification will be grounds for a suit for the recovery of damages . All violations pertaining to STATE STATUTES OR COUNTY ORDINANCES shall be prosecuted in criminal court by the appropriate authority.

Alteration of the lake's shoreline is not permitted. Any dredging of the lakebed or shoreline shall be coordinated by the CSCD with permits from proper authority. A fine of \$500.00 plus cost to repair damage, payable to the CSCD, shall be imposed for any violation of this section. The disposal of any materials such as, but not limited to leaves, trees, grass clippings, yard waste, refuse, solid waste, or chemical in nature into the lakes is prohibited. No lot owner shall take any action which results in soil or debris being deposited into the lakes or onto other property. During construction a buffer approved by CSCD shall be erected along the shoreline to prevent soil erosion, or pollution of the lake.

TRANSFER OF REAL ESTATE

All transfers of real estate within CSCD shall be filed in the Office of the CSCD prior to recording with the Brown County Recorder. The filing shall include the name and address of the party purchasing real estate, and the date of transfer. All warranty deeds must contain the following statements:

Conveyance accepted for the purpose of CSCD assessments this ____ day of _____, 20__ . All prior assessments are paid to the date.

Financial Clerk, CSCD

Lot owners of the Cordry Sweetwater Conservancy District selling a lot on land contract shall automatically relinquish ALL lake privileges of that lot to the Contract Buyer. Lot owners owning multiple lots may sell a lot(s) on Contract and retain lake privileges on remaining lots(s) owned. A copy of the contract must be provided to the CSCD Office in order for the buyer to obtain lake privileges for the lot being purchased.

DEPARTMENT OF WATERWORKS

The CSCD) is the owner and operator of a water supply system including mains, pumps, filters, tanks, fire hydrants, and water meters. No private or semi-private water supply system for domestic use may locate or provide service within the CSCD boundaries. Requirements for water service connection along with current charges and regulations pertaining to the water system are available at the Office located 8377 Cordry Drive, Nineveh, IN 46164.

ROADS

All roads, drives and right-of-ways owned by CSCD, are maintained by CSCD. Obstruction of natural or created drainage along roads and drives is prohibited. New cuts into roads or drives shall require a permit and must be in compliance with the constriction specifications. CSCD will determine the location of a new road cut. Replacement of gravel or repairs to roads and drives damaged by the contractors shall be the responsibility of the lot owner.

Unless otherwise posted, the speed limit shall be twenty -five (25) MPH on the main roads and fifteen 15 MPH on side drives. CSCD shall install all speed, directional and information signs.

No person shall operate or permit another person to operate a motor vehicle on CSCD owned roads, drives and right-of-ways in violation of Indiana State Laws.

Deputy Sheriffs, appointed by the Sheriff of Brown County, shall enforce the laws of the State of Indiana, the ordinances of the County of Brown, and the Rules and Regulations of CSCD regarding the use of land, roads, lakes and parks.

All applicable laws of the State of Indiana pertaining to the operation of motor vehicles and other traffic on roads, drives, and right-of-ways shall be enforced within the CSCD.

No parking shall be permitted on roads. Drives, or right-of-ways except for emergency vehicles or vehicles being used for CSCD business.

There shall be no parking or storing of vehicles and/or trailers on the dams, boat ramps or right-of-ways at any time.

There shall be no storing of vehicles, watercraft and/or trailers on any property owned by the CSCD.

OFF-ROAD VEHICLES AND SNOWMOBILES

The operation of off-road vehicles and snowmobiles operated on CSCD owned property. are regulated as follows:

All off-roads vehicles and snowmobiles shall be registered in accordance with Indiana State law. Only off-road vehicles and snowmobiles, owned by CSCD lot owners and registered with the CSCD Office, will be allowed to operate within the CSCD.

Decals shall be issued to off-road vehicles, in the same manner as watercraft decals. The decals with the number seven (7) must be attached to the front and rear of the vehicle so as to be clearly visible for identification purposes. Proof of ownership must be provided to obtain the Decals.

A Hold Harmless Agreement signed by the lot owner and all guests over the age of eighteen (18), must be on file in the Office to operate off-road vehicles and snowmobiles.

A parent or legal guardian must accompany a vehicle operator under the age of eighteen (18) at all times. A Hold Harmless Agreement must be signed by a parent or legal guardian and be on file at the Office.

Only designated areas, which are marked by a highly visible sign stating, 'RIDE AT YOUR OWN RISK - PERMIT REQUIRED' shall be used by off-road vehicles and snowmobiles.

No off-road vehicles and snowmobiles shall be permitted on the Nature Trails.
All operators and passengers must wear a helmet.

All off-roads vehicles must be hauled or walked to the designated use area. Violators may be ticketed and. or may lose off-road area privileges for up to one year.

Hours for off-road vehicles and snowmobile use are 10:00 AM. until 7:00 P.M.

FIREARMS

No hunting or the use of firearms shall be permitted within CSCD. The use of pellet. B.B. guns and bow and arrows is prohibited.

All lake trapping and fowl control shall be the sole authority of the CSCD.

The State laws governing fireworks shall be enforced.

LEASH LAW

All dogs must be on a leash, under control and have current rabies shot and owner identification tags. Dogs showing malicious or nuisance tendencies shall be reported to the Brown County Animal Control. All State and County leash laws apply.

CAMPING PERMITS

Camping shall be permitted on private property only if lot owner has available State approved sanitary facilities. A lot owner is permitted to temporarily camp on their vacant lot with an approved camping permit issued by CSCD. Camping permits must be obtained prior to camping. Permits shall be issued for weekends or other short periods of time not to exceed 72 hours in any seven-day period of time. Permits are also available for annual vacation periods, not to exceed two (2) weeks, providing the lot owner is in the camp for that period of time. At the expiration of the permit, all camping equipment, trailers, campers, tents, etc. and debris must immediately be removed from the area. Violation of these rules will be cause for refusal of future camping permits.

USE OF THE LAKES

1. All Indiana Title 14 Boating and Fishing Laws are hereby adopted by CSCD. More restrictive regulations may be enacted by CSCD. All Laws and Rules shall be enforced, including the following additions:
2. A decal must be purchased at the CSCD Office for each watercraft registered. A lot owner may register no more than four (4) watercraft. A lot owner may register only one (1) watercraft from each of the following classifications with the exception of class five (5). Up to three (3) will be allowed from class five (5), provided the total watercraft registered does not exceed four (4).
3. All watercraft shall be launched and loaded ONLY at the CSCD ramps.
4. No watercraft shall be stored overnight on any CSCD property, other than on the lake water.
5. An owner of an off shore lot within the CSCD, not abutting either lake, shall have the right of access to or from the lakes ONLY at the CSCD ramps. Off shore lot owners shall not store any watercraft overnight on either lake.

WATERCRAFT CLASSIFICATION CODE

POWERED WATERCRAFT:

1. Power or Speed Boat - no longer than 19 ft
2. Pontoon Boat - no longer than 28 ft.
3. Fishing Boat - no longer than 19 ft. Fishing boats with motors greater than 30 H.P. purchased and registered after March 31, 1990 will be classified as a power speed boat. A fishing boat purchased and continuously registered with the CSCD before March 31, 1990 can be classified as a fishing boat regardless of H.P.

4. Personal watercraft, Jet Ski, Wave Runner, or other similar craft are prohibited with the exception of those purchased and continuously registered with CSCD before January 1, 1994. Personal watercraft must be inspected by a Depute Sheriff when decals are issued. The decals must be attached to the craft at the time of inspection. Manufacturers ID. numbers will be checked. Decals will not be issued for replacement of personal watercraft. Personal watercraft, Jet Ski, Wave Runner, or other similar craft decals may be renewed until:
- a. The craft is sold or traded.
 - b. Ownership is transferred in any manner, including estate, will or operation of law.
 - c. The craft becomes inoperable.
 - d. Lot owner fails to maintain a current decal.

NON-POWERED WATERCRAFT:

5. Paddle boats, row boats, windsurfer, kayaks, and canoes. A lot owner may register no more than three (3) craft in this classification. Proof of purchase of non-motorized craft will be the Affidavit proving ownership.
6. Sail boat \with mast — no longer than 17 ft.

PROHIBITED WATERCRAFT

1. Houseboats of any size.
2. Airboats, hovercraft, or similar watercraft,
3. Watercraft of an size with sleeping quarters, galleys, toilets or cabins.
4. Watercraft designed to create large wakes, or watercraft that have been modified to create a large wake.

REQUIRED DECALS AND LOT NUMBERS

1. Decals are issued to lot owners 18 years of age or older. Watercraft without a valid registration and current decals will not be allowed on the lakes. Lot owners may obtain decals at the CSCD Office during regular hours by completing a notarized affidavit of ownership accompanied by proof of ownership. Satisfactory proof of ownership is the title to the craft, or application for title and, or current registration.
2. Decals are the property of the CSCD. A fee will be charged to lease the decals for a period of two (2) years.
3. The identification decals must be placed on each side of the craft according to the diagram furnished at the time of registration.

4. Prior to being allowed on the lakes, all watercraft must have their primary lot letters and numbers attached and clearly visible to both sides of the craft. The lot numbers must be in plain block lettering, at least three (3) inches in height, and in a color in contrast with the craft. The decal and lot numbers must be placed on the watercraft according to the diagram provided.
5. All boat trailers parked at the ramps must have two (2) inch clearly visible reflective lot letters and numbers attached to the tongues left side. This still identify the lot owners privileged to use the lakes and to prevent unauthorized boating and. or fishing.
6. Decals can he revoked due to violation of the boating rules and regulations. or for tampering with the decals. Three (3) wanting tickets issued within a one (1) year period will lead to the immediate revocation and removal of the decal. A lot owner whose boating privileges hate been revoked from one (1) or more of their watercraft. is prohibited from operating any craft on either lake until the decal is reinstated.
The lot owner may appear at a hearing before the Security Commission, at the regularly scheduled meeting, to determine why the privileges should or should not be reinstated. The Board shall hear the recommendations of the Security Commission and may impose any or all, hut not limited to the following:
 - (a.) Revocation of said decal up to one (1) year
 - (b.) Limited use of watercraft
 - (c.) Probationary period not to exceed one (1) rear
 - (d.) Replacement of the decal at twice the current initial fee providing privileges have been reinstated.
 - (e.) Prosecution by means of Civil or Criminal Court
7. The Board shall retain a written report of the entire incident, their findings and determinations.
8. When a lot owner sells a lot within the CSCD, all watercraft decals assigned to that lot must he turned into the CSCD Office. It is the lot owners (seller) responsibility to turn in the current decals.

OPERATION OF WATERCRAFT

1. All operators of motorized watercraft must have a valid driver's license and shall observe the following traffic rules in addition to the Indiana Boating Rules:
 - (a.) In coves, hays, and waters designated as idle or no stake zones, persons must operate their craft at the slowest possible speed, not exceeding five (5) MPH. whereby the wake or wash created is minimal.
 - (b.) Watercraft leaving an idle zone, dock, pier, shore or ramp, shall yield the right of way to watercraft underway.

- (c.) Watercraft must follow a counter-clockwise pattern. Turn right and enter the pattern before crossing the line of traffic.
- (d.) No watercraft shall be moored or anchored to a buoy, or moored or anchored in any location that impedes the flow of traffic or presents a danger to persons or property
- (e.) No watercraft shall be moored or anchored within the ski area during green light periods.
- (f.) No "DONUTS", tight circular or other erratic patterns will be permitted except to retrieve downed tuber or skier.
- (g) Watercraft under headway over ten (10) MPH shall remain at least fifty (50) feet from shorelines, beaches, one hundred (100) feet from dams and spillways, thirty (30) feet from other watercraft, and shall stay clear of all buoys.
- (h.) No watercraft will be permitted to speed over forty(40) MPH on weekends and legal holidays.
- (i.) Sailboats under sail, windsurfing craft, kayaks, canoes, paddle boats, and all other non-motorized craft should operate in the ski areas during the green light period.
- (j.) No occupant of watercraft underway shall be permitted to sit or stand on the gunwales, seat backs or stand on the craft's bow, except for the purpose of anchoring, mooring or casting off.
- (k.) No dangling of legs or feet in the water while watercraft is in motion.
- (l.) The continual use of bright lights on any craft, except for emergencies or docking is discouraged.
- (m.) Power loading at the ramps is not recommended, since it destroys ramp approaches.
- (n.) A life preserving floatation device must be on board for each occupant. It is recommended that children six and under have on a life jacket when underway.
- (o.) No unnecessary sounding of whistles or horns, unless used as a warning to persons or watercraft in immediate danger.
- (p.) No person shall operate watercraft while under the influence of intoxicating liquor or drugs, in violation of Indiana Code IC 14-15-8 9-30-5-10. An operator suspected of DUI will be subject to a series of tests for intoxication. Refusal of testing or a finding of guilt will result in criminal arrest and removal of boating decals and loss of lake privileges.

CONTROL LIGHTS AND SIGNS

1. RED means no person is permitted to use the lakes for boating. No boats are permitted to operate on the lakes when the light is RED.
2. YELLOW indicates that the lakes are open for idle speeds only.
3. GREEN means the areas are open to boaters for skiing, tubing, cruising and other authorized activities.
4. All signs pertaining to use of the lakes, beaches, parks and marinas must be obeyed.
5. A RED LIGHT displayed on the Lake Patrol Crafts mean to stop immediately. Failure to stop constitutes fleeing law enforcement and may result in arrest.

RULES FOR SKIING, TUBING, KNEE BOARDING, WAKE BOARDING AND OTHER TOWING DEVICES

Ski areas are the inner most portions of the lakes, the exterior perimeter is defined by the “NO WAKE” buoys.

1. No watercraft shall tow a skier or persons on any other device, unless the watercraft is occupied by an operator and at least one other competent person (observer). The observer shall give their full attention to watching the objects and persons being towed. The operator must give their full attention to operating the watercraft safely.
 2. A plain RED or ORANGE flag must be displayed by the observer whenever a person or object is down in the water. The flag must be at least twelve (12) by twelve (12) inches of a flat flexible material and visible 360 degrees around the watercraft.
 3. No watercraft shall pull more than two (2) people at one time. No towed devices shall carry more than two (2) persons at one time.
 4. Purposely dropping of skis is prohibited. Any ski dropped must be retrieved immediately.
 5. Personal watercraft shall not tow any object in the water. All personal watercraft will follow the same traffic pattern as required by all watercraft. Personal watercraft shall not trail within one hundred (100) feet of other watercraft, skier, or towing device. Personal watercraft must remain at least twenty five (25) feet from other craft when passing or going along side of other watercraft.
 6. Towing a ski kite or similar device is not permitted.
- The lot owner is responsible for all persons operating the watercraft registered to their lot. Lot owner must inform their guests of all State and CSCD boating Rules and Regulations.

SWIMMING RULES

1. There shall be no swimming, floating on rafts, tubes or any floatation device in the areas designated for skiing, as defined by the buoys, during the green light period except for downed persons waiting to be retrieved by the towing craft.
2. Swimming, floating on rafts, tubes or any floatation device must remain within twenty five (25) feet of the shoreline, except within the prescribed beach area, and within fifteen (15) feet of any watercraft or platform in an idle or “no wake” zone. Lake Patrol will monitor these areas.

FLOATING PLATFORMS

Floating platforms shall include, but not be limited to. single person mats, air mattresses, bounce or trampoline type platforms.

2. Floating platforms shall not extend past 25 feet from the shore. At no time shall a platform take up more than 25% of a cove. At no time shall a platform, or swimmers around the platform, become a navigational impediment. When not in use, these platforms shall be pulled and secured to the shore.

BEACH RULES

1. One valid CSCD identification card (Beach Pass) is required for lot owners and guests to use the beach and park areas. The beach pass is issued free and is not to be duplicated. There is a charge to issue a replacement and an affidavit must be signed stating the original was lost.

2. Upon arrival or when requested, the Beach Pass must be presented to the beach attendant or other authorized CSCD employee.

3. A Special Use Permit must be obtained for a group of more than fifteen (15) guests. The permit, to be obtained prior to the event, is available at the CSCD Office during regular business hours.

4. No vehicles, boats or trailers are permitted within the boundaries of the beach. No fishing is permitted within the boundaries, day or night.

5. No dogs, pets or domestic animals are allowed within the beach area.

6. Beach passes are a privilege. Violations of beach rules may result in the revocation of the beach pass. If the pass is revoked, the lot owner may appear at a hearing before the Security Commission at their regularly scheduled meeting to determine why the privileges should or should not be reinstated. The Board shall hear the recommendations of the Security Commission and may impose any or all, but not limited to the following:

(a) Forfeiture of the lot owner's pass

(b.) A probationary period

(c.) Prosecution by means of Civil or Criminal Court

SCUBA DIVING

1. Certified Scuba divers will obey Indiana State regulations. Divers will be permitted to dive in the idle zones at any time.

2. Diving will be permitted in the main waters during the yellow light period only.

3. A diving flag must be displayed while a diver is in the water as per regulations.

4. Night divers must use underwater lights.

5. Special Use Permit for other diving activity must be obtained prior to the event.

FISHING RULES

1. CSCD ID. (Beach Pass) is required to fish from CSCD owned property, such as dams, roads, and parks.
2. Fishing with live minnows such as goldfish, carp, or other predatory fish is prohibited. No live minnows of any species may be released into the lakes,
3. All fish stocking must be approved and authorized by the CSCD.
4. Indiana State Conservation Laws pertaining to season, species, size, bag limits etc. will apply.
5. Fishing tournament participants must obey the signal lights regarding idle speed periods, the traffic patterns on the lakes, and all other applicable rules and regulations.
6. Power loading is discouraged due to possible damage of the boat ramps.

TEMPORARY SIGNS

Only the following types of signs may be posted:

1. Real Estate “For Sale and For Sale by Owner” are limited to one (1) sign on the lakeside and one (1) sign on the road or drive frontage. Signs may not exceed 1,600 square inches and may not be more than a total of 66 inches above grade level.
2. Temporary signs for sales, directions, open house, and other functions may be posted for periods not to exceed 72 hours. Temporary signs will be limited to one (1) on the property and one (1) directional sign of the drive or access road leading to the location from Cordry Dr., Centerlake Road, Sunset Dr., Sweetwater Dr., Nineveh Rd., and Eagle Dr. Signs are not to exceed 1,600 square inches and are to be positioned no higher than 50 inches above grade.
3. Home construction signs may have one (1) sign identifying the Contractors on the property while work is continually in progress. Sign must be removed within fifteen (15) days after completion of construction.
4. Political signs may be posted temporarily only on the lot owner’s property. Signs must not exceed 8 square feet and be posted more than 30 days prior to Election Day. The signs must be removed within 3 days after the Election Day. No signs are permitted on CSCD property, right of way or any poles or posts. Candidates running for Office within CSCD may post one (1) sign on the road right of way at each of the three main entrances, subject to size and duration listed above.

PERMANENT SIGNS

Signs containing the name of the principal occupants of the dwelling or the generic name of the dwelling shall be no larger than 12 inches by 24 inches posted on the property and or on a common standard at the beginning of the drive. Scattered signs on individual standards at the beginning of a drive are NOT permitted. All other permanent signs must have CSCD approval. Brown County Ordinance requires that street number address must be clearly displayed on the side of the dwelling visible from the street for emergency purposes. The CSCD also recommends that lot numbers and/or street address numbers or names be displayed on the dock or structure facing the lake.

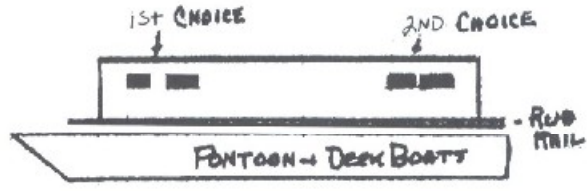
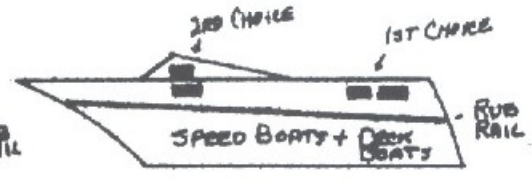
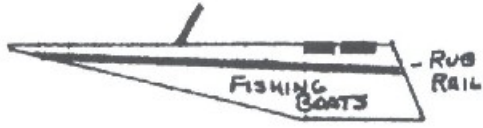
REGULATIONS

Where as pursuant to Section 44 of the Indiana Conservancy Act, the Board of Directors of the Cordry Sweetwater Conservancy District has the authority to make regulations for the administration of the affairs of the Cordry Sweetwater Conservancy District. The rules and regulations can be revised from time to time reflecting changes to State, County, and Cordry Sweetwater Conservancy District requirements. A current and complete list of regulations and requirements concerning Building Codes, Lots and Dwelling, and Property Maintenance is available at the Cordry Sweetwater Conservancy District Office at 8377 Cordry Drive, Nineveh, IN 46164.

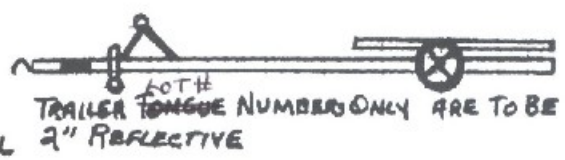
PERMIT LOT NUMBERS 3" OR MORE

- THE DECALS AND LOT NUMBERS ARE TO BE DISPLAYED ON BOTH SIDES OF THE CRAFT IN THE AREAS INDICATED.
- MUST BE CLEARLY VISIBLE.

* NOTE:
THIS IS NOT AN OPTION.

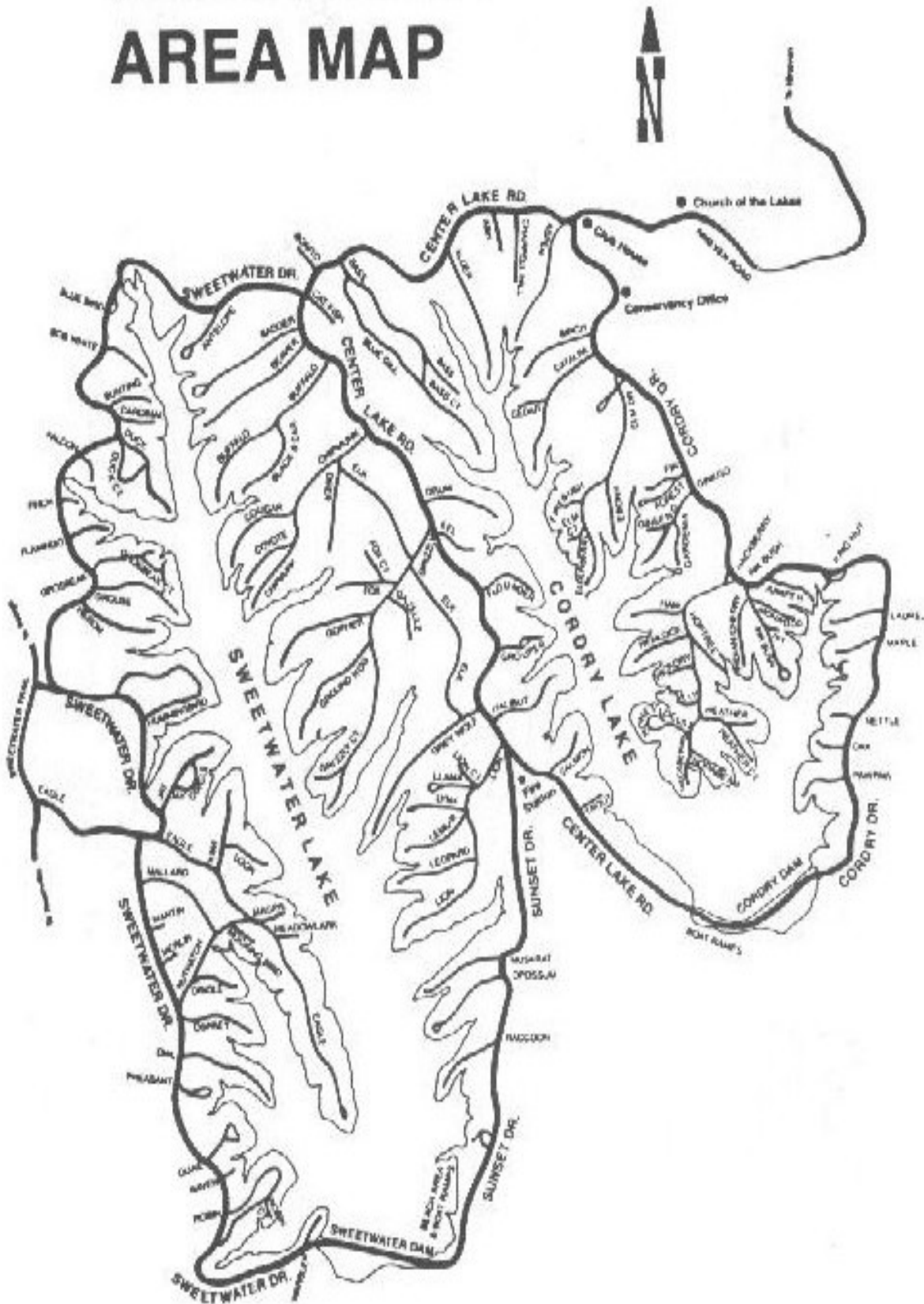


* NOTE:
IF THE DESIGN OF YOUR CRAFT DOES NOT PROVIDE A VERTICAL OR SEMI-VERTICAL SURFACE ON WHICH TO DISPLAY THE LOT NUMBERS, YOU MUST INSTALL PERMANENT PLATES FOR THAT PURPOSE.



CORDRY LAKE SWEETWATER LAKE

AREA MAP



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