

KAHOLA HOMEOWNER'S ASSOCIATION

1 INTRODUCTION

The Kahola area is a diverse community, composed of homeowners and lessees from various parts of the country. This variety of lifestyles makes Kahola a unique community. In this close-knit neighborhood, cooperation, regulation of behavior, and consideration for the community as a whole are very important. To assist us in living together peacefully, the Kahola Homeowners Association (KHA) has compiled this welcome packet to help you get acquainted with your Kahola experience.

Owners are strongly encouraged to view the actual covenants (Homeowners Declaration and the Protective Covenants and Restrictions) found in either Morris or Chase Counties' Courthouse or KHA's website as well as the complete rules and bylaws of the association. The current rules are found on the website and should be construed as the definitive answer to any rules question. **This booklet is to be a general summary for your easy reading.**

Some general informational items of interest: Police, or Ambulance services are administered by the two counties that Kahola encompasses: Chase County 620-273-6313 or Morris County 620-767-6310. For Fire, please call 620-787-2211. Also, please call the caretaker to assist these agencies. 620-279-4201. Our caretaker, Doug Montgomery, is hired by and reports directly to the board. His duties are many and varied including mowing and administering the rules of the lake.

The website, www.kahola.org, contains most of the information and some other items of interest. It has a list of cabin owners and other information which can only be accessed through a password. Please contact kahola@kahola.org for this information, if you cannot get it from your neighbor. Additionally, we have some wonderful pictures of the lake during various times at the lake. Our newsletters are posted there and any other information which may help you.

This packet outlines the Rules and Regulations that govern living in our community and hopefully will aid you in finding answers to questions that you might have. These Rules and Regulations were adopted to further assist with the mandate of the Homeowner's Declaration for "enhancing and protecting the value, desirability, and attractiveness" of the property in Kahola. **Compliance with these Rules and Regulations is mandatory.**

The covenants are "rules" that can only be changed by the general membership and must be approved by either 2/3rds or 3/4th of the membership. They are, in effect, set in stone.

The first set of covenants, the **Homeowners Declaration**, gives the board the right to enforce rules and to administer fines if necessary. It also gives the association the right to levy "dues" and to enforce with Liens, if necessary. This document spells out the membership, the voting rights, and, in general, what KHA is responsible for.

The second set of covenants, **The Declaration of Protective Covenants and Restrictions**, does many things. It defines some terms, and gives restrictions of lots, common areas, and the lake. It also gives the Association the right to establish building standards and policies.

The By-Laws tell us how to run the Association. Our annual meeting is in August and you will receive notice of it and we encourage you to attend to meet other owners and to become part of our community. The Board of Directors generally meets monthly on the third Saturday at the caretaker's garage. Sometimes, the board appoints committees or task forces and welcomes any help from the membership.

The **KHA Rules** are broken into several categories. When you have questions, ask if you don't understand a section. This has all been done by volunteers and they certainly don't have all the answers.

The first few sections concern rules about Cabins/Houses: Hopefully, you have complied with the purchase rules and this section also deals with the building or remodeling of your new property. It also goes into boat houses and docks.

The next few sections speak to the common grounds (realizing that the covenants cover much of this in more detail) and vehicles.

The largest section is on the lake and boating. PLEASE read this and if you don't understand, check with other cabin owners or the caretaker for clarification. We are extremely proud of our safety record and we make every effort to ensure that we all have a safe boating and lake experience. This section also covers the fees for putting a watercraft on the lake.

We do not allow ice skating as per our instructions from our insurance carrier. Many of us who have lived at the lake for some time, know the fickleness of the ice at times.

There are some general comments at the end concerning dogs, fireworks, trash, and our guests.

The last set of documents, which are also posted on the web, concern the **KHA Permit Policy and Building Standards** and the **Kahola Construction Application**. This will help explain our construction standards and policies and the permits required. Please feel free to print these off for your records and again, our caretaker can offer any help with the interpretation of these documents.

It may seem overwhelming but these rules and covenants have come from over 60 years of history at Kahola. We are proud of our lake and our community. We welcome you and hope you have a wonderful and safe time at our special place, Kahola.