

LAKE AND COMMON GROUND POLICY

LAKE CONSTRUCTION POLICY

Each application must be approved by a majority vote of the Board before any type lake construction can commence. Boat docks may be approved by the Permits Committee if the plan is consistent with established policy. Board retains the right to deny permission or to revoke permission. If large equipment is used for any lake construction, a written plan to handle road damage and clean-up must be included with the permit application.

DREDGING POLICY

Dredging is allowed by permit only.

In reviewing a permit for dredging, the following must be taken into consideration:

- Purpose for dredging;
- How will adjoining properties be affected? Notarized statements from owners of adjoining properties, including their position on dredging, must be included with permit application.
- How will this affect the lake overall?
 1. Proximity to dams/DNR concerns
 2. Use of Common Grounds
- What is the plan to dispose of dredged material?
 1. Containment on property
 2. Removal to another property
 - a. road damage
 - b. clean-up
- Detailed description of proposed dredging, including dimensions on Common Ground and private property must be included with application. Certified survey showing property boundaries must be included.

SEAWALL POLICY

Seawalls will be permitted along the existing shoreline only. Any filling in of the lake to gain more ground is not permitted.

In reviewing a permit for a seawall, the following must be taken into consideration:

- Type of materials to be used;
- How will adjoining properties be affected? Notarized statements from owners of adjoining properties, including their position on the seawall, must be included with permit application.
- How will this affect the lake overall?
 1. Proximity to dams/DNR concerns
 2. Use of Common Grounds
- What is the plan to dispose of any dredged material?
 1. Containment on property
 2. Removal to another property
 - a. road damage
 - b. clean-up
- Detailed description of proposed seawall, including dimensions on Common Ground and private property must be included with application. Certified survey showing property boundaries must be included.
- After approval of application, the site of the seawall will be re-inspected before construction is finalized to assure placement of seawall is consistent with plan.

FILLING IN LAKE

There shall be no filling in of the lake to gain more ground.

In the event a large portion of a lot is under water, special consideration could be made by the Board to allow recovery of property under water. A certified survey showing exactly what portion is under water must be included. A permit application for property recovery must be submitted in the regular manner.

In reviewing a permit for property recovery, the following must be taken into consideration:

- Type of materials to be used to fill in. If material is being hauled in, certification by DNR, Missouri Department of Conservation, etc. is required to determine if material is safe for the lake(s).
- How will adjoining properties be affected? Notarized statements from owners of adjoining properties, including their position on the property recovery, must be included with permit application.
- How will this affect the lake overall?
 1. Proximity to dams/DNR concerns
 2. Changes in established shoreline

DOCKS

Permits are required for all type docks. Docks must be constructed of new material. Approved floatation devices include encapsulated Styrofoam or plastic barrels triple washed and sealed. Docks must be positioned not less than 10 feet from side property lines and no greater than 40 feet out from the normal shoreline. Properties with 20 feet or less lakefront will not be permitted to build any structure, unless proper variances have been obtained from adjoining properties..

Within coves, property at the shoreline may be proportioned so all property owners have equal use of shoreline. Docks must be positioned within this proportioned area so that all property owners will have access to their shoreline.

BEACHES

There shall be no filling in of the lake to gain more ground. Any materials used for a beach must be clean and free from any contaminants that may be hazardous to the lake(s). Materials must be purchased from a reputable materials dealer.

COMMON GROUND POLICY

LAKE COMMON GROUND

All common ground is under the complete control of the Board. The Board has the right to approve or deny the use of common ground, including the right to revoke previously approved uses.

On any lakefront lot where land extends past the property boundaries, such land is common ground. A lot owner's property ends at the end of their platted property line.

Where there is common ground at the shoreline, the Board will extend the side property lines to the shoreline. Within coves, property at the shoreline may be proportioned so all property owners have equal use of shoreline. For example, if eight lots are in a cove (8 times 70 feet equals 560 feet) and the shoreline is 320 feet, each property would be allotted approximately 40 feet of shoreline. On all other shorelines, the allocation will never be more than the width of the lake property on the lot survey.

The Board will permit the property owner the use of this additional ground. The property owner will not own this common ground, nor will they acquire this common ground through adverse possession.

If a walkway/trail/trailway, hereinafter referred to as "walkway" is designated on the surveyed lot as shown on the plat map, the Board will permit the property owner the use of this walkway. However, the property owner may not restrict access to the walkway or construct anything that would interfere with other property owners using the walkway.

WALKWAYS

On lakefront lots where the water has not come up to the property boundaries, there may be a walkway if shown on the plat map. This can be used by any property owner for walking or fishing. No camping or parties are permitted on walkways. Also, a property owner cannot cross private property to get to a walkway. This walkway can only be accessed by walking on the designated walkways as shown on the plat map that run between lots from the roads to the lake. In addition, parking of cars on any of the roads in the Goose Creek Subdivision is prohibited. Therefore, property owners must walk from their lot or designated parking areas to the walkways.

On many of the lakefront lots, the water has come up to or past the property boundaries. On these lots, the walkway may be under water. Therefore, there is no walkway to use. It is the responsibility of a property owner to determine if a walkway actually exists. The property owner must check with each lot owner to determine if a walkway exists, rather than to chance trespassing on private property

MAINTENANCE EASEMENT

There shall be a maintenance easement on all shorelines whether or not designated on the plat map to perform necessary maintenance to these areas. This is only for the use by the Board and their designated workers. This is not to be confused with the walkways on some of the lakefront lots as designated in some plats.

OTHER COMMON GROUNDS

Parking Lots:

- Parking in designated areas only
- Limit of 24 hours
- No overnight camping

Swimming Pool and Pool House – Refer to Swimming Pool Rules

Beaches – Refer to rules in Covenants

Campgrounds – Refer to Campground Rules

Restroom Facilities

- At Firehouse #2 – open year-round
- At Pool – open during normal pool operations only
- At Office – open year-round

Dams and Spillways

- No parking
- Vehicles allowed only on Goose Creek Lake dam roadway. Dam roadway may be closed during inclement weather, for construction or for safety requirements.
- No mooring to dams or buoys.
- No trespassing on backsides of dams
- No fires

Roads

- No parking – Refer to Security Manual
- Towing policy

Playgrounds, picnic areas

- No camping
- No horses allowed
- Household pets must be leashed at all times

Public Boat Docks

- No mooring for more than 24 hours in a 7 day period
- Moor at your own risk

RV Dumping Stations

- 2 stations open year round
 - County Line Road: serviced by Porta-John company
 - Behind Firehouse #2 at Pond: empties to a DNR certified lagoon

Violation of any Goose Creek policy will result in a fine. Refer to Fine Committee Policy.