

**OFFICIAL RULES AND REGULATIONS FOR WALLY’S WOODS, INC.**

Property address: 5291 N. Springboro Road, Brookston 47923,  
Indiana

**\*\*\* Effective for the 2022 fiscal year and forward \*\*\***

1. **Access to the property, Wally’s Woods Inc.** – is limited to shareholders in good standing, and family members of the Walter and Althea Diener family that have been granted permission or are members of the corporation in good standing. The Corporate Board of Directors manages the property and its access.

a) Unattended guest, trespassers, and members with restrictions appended by the Board are not permitted on the property and WILL be asked to vacate the property.

b) **TRESPASSERS should be approached with caution.** If you encounter unexpected people on the property, begin by calling Chris Diener or Mike Diener, unless you feel an immediate threat; if threatened, call the sheriff.

<b>Chris Diener Cell:</b>	<b>(765)-894-9701</b>
<b>Mike Diener Cell:</b>	<b>(219) 207-0109</b>
<b>Sheriff, Carroll County:</b>	<b>310 W Main St, Delphi, IN 46923</b>
	<b>Phone: (765) 564-2413</b>
<b>Conservation Officer:</b>	To report a poacher or polluter, <b>1-800-TIP-IDNR</b>

c) Access may be granted as membership to descendants and other family of the Walter and Althea Diener family in advance of ownership with the conditions outlined in the fees and dues section of this document.

d) Gates may be locked at 11:00 P.M

e) Property is only to be accessed with secure keys at designated entrances, all three entrance locks match (main gate, Horseshoe Bend gate and cable). Access through fields or forest is prohibited.

2. **Annual dues** are to be paid to Wally’s Woods, and sent to the Treasurer  
Unpaid or late dues may result in fees and penalties. See sec. 10

<b>Shareholder Member</b> Person who owns shares of stock in Wally’s Woods, Inc. <i>List attached of Shareholders</i>	\$ 240 / year
<b>Member</b> Descendants and other family members that hold a key to Wally's Woods. Parents or sponsors of Members must be in good standing with dues and fees and other regulations. Members must be a minimum of 18 years of age and must sign and acknowledge they will abide by the Rules and Regulations set forth by the Board of Directors. At the age of 25, any future shareholder is required to contribute.	\$ 100 / year

**3. Usage fees: Are to be paid to the treasurer (UPDATED and IN EFFECT: May 2021)**

Unpaid usage fees as of December 31<sup>st</sup> may result in late fees and penalties. See sec. 10

<b>Seasonal Campsite</b>	
Dedicated/Reserved campsite/RV site with electric hook up to be used May through November ( <i>includes annual unlimited day use for family</i> ) <i>Prior campsite seasonal reservations = right of first refusal of campsite location.</i>	\$275

<b>Overnight Fee (Per Night)</b>	
Campsite	\$20
New Cabin	\$20
Old Cabin	\$35

<b>Day Use Fees</b>	
Annual Unlimited Day Use-per member and shareholder (spouse and children under 18 included)	\$50
Member and Shareholder Day Use- per member and shareholder (spouse and children under 18 included)	\$5
Daily Guest fee- per day, per guest (Limit 3, Family up to 6)	\$5

**NOTES:**

1. Seasonal Campsite: make sure that you contact Erin for seasonal reservations. \$275 / seasonal camp fee to hold and use a site all season (May through Nov). Seasonal camp fees are due upon placement of any vehicle or claim to any camp site. Seasonal sites (heavy vehicles) should be vacated for winter by October 31.
2. Overnight Fee (Per Night)
  - a. Make your reservations on the website at [www.wallyswoods.com](http://www.wallyswoods.com)
  - b. Use of old cabin costs \$35/night - \$20/ night toward Wally's Woods, Inc. and 15/ night to be paid to Marge Diener to cover cabin expenses.
  - c. Fees due at time of overnight stay or within 10 days via US Mail, Paypal, or Venmo.
3. Day Use Fees (NOTE: If you stay overnight in one of the cabins or the campsite, the day use fee is covered.) Usage fees cover use of sites, roads, plumbing, etc.

- a. Annual Unlimited. This pertains to shareholder and members who visit the lake property several times a year. This reflects unlimited number of days allowed throughout the time frame of May through May the following year.
- b. Member and Shareholder Day Use: This covers access and use of property on a daily basis. If you come down to enjoy the property and you don't purchase an annual unlimited day use package, please pay 5.00 / day.

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- c. Daily Guest Fee: Applies to anyone visiting the property that is not a Shareholder, Member, spouse, significant other, or child of a Shareholder or member. \$5.00/ day per person for all visitors.
- d. FIREWOOD – split and stacked firewood at seasonal campsites is property of the seasonal camper that has paid for that site. Abuse of others property may result in restrictions to accessing the property and voting rights.
- e. Camp fires should be extinguished before leaving WW's. No open burning is allowed. If a burn ban is implemented by Carroll County, that ban will be in place for WW's.

**Payment Options**

<b>By mail</b>	Erin Diener (Mattull) 85 East Monon Road Monon, IN 47959 <a href="mailto:Erined.2001@gmail.com">Erined.2001@gmail.com</a> Cell (574) 870-2334
<b>Venmo</b>	@Wallys-Woods
<b>PayPal</b>	<a href="https://www.paypal.me/WallysWoods">https://www.paypal.me/WallysWoods</a>

**Donations are always welcome.**

**4. Care of Forest, Buildings and Maintenance**

- a) Existing buildings, roads, bridges, dams and structures are to be maintained by the Shareholders in their existing condition with reasonable wear and tear expected.
- b) There will be no new clearing, building of any structure, campsite development, pouring of concrete or gravel, cutting of roads or paths or any such semi to permanent alteration to the property without written approval from no less than three fourths (75%) of the Board of Directors.
  - i. Damages or alterations may be corrected at the expense of the offending person.
  - ii. Lack of cooperation in resolution may be cause for termination of membership and sale of any stock in the Corporation that may be owned by an individual (see Buy Sell agreement for terms and details).
- c) Maintenance of the property and its roads and structures will be done through funding of dues and camp fees as well as regular work weekends.
- d) Annual work weekends will be held the first weekend in April and the last weekend in October. e) Trash -- all property users are REQUIRED to keep all trash contained while on the property and are required to take it with them upon departure.

f) Any camp site or other day area used should be left as was found or in better condition.

\*\* Take nothing but photographs, leave nothing but footprints. \*\*

#### 5. **Hunting and Firearms**

a) Trespassing hunters may be removed from the property by proper authority and legal charges may be pressed.

b) Guns are not allowed on property for recreational shooting.

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6. **Scheduling** – A calendar for reserving use of the building, cabin and campsites will be kept by the [board/volunteer]. Reservations are honored on first requested, first reserved basis. General courtesy and respect of privacy for those in reserved spaces is expected.

7. **Speed Limits** – Speed Limits are set at 10 mph for the safety of all members and guests. No automobiles or pickups are allowed on river bottom lanes and all secondary lanes are off bounds when excessive rain has fallen or in late winter and early spring, when spring thaw begins. It takes a lot of work to build a good lane, but seconds to ruin them.

8. **Off Road Vehicle Use** – golf carts are permitted on property for safe and responsible use. ATVs and dirt bikes are not allowed on premise for recreational use on property and lanes.

9. **No Underage Drinking** - Drinking is prohibited for any individual on the property under the legal drinking age as set forth by the State of Indiana. Current legal drinking age is 21.

a) Steps to Handle:

Approach the person

Take their keys and call the parents (underage)

If they leave call the police after warning them of the circumstances

Contact a Board Member and report the incident

#### 10. **FINANCIAL Consequences for Violating Rules and Regulations**

a) **All annual Membership dues (outlined in section 2) and User fees (outlined in section 3) not received by the treasurer by December 31<sup>st</sup> may incur a \$25 fee.**

b) Unpaid dues trailing 24 months or more will restrict voting rights and or property access for shareholder and member until dues in arrears are paid in full. A written appeal may be sent to the Treasurer or other Board member for consideration of special circumstances.

c) Unpaid dues after 36 months may be cause for termination of membership and sale of any stock in the Corporation that may be owned by an individual (see Buy Sell agreement for terms and details). All outstanding monies owed to the corporation including but not limited to dues, user fees and penalties will be deducted from the shareholder value / buyout amount (see buy-sell agreement).

d) *Delinquent Account.* Any person who is delinquent on any obligation to the Corporation agrees that any charges incurred for collection, including reasonable attorney fees may be assessed against the delinquent person. These fees and charges will be deducted from the shareholder value / buyout amount (see buy-sell agreement).

11. **Incident Occurrence Consequenses for Violating Rules and Regulations..** If a Shareholder or Member is not acting within the Rules and Regulations nor acting within the Spirit and Purpose of Wally's Woods,

such individuals will be subject to the consequences as laid out below

**a) 1st Occurrence - Written Notice of Warning**

- i. A special Board of Directors meeting will be held to determine if the violation in question warrants such actions laid out in Sec. A
- ii. If the Board of Directors determines that Sec. A guidelines are appropriate, written notice of warning, outlining the circumstances as well as the consequences, will be delivered to the Shareholder or Member. This notice of warning will need to be signed and returned to the Board of Directors by the Shareholder or Member within 30 days of receipt. This document will be kept on file with the Board of Directors.

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- iii. 1 year Probation - Starting at the time the board issues the official written notice of warning.
- iv. The Shareholder or Member in violation is limited to no more than 2 guests on the property.
- v. If at any time during this probationary period the Shareholder or Member is found to be in violation of the Rules and Regulations or any guidelines under Sec. A, the Shareholder or Member will then be issued punishment under the Sec. B Guidelines.

**b) 2nd Occurrence - Written Notice of Warning with Restricted Access**

- i. A special Board of Directors meeting will be held to determine if the violation in questions warrants such actions laid out in Sec. B
- ii. If the Board of Directors determines that Sec. B guidelines are appropriate, a 2<sup>nd</sup> written notice of warning, outlining the circumstances as well as the consequences, will be delivered to the Shareholder or Member. This 2<sup>nd</sup> notice of warning will need to be signed and returned to the Board of Directors by the Shareholder or Member within 30 days of receipt. This document will be kept on file with the Board of Directors.
- iii. Extended 1 year probation - Starting at the time the board issues the official written notice of warning.
- iv. Shareholder or Member is required to turn over any and all keys to the property.
- v. Fine of \$100 will be issued by the Board of Directors. This fine is to be returned to the Board of Directors by the Shareholder or Member along with the aforementioned notice of warning.
- vi. Guests are Prohibited
- vii. The Shareholder or Member in violation can only be on the property with another Shareholder or Member that is in Good Standing with Wally's Woods. If at any time during this probationary period the Shareholder or Member is found to be in violation of the Rules and Regulations or any guidelines under Sec. B, the Shareholder or Member will then be issued punishment under the Sec. C Guidelines.

**c) 3rd Occurrence - Written Notice of Violation with 3year Restricted Access**

- i. A special Board of Directors meeting will be held to determine if the violation in questions warrants such actions laid out in Sec. C
- ii. If the Board of Directors determines that Sec. C guidelines are appropriate, a written notice of violation, outlining the circumstances as well as the consequences, will be delivered to the Shareholder or Member. This notice of violation will need to be signed and returned to the Board of Directors by the Shareholder or Member within 30 days of receipt. This document will be kept on file with the Board of Directors.
- iii. 3 year restricted access - Starting at the time the board issues the official written notice of

warning.

- iv. Shareholder or Member is required to turn over any and all keys to the property. v. Fine of \$250 will be issued by the Board of Directors. This fine is to be returned to the Board of Directors by the Shareholder or Member along with the aforementioned notice of violation.
- vi. Guests are Prohibited
- vii. The Shareholder or Member in violation can only be on the property with another Shareholder or Member that is in Good Standing with Wally's Woods.
- viii. If at any time during this probationary period the Shareholder or Member is found to be in violation of the Rules and Regulations or any guidelines under Sec. C, the Shareholder or

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Member will then be issued punishment under the Sec. D Guidelines.

**d) 4th Occurrence - Written Notice of Violation and All Rights Revoked for 3 Years** i. A special Board of Directors meeting will be held to determine if the violation in questions warrants such actions laid out in Sec. D

- ii. If the Board of Directors determines that Sec. D guidelines are appropriate, a written notice of violation, outlining the circumstances as well as the consequences, will be delivered to the Shareholder or Member. This notice of violation will need to be signed and returned to the Board of Directors by the Shareholder or Member within 30 days of receipt. This document will be kept on file with the Board of Directors.
- iii. All Rights to property will be revoked for 3 years - Starting at the time the board issues the official written notice of violation.
- iv. Shareholder or Member is required to turn over any and all keys to the property. v. Fine of \$250 will be issued by the Board of Directors. This fine is to be returned to the Board of Directors by the Shareholder or Member along with the aforementioned notice of violation.
- vi. The Shareholder or Member in violation is not allowed on the property at any time (unless otherwise approved by the Board of Directors).
- vii. If at any time during the 3 year period the Shareholder or Member is found to be in violation of the Rules and Regulations or any guidelines under Sec. D, the Shareholder or Member will then be issued punishment under the Sec. E Guidelines.

**e) 5th Occurrence - Written Notice of Violation and Shareholder or Member will be asked to Surrender Shares and/or Membership to Wally's Woods.**

- i. A special Board of Directors meeting will be held to determine if the violation in questions warrants such actions laid out in Sec. E
- ii. If the Board of Directors determines that Sec. E guidelines are appropriate, a written notice of violation, outlining the circumstances as well as the consequences, will be delivered to the Shareholder or Member. This notice of violation will need to be signed and returned to the Board of Directors by the Shareholder or Member within 30 days of receipt. This document will be kept on file with the Board of Directors.
- iii. The Shareholder in violation will be asked to surrender their shares (as laid out in the Buy – Sell Agreement) and the member in violation will not be eligible to receive shares in the future
- iv. All Rights to property will be permanently revoked - Starting at the time the board issues the official written notice of violation.
- v. Shareholder or Member is required to turn over any and all keys to the property. vi. Fine of

\$250 will be issued by the Board of Directors. This fine is to be returned to the Board of Directors by the Shareholder or Member along with the aforementioned notice of violation.

vii. The Shareholder or Member in violation is not allowed on the property at any time (unless otherwise approved by the Board of Directors).

In every situation mentioned above the Shareholder or Member in question will be notified of the special Board of Directors meeting and will be given the opportunity to present their case at that time.

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The Board of Directors will reserve the right to amend any of the guidelines as set forth in Sec. A through Sec. E based on the severity of the violation.

If you see something, say something. Please report any behavior or activity that is in violation of the Rules and Regulations immediately to a board member or family representative. If the activity is illegal or threatening please contact local law enforcement first then contact a board member or family representative. Please note that all reports to the Board of Directors will be kept confidential at all times

