

# WLOA Rules and Regs January 2021

The Wildwood Lot Owners Association Covenants and Bylaws supersede these Rules and Regulation. Additional rules and regulations are found in the Covenants and Bylaws.

Penalties for violations of the Rules and Regulations can lead to monetary fines and the suspension of privileges of Wildwood as determined by the Park Council according to policy approved by the Board. Refer to the current WLOA Fine Schedule for specific fines associated with these Rules & Regulations. Rules designated with a (F) indicate a fine will be incurred if found in violation.

**ANY RULE/REGULATION NOT DESIGNATED WITH A (F) A MINIMUM OF \$50 WILL BE INCURRED.**

## **Section 1: Decals, Gate Cards, Guest and Vendor Passes**

1. All vehicles operated within Wildwood must have a fixed and current Wildwood decal properly affixed to the windshield in lower left-hand corner above the inspection sticker area or display a valid vehicle pass on the rearview mirror. Only the lot Owner(s), their children, grandchildren, or their parents may receive a Wildwood decal. All others must have a vehicle pass. Each vehicle that is eligible for a decal must also be assigned to a specific lot owner. (F)
2. Moving decals between vehicles is prohibited. (F)
3. Falsifying info to obtain decals, gate cards, guest passes or ATV tags is prohibited. (F)
4. All lot owners together no matter how many lots are owned and deeded the same are entitled to four (4) gate cards. Therefore, any lot owner holding more than four (4) cards:
  - a) Must go to the office and specify the four (4) cards they want to keep
  - b) Will receive a refund for additional cards returned to the office.
  - c) If a lot owner, with more than four (4) cards, does not contact the office, all cards held will be shut off.
5. Gate card replacement: For a broken or lost card will be replace at current gate card price.
6. Vehicle pass for a car dealer will be hanging, laminated decal that will also show D-Lot Number. Hanging decals will only be issued to lot owners that have "Dealer Tags" on their state license plates. The hanging, laminated decal will cost \$50.00. A dealer may only have one hanging, laminated decal a year. They must apply for it at the beginning of the year when they buy their decals. If the hanging, laminated decal is lost, they must buy a regular decal for the rest of the year. The office manager or park administrator are the only people who can issue this special decal. An accurate list must be kept of who is issued a hanging, laminated decal and the number of the decal. If a hanging, laminated decal is used improperly, it will be cancelled.
7. Lot owners must not allow anyone to use his/her gate card. (F)
8. An owner may replace a decal if the owner brings in the old decal or at least the number of the previous decal and it checks with the office records. When the owner does not have an old decal, they will pay the cost of the next decal of record.
9. Lot owners must register their guests at the Association Office prior to their entry into the Park. Vehicle passes are valid for 1 day or 3 days. A stay of a week or more will need a combination of passes. Guests arriving Friday, Saturday or Sunday of a Holiday Weekend will need a special Holiday Weekend pass.
10. Guests are required to abide by all rules and regulations pertaining to members. Members are responsible for the conduct of their guests. Lot owners are responsible for guests, adults and minors, violating the rules and regulations of Wildwood.
11. A Lot Owner planning a large activity can make arrangements with the office to let the guests into the Park for special event charge per car for that calendar day's event. BUT if they stay overnight a guest pass must be purchased. No special events available on Holiday Weekends.
12. A motor home pulling a vehicle is to be given two (2) vehicle passes, one marked 'a' and the other marked 'b' at the price for one vehicle.

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13. Arrangements for delivery of outside goods and services must be made by the lot owner with the Association Office via these procedures:
  - a) If the Vendor is not on the Preferred Vendor List, a Lot Owner will need to escort the Vendor the full time the Vendor is in the park.
  - b) If the Vendor is on the Preferred Vendor List, the Lot Owner will need to inform the Association Office of the Vendor's estimated arrival time. (see Preferred Vendor rules in Entry Procedures #17)
14. Bylaws subsection 2.4 established the use of vendor passes herewith the policy for their use:
  - a) A list of current commercial enterprises who have standing/open vendor passes is to be kept in the office. The list to give name of commercial enterprise, date pass issued, date pass cancelled/returned. (example trash company)
  - b) Lot owner requesting a vendor pass is to give: Name of business (on vehicle if appropriate), purpose/work to be done, expected time in and time out. Filled in by office: License plate number and number of the pass issued. Passes are to be returned at completion of work.
  - c) Relatives and friends coming in to help a lot owner are not entitled to a vendor pass.
15. The Park Administrator, Office Manager or security personnel (including Pool Security) have the authority to refuse admittance of or request ejection of any guest or lot owner whose conduct at Wildwood has been or becomes objectionable.
16. A lot owner must obtain a day vehicle pass and personally show any prospective buyer, non-owner, the lot and park. The office staff is to use their discretion in special circumstances and may arrange for an escort to accompany the prospective buyer in the park.
17. (NEW) To become a Preferred Vendor of Wildwood Lot Owners Association, the following procedures should be followed:
  - a) Vendor must fill out the required Preferred Vendor Application and submit it to the office or e-mail address along with a processing fee and Certificate of Insurance. This is renewable on an annual basis. The form can be found on the website: [www.wildwoodassociation.com](http://www.wildwoodassociation.com), picked up at the office, or requested via e-mail: [WLOAvendor@gmail.com](mailto:WLOAvendor@gmail.com).
  - b) Vendor is vetted through a series of checks via case.net and Better Business Bureau by Park Council Member(s).
  - c) Once a Vendor is approved, they will be given an annual Vendor Pass which allows them to be on WLOA property without being escorted by the Lot Owner. This pass must be shown prior to entering the Park and should accompany the Vendor throughout their time in the Park. The gate attendant or office personnel will allow entrance during normal office hours. Outside of normal office hours, it will be the responsibility of the Lot Owner to provide ingress & egress.
  - d) A Vendor's Preferred status may be revoked at any time due to problems reported via e-mail: [WLOAvendor@gmail.com](mailto:WLOAvendor@gmail.com) that remain unresolved 60 days after a problem has been reported by the Lot Owner.
  - e) The Lot Owner is responsible to alert the office to let them know an estimated time or arrival and what service the Vendor will be providing.

### **Section 2: General**

1. Lot Owners must keep their addresses and phone numbers current in the Office
2. Only Lot Owners in good standing are permitted use of common ground and facilities (F)
3. Suggestions for improvements and/or complaints are to be provided in writing to the Internal Affairs Committee or the Association Office. All complaints are to be signed and placed in a sealed envelope. They may be put in the boxes by the office door. All names will be kept confidential.
4. The field by the chapel is designated for the entertainment of children under 12 years old (ATV Kiddy Trails). There are to be no activities on the field during posted chapel hours or when there is a service in the chapel.
5. Mailboxes will be allowed on Wildwood property after notification to the WLOA Office. All personal mail received in the WLOA mailbox will be returned to the Post Office immediately. UPS and FedEx deliveries for approved full-time residents will be accepted when notified or when prior arrangements are made with the office (e.g. Owner on holiday and expecting medicine etc.)
6. Trespassing on other lots or property adjacent to Wildwood is prohibited.
7. Littering will not be permitted within the limits of Wildwood. (F)
8. All pets, when not on the Owners lot, shall be kept on a leash. Animals are not permitted in posted areas. A copy of the current vaccinations report shall be kept on file in the Association Office. No Animal may be left on any lot overnight without the owner present.

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9. A \$500.00 reward will be given for information leading to the arrest and conviction of theft or vandalism to association property.
10. NO minor (as defined by Missouri Laws) shall be permitted to possess or consume alcoholic beverages on common ground. Violators will have alcohol confiscated and the lot owner who brought the minor into Wildwood or gave permission for the minor to come into Wildwood will be fined. (F)
11. Persons using or possessing controlled substances shall be reported to the Callaway County Sheriff's Department.
12. Discharging of fireworks is prohibited unless it is a Board sanctioned event. Anyone caught discharging fireworks within the park may be fined. (F)
13. Anyone caught destroying or damaging property will be responsible for the cost of repairs or replacements and may be prosecuted to the fullest extent of the law. This includes causing willful damage to gates or arms to enter or exiting the park (F)
14. Anyone caught vandalizing or otherwise willfully damaging a comfort station will be fined, (F)
15. Disposal of hazardous waste, such as but not limited to, batteries, refrigerators, tires, air conditioners, televisions, stoves, paint buckets, etc. is prohibited. This includes "Spring Clean-up". A lot owner can arrange with Wildwood to pick up hazardous waste at your lot for a fee. No leaves or wood are to be placed into the dumpsters. Trash being brought into Wildwood for disposal is prohibited. (F)
16. There will be large dumpsters placed in the park during spring clean-up. Bring anything from your lot you want to throw away **except those items listed in #15 above**. Lot owners may contact Wildwood services for pick-up of objects from their lots, there will be a charge for this service dependent on the labor and equipment needed.
17. We cannot prevent other companies from pumping holding tanks but they are not allowed to dump in our lagoon. They must be on WLOA's Preferred Vendor list in order to enter the Park unescorted. The Lot Owner must notify the office with expected date and time of Vendor's arrival. If the pumping company is not on WLOA's Preferred Vendor list, the Lot Owner must accompany them for the duration of the Vendor's time in the Park.
18. NEW - Transporting black or grey water waste on common ground in containers over 45 gallons is prohibited. (F)
19. NEW - Dumping black water onto either private or common ground is strictly prohibited. (F)
20. There is to be no fighting on common ground or across lot lines. (F)
21. There is to be no talking back to any Wildwood employee in an offensive manner during the performance of their duties. (F)

### **Section 3: Lots: Restrictions and Use of**

1. Quiet hours (no unacceptable noises) will be observed between the hours of 1:00am to 8:00am. With the exception of Wildwood sponsored activities.
2. No fences without prior approval from the Environmental Committee. (See Declaration of Covenants Article 4 Item D.)
3. All fires shall be contained within an approved camp stove, oven or pit and cannot be left unattended.
  - a. Bonfires or fires to burn brush or leaves are permitted when contained within an approved fire pit.
  - b. When a larger fire is needed for lot cleanup, a burn permit is to be obtained from the office and the burn policy must be followed. You can find a complete copy of the Burn Policy in the Policy Statements Section or at the office. (F)
  - c. Lot owners are prohibited from leaving a fire unattended. (F)
4. Permission is required from the Natural Resource Committee to cut any living tree over 4 inches in diameter on your lot. No tree cutting is allowed on common ground without permission from the Natural Resource Committee. (F)
5. Removal of wood from Wildwood is prohibited without permission from the Natural Resource Committee, a member of the Board of Directors and/or a signed and dated sales receipt. A copy of permission or the sales receipt shall be kept in the WLOA office.

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Treetops from a clean-up effort resulting from a timber contract can be issued a removal permit from the office for \$15.00 per pick-up load. The permit must be obtained before work can commence. Each pick-up load must obtain a separate permit. (F)

### Section 4: Lots: Structures & Residences

1. No more than one camper or recreational vehicle is allowed on a lot, unless the Environmental Committee gives written permission. (Declaration of Covenants Article 4.3)
  - a) A permit is required for a second camper or recreational vehicle from the Environmental Committee. (F)
  - b) Any camper or recreational vehicle that exceeds the 2 per Lot limit must be removed from Wildwood. A certified letter will be sent to the Lot owner instructing removal. (F)
2. Any “grandfathered” school bus must remain on the lot in which it is stationed. If said bus is moved, it must leave the park, the bus cannot be moved to any other lot in the park including bus owner who owns multiple lots.
3. All construction requires a written permit and must follow guidelines of the present building codes. (F)
  - A. If stop order is issued by the Environmental Committee, all construction is to cease immediately. (F)
  - B. Non-compliance of survey requirements of Wildwood building codes will incur a fine. (F)
4. There are to be no private building/structures fully or partially on common ground.
5. All metal sheds should be kept free of rust and prevented from becoming an eyesore. Any unsightly structure must be renovated or removed.
6. When there is a break at a hydrant and the owner can't be found or doesn't agree to pay to have the leak repaired, Wildwood should disconnect the hydrant for that lot and keep the line open to other lots. The lot owner must have the leak fixed before the lot's water can be reconnected to the water main. The owner will be billed to be reconnected.
7. Holding Tanks
  - a) A permit is required for a lot owner to personally install a holding tank on their lot. (F)
  - b) All holding tanks must meet MO. DNR and AOC. Maintenance is to check that all holding tanks installed are approved tanks. If a holding tank does not meet MO. DNR or AOC specifications, the owner is to be so notified and a stop work order is to be issued. (To work in cooperation with PC committees.)
  - c) All holding tanks are required to have an approved monitor in order to prevent overflow. (F)
8. When a person buys a lot from a Wildwood lot owner, a copy of the deed must be provided to the Wildwood office for filing in the lot owners file. Also, new lot owners are responsible to see that the following is in their file:
  - a) Address to which notices, mail or information is to be sent.
  - b) Emergency contact number
  - c) If lot purchase is being financed, copy of agreement
  - d) Land Survey: Needed if survey is older than 10yrs old ( see building code section 2 )
  - e) Assessments paid or copy of contract allowing payments
  - f) Decal and Gate Card information
  - g) Signed form that new owners' packet was received

**Remember:** if you sell your lot you are to take your gate cards to the office to have them cancelled or transferred to the new owners. You are responsible for how the cards issued and recorded in your name are used. Please be responsible for keeping your records accurate.
9. NO “mobile homes” of any size, shape or age are to be brought into the Association grounds.
10. All residential structures approved by the Building Codes then in effect or given a variance before August 8, 2009 are to be grandfathered in as previously approved.
11. To adopt a lot, a lot owner must sign up/register with the Park Administrator. The adopter is to clean the lot and then maintain the lot by keeping it clean; no living trees are to be cut down. The adopter will receive 5% of the lot sale price when the sale is finalized.

**Section 5:  
Traffic Rules for ALL Vehicles**

1. All vehicular traffic must enter and exit thru the main gates only. (F)
2. Tailgating (entering thru gates directly behind someone else on same gate card swipe) is strictly prohibited (F)
3. Pedestrians always have the right of way.
4. Maximum speed on Wildwood roads is 20 MPH. (F)
5. All vehicles must come to a full stop at stop signs. (F)
6. Reckless or imprudent driving is prohibited. (F)
7. No vehicles are allowed on the tennis courts or pavilions. (F)
8. All vehicles are to be parked in approved parking spaces or on lot owners' lot.
9. No vehicles are allowed to park or drive on grassy areas except special events. (F)
10. All vehicles parked in the handicap parking area must display a handicapped license plate or current handicap placard (F)  
Special handicap placards for ATVs, UTVs and golf carts can be issued at the Wildwood Office.
11. Licensed drivers, only, shall operate state licensed vehicles within limits of Wildwood.
12. Each person 16 years or older, operating a motorized vehicle is personally responsible for its proper use. Parents and guardian are responsible for minors. No child under 10 years of age can operate an ATV without parental supervision.
13. All street vehicles brought into the park to be used in the park must have state registration and current license.
14. Derelict vehicles, or those vehicles with expired plates/decals must be removed from Wildwood. A certified letter will be sent to the lot owner instructing removal. (F)
15. All motorized vehicles will be limited to designated areas and roadways only, within the developed portions of the Park. Designated off road areas include the clay pits and the 400 acres are available for ATVs, UTVs, dirt bikes, dune buggies and golf carts ONLY.
16. Operation of loud vehicles is prohibited in the chapel area while religious services are being conducted or when chapel is in use for a special event.
17. Eighteen-wheelers and/or their tractors are not to be used for transport in the park. They may be used on a one-time basis for deliveries.

**Section 6:  
ATV and Other Off-Road Vehicles**

1. All unlicensed motorized vehicles operated within Wildwood shall be registered with the Wildwood Office and have the proper current identification tags attached to the front and rear of the vehicle. Because of the structure of some 2-wheel motorbikes a rear license plate may not be feasible. These vehicles are allowed to place identifying stickers purchased from the office at the rate of ATV plates on the rear fender assembly. Tags are only to be used on the vehicle they are purchased and registered for. ATV tags must be clean and readable when the vehicle is being driven in the park. (F)
2. If no security is on duty when a lot owner brings in an ATV etc. without tags or without annual inspection, the owner must go to the office the next day to get a temporary tag giving permission to use the ATV etc.
3. Go carts and other low-profile motorized vehicles shall have a permanently affixed mast at least 5 feet in length with an international orange flag having at least an area of 20 square inches attached at the tip. (F)

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4. ATV's, dirt bikes and other off-road motorized vehicles must be equipped with mufflers or original manufacturer specification with an approved forestry spark arrestor, to reduce the engine noise. A vehicle caught without a baffle or proper muffler will be banned from the park and the owner will be fined. (F) If the owner is a guest of an association member, the association member will be responsible for seeing that the fine is paid.
5. All ATV's and other off-road motorized vehicles must be equipped with manufactured light at least 1" in diameter with at least one white on the front and one red on the back. No motorized vehicle may operate after dark without lights. All off road motorized vehicles without lights can get a special tag from the office; but this tag does not give permission to drive after dark. (F)
6. No recreational riding of ATVs will be allowed between 1am and 8am.
7. No more than three persons are to be on an ATV. (F)
8. It is recommended that owners and/or riders wear helmets when operating ATVs. It is also recommended all riders be seated in a safe manner. Lot owners are to understand that they are riding at their own risk. The owner is responsible for informing any guest of this policy. A form is to be signed each time an owner gets new or renews ATV tags or stickers that they understand this. When an owner buys a decal, they must sign a waiver.
9. The only vehicles allowed on the 400 Acres and the Clay Pits are ATVs/dirt bikes/UTVs, dune buggies and golf carts. (F) Trails by the Chapel are for young children. No riders over 12 years are to ride on these trails for their own enjoyment. An adult may give a ride to young children at a slow speed.
10. All guest ATVs must be inspected and purchase temporary tags before entering the park. If security or office is not open it must be done the next day. Guest ATVs without a tag will incur a fine. Lot owner is responsible for fines associated with delinquent ATV tags. (F)
11. Anyone under the age of 14 years old cannot operate a side by side without an adult, unless they can reach the pedals without assistance while wearing a seat belt. (F)

### **Section 7: Clubhouse Area**

1. Persons wearing wet clothing will not be allowed in the clubhouse.
2. No fires are allowed in the clubhouse fireplace.
3. No running is permitted in the clubhouse or pavilion area.
4. No bicycles, skateboards, roller skates or roller blades are permitted at the clubhouse or pavilion.

### **Section 8: Lake Use (Swimming Areas)**

1. The lakes and ponds are primarily intended for boating and fishing. People swimming in the lakes shall take care not to disturb boaters and persons fishing.
2. People swimming shall not interfere with the use of the boat ramp. (F)
3. All persons swimming in the lakes do so at their own risk
4. Breakable containers or sharp objects are not permitted in any beach area.
5. No jumping off the dock. (F)
6. No swimming within 100 feet of the dock. (F)
7. Accidents should promptly be reported to the Association office or Security Guard.
8. Nudity, profanity, or other lewd behavior in the lake area is strictly prohibited. (F)

**Section 9:  
Lake Use (Boating and Fishing)**

1. We approve 'Wildwood Lake Use Regulations' as official rules and regulations of WLOA.
2. All persons shall boat, sail and swim at their own risk.
3. Boat owners must observe the 'Boat and Safety Rules and Regulations' published by the State of Missouri and the Coast Guard. They may be picked up at the office when available.
4. Park and lot number in 3-inch letters must identify each boat. Numbers are to be on the outside of the boat.
5. Boating accidents are to be reported to the Association office as soon as possible.
6. Sailboats have the right-of-way. All other un-powered boats and canoes have the right-of-way over powered craft.
7. No boats shall be permitted on any lake, pond or stream while operating a motor larger than 10 horse power. (F)
8. Scuba divers are to display surface markers.
9. Boats are to stay at least 100 feet from buoys marking scuba divers.
10. Docking and beaching of boats are not permitted in posted areas.
11. Parking of vehicles at the entrance to a boat ramp is not permitted. Park only in designated areas. (F)
12. Valid Missouri Fishing License is required to fish in Wildwood lakes. The fishing regulations of the Missouri Department of Conservation are applicable to Wildwood.
13. Bass smaller than 12 inches and larger than 16 inches may be kept.
14. Return all catfish to the lakes which measure less than 18 inches in length.
15. Do not return Grass Carp to the lakes.
16. All Paddlefish caught are to be returned to the lake unharmed. If damage is done to the fish, the office should be made aware immediately.
17. Trotlines, limb-lines, or jug-lines are not allowed on any of the lakes. (F)

**Section 10:  
Pool Rules**

1. Appropriate swim attire must be worn. This includes male swim trunks, female one and two-piece suits and tankinis. Suits should not be see-through. No thongs, long pants, jean shorts, or shorts with belt loops or rivets, and anything else deemed inappropriate by management staff. (F)
2. Smoking is allowed in designated areas only. Absolutely no smoking allowed in the pool. (F)
3. Eating and drinking shall **NOT** be allowed in the pool at any time. Eating and drinking shall be allowed in designated areas only. All grilling shall be done in the pavilion area only. No BBQ grills allowed inside the pool perimeters. (F)
4. Nudity, profanity, or other lewd behavior in the pool area is strictly prohibited. (F)
5. All persons using the facilities do so at their own risk. There is no life-guard on duty.
6. Breakable containers or sharp objects are not permitted in the pool area.

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7. Accidents must be reported to Security or the Association office immediately.
8. Life rings and buoys (where available) are to be left in place except when there is an actual emergency. They are to be replaced as soon as the emergency is over.
9. Everyone is required to rinse off before entering the pool area.
10. Swimmers must occupy areas appropriate to their swim ability.
11. No diving, flips, or horseplay is allowed in the pool. (F)
12. No running in the pool area. (F)
13. Swim diapers must be worn in the pool by age-appropriate children and infants.
14. No one under the age of 14 is allowed in the pool area without an adult (18+) supervision.
15. Single person flotation devices **ONLY** are allowed in the pool.
16. Pool hours are posted and no Lot Owner or their guests are to be in the pool area when closed. (F)
17. No canopies are allowed.

### **Section 11: Sporting Activities**

1. Firearms, BB guns, pellets or arrows shall not be discharged within the boundaries of Wildwood except at the shooting range or any special Board sanctioned event. (F)
2. Paintball guns are not allowed in Wildwood. (F)
3. Hunting and trapping are prohibited within the limits of Wildwood, except during any special Board sanctioned event. (F)
4. Lot owners and guests are required to follow the "WLOA Shooting Range Rules".
5. (NEW) Alcohol is strictly prohibited at the Gun and Archery Range. (F)
6. Must sign in and out for Gun and Archery Range at WLOA office



**Section 12:  
Changing these Rules and Regulations**

These Rules and Regulations can be changed by:

- A. A minimum of five members of the Board of Directors voting in favor of the change.
- B. The Park Council may propose a change in the Rules and Regulations and give it to the Board of Directors for consideration and the 'A' above applies.

The change goes into effect when approved by the Board.

The Bylaws and Covenants Amendments Committee is to add all new changes to the Rules and Regulations Document for the May General Meeting each year.

Updated by: The Covenants and Bylaws Amendments Committee

Authorized by the Board of Directors

  
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Board President

  
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Date