

Choctaw Lake Property Owners Association RULES & REGULATIONS
(Revised by CLPOA Board of Trustees - February 9, 2026)

(5) Motorized road vehicles, Miscellaneous Vehicles, trailers, campers or other types of vehicles, whether recreational or commercial, may be parked on Choctaw Lake recreational, boat launch and parking lot areas for up to eight (8) hours only, unless a prior written consent is obtained from the Property Manager.

MARKUP #1 ->

E. Driving on the Dam:

No motor vehicle or Miscellaneous Vehicle shall be operated on, over or across the Choctaw Lake dam or any part thereof.

F. Horns:

Horns and other signal devices on a motor vehicle shall only be used in a proper and reasonable manner under the circumstances. At no time may a horn or other signal device be sounded solely for creating a nuisance.

G. Commercial Vehicles:

ISSUE #1

No motor vehicle having a gross weight more than 10,000 pounds shall be brought onto Choctaw Lake roads, except for making a delivery to or a pick-up from a property owner. The driver of any such vehicle shall have in his possession a written document indicating that a delivery is to be made at that date and time. After making the delivery (but in no event not more than six (6) hours after first entering Choctaw Lake), such commercial vehicles must leave Choctaw Lake.

H. Weight Limits:

Under no circumstances may a motor vehicle more than 16,000 pounds per axle be brought onto any Choctaw Lake road. The Property Manager may direct seasonal reduction of this weight limit.

I. Enforcement assessments:

(1) Failure to comply with subdivisions (C), (D), (F) or (J) of this Rule 13 may result in the property owner and/or the owner or operator of the motor vehicle or Miscellaneous Vehicle being assigned an enforcement assessment in accordance with the following schedule: There shall normally be no warning for a violation of rule 13, section (E).

First Offense	Warning
Second Offense	\$50.00
Third Offense	\$100.00

(2) Failure to comply with subdivisions (G) or (H) of this Rule 13 may result in the subject vehicle being impounded until such time as the property owner or the vehicle's owner or operator pays the enforcement assessment for such violation, which is hereby set at \$50.00 plus an additional \$25.00 for each ton (2,000 pounds) or portion thereof which the Property Manager or Patrol estimates the vehicle weighs above the applicable weight limit.

(3) Vehicles owned by, or making deliveries to, the CLPOA, Choctaw Utilities, Inc. or any of their affiliated companies are expressly exempted from restrictions of subdivisions (G) and (H) of this Rule 13.

J. Motorcycles/Mopeds:

Such vehicles shall only be used to carry that number of persons, for which they were designed and equipped. No passengers shall be permitted to ride on the handlebars of such vehicles.

K. Traffic Violations:

First Offense	\$50.00
Second Offense	\$50.00
Third Offense	\$100.00
Fourth Offense	\$150.00

Each successive violation \$150.00 for the same infraction within a 12-month period

Warnings- A first-time violation shall merit a warning to the offender, unless:

(1) A warning for an infraction of the same violation has been given to the offender within the previous 12-month period.

(2) The offender has received a total of three (3) or more warnings and/or enforcement assessments within the previous 12-month period.

(3) In violating the rule, the offender's conduct was so negligent, wanton or reckless that it threatened

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. 15 (p. 6): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

No motor vehicle having a gross weight more than 10,000 pounds shall be brought onto Choctaw Lake roads, except for making a delivery to or a pick-up from a property owner. The driver of any such vehicle shall have in his possession a written document indicating that a delivery is to be made at that date and time.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).