

**KAVANAUGH'S SYLVAN LAKE RESORT ASSOCIATION OWNERS
RULES AND REGULATIONS**

**SOUTH PROPERTY IS RESORT RENTAL UNITS
NORTH PROPERTY IS THE GALWAY LANE RESIDENCES**

10-20-2022

1. **PETS – Pets are not allowed at any time on the South property resort area, on the grounds or rooms. Small pets are allowed at the north property Galway Lane units with restrictions. Two small house dogs under 25 pounds are allowed providing they are within the confines of an individual residence. When outdoors they must be leashed and accompanied by the owner. When walking the pet, the owner must stay on the north side of the Kavanaugh Drive entrance road. Barking dogs will not be tolerated. Owners must clean up after their pet. Cats are allowed within the dwellings of the Galway Lane residences.**
2. Mailboxes and address numbers and fire numbers shall be approved and provided by the association.
3. Only exterior lighting approved by the association will be allowed.
4. Clothes lines, antennas, or satellite dishes will not be permitted on the exterior or adjacent area of any building except the resort office.
5. All permanent sporting equipment, toys, outdoor cooking equipment (except those approved by the association) shall not be allowed.
6. Temporary structures, trailers, RV's, tents, shacks, fish houses, storage buildings, or other like structures will not be allowed. Boat trailers and small utility trailers are only allowed on a temporary basis, not to exceed 3 weeks, in designated trailer parking areas. Trailer parking is allowed in driveways at Galway Lane residences.
7. To control the number of people using the resort complex, all dwellings will have a maximum number of occupants allowed at any given time. The following is the maximum occupancy of all dwellings.

The Westwood – 6 per unit

The Woods – 8 per unit

The Cedarwoods – 8 per unit

The Cottages – 8 per unit

The Pool Suites – 4 per unit

The Oaks – 5 per unit

The Maples – 4 per unit

The Views – 6 per unit

The North House – 14

The Galway Lane Residences – 10 per unit

8. All fireworks are prohibited unless a permit has been obtained from the City of East Gull Lake and approved by the Board of Directors.
9. Dock slips are provided for transient docking only. No permanent docking or boatlifts will be allowed except those provided by the Resort for general rentals
10. Skateboards and scooters are not permitted on the lakeside trail areas. Responsible usage is allowed on parking and service roads. Golf cars are allowed on any of the roadways but may only be operated by licensed motor vehicle operators.
11. Campfires are only permitted in designated campfire areas.
12. Personal watercraft must maintain a no-wake zone within 400 feet of the resort shoreline. Operating personal watercraft is only allowed between the hours of 9:30am to 7:30pm.
13. Hours of operation and rules are posted at the outdoor pool area.
14. ATV's & Side by sides are prohibited from operation within the resort complex except on roads.
15. When the ground is snow covered, snowmobiles must use the roadway or designated trails. Snowmobiles may not drive on landscaped areas.
16. Parking is only allowed in designated areas. Each unit has one assigned parking slot. Guests may park in any unassigned or guest parking slots.
17. Any new electronic or electrical cabling that is added to dwellings must be placed underground at the time it is installed. Whenever possible, all new underground cabling will be placed in conduit piping. Irrigation wiring is exempt.
18. Any plantings around individual units must be approved by the association.
19. Additional railings on steps and sidewalks may be added to individual units with prior approval from the association.
20. Trash and recycling must be placed in approved containers. Trash bags placed for pickup must be in bags with ties. Cardboard boxes should be placed in recycle dumpster marked cardboard.
21. From May to October boats and personal watercraft on trailers may only be parked in trailer parking areas or at individual driveways on the properties North of Kavanaugh Drive. During winter months offsite storage must be used.
22. Pool towels are provided by the management company at the pool building from September 7 to May 31. Pool hours are as posted. During the slow shoulder seasons hours may be extended. Maintenance will be performed on the indoor pool during the month of November. The pool building will be closed during the maintenance period.
23. Lawn furniture must be placed on decks or patios at night when not in use so as not to interfere with irrigation.
24. Feeding wildlife, other than birds, is prohibited due to the damage they cause to the common property.
25. If charcoal grills are used, the owner is responsible for disposing of used charcoal. It may not be placed in resort dumpsters or garbage cans.
26. The number of day visitors to any unit shall not exceed doubling maximum occupancy of the room.
27. The management company will only be responsible for snow removal from parking areas and sidewalks in common areas and the entrance sidewalks with snowfalls greater than one inch. All roadways, parking areas and garage driveways will be plowed.
28. Resort boat and pontoon rental is available based on availability at regular resort rates, rental is through the resort office.