

**Homeowner Amenities,
Rules, and Regulations**

2002 - 2003

CEDAR CREEK VILLAGE I HOMES
ASSOCIATION

Homes Association Management Office:

Swim and Racquet Club Building

25775 W. 103rd Street

(913) 397-0374

(913) 780-2453 fax

Email: homesassociation@cedarcreek-kc.com

Site Manager: Mary Wittlinger

Property Manager:

Jim Tiehen

Assistant Manager: Kathy Hartman

The Tiehen Group, Inc.

5000 W. 95th Street, Suite 100

Overland Park, KS 66207

(913) 648-1188 FAX (913) 648-8844

Amenities Monitor:

Monday-Friday, 4:00 P.M.—10:00 P.M.

Saturday, 8:00 A.M.—12:00 A.M.

Sunday, 8:00 A.M.—10:00 P.M.

(913) 764-5820

Steve Gillespie

Christine Hicks

Vic Harshbarger

Marla Gonzales

Swim and Racquet Club Rental

**For information regarding the rental of the gym and lounge area of the Swim and Racquet Club, call:
The Homes Association Management Office, 397-0374**

Developer

Cedar Creek Properties, Inc.....780-0209

Cedar Creek Realty.....829-6500

Cedar Creek Landscapes.....764-6531

Emergency Numbers

Emergency/Fire	911
Police	782-4455
Poison Control	588-6633
	or 1-800-366-8888
Olathe Medical Center	791-4200
Highway Patrol	782-8100

Frequently Called Numbers

Animal Control	393-6362
after 5:00	782-4500
p.m. -	
Cedar Valley Health Care	782-4434
(Dr. Ann Karty, M.D.)	
City Hall (water, trash, recycle)	782-2600
City Snow Removal & Street Cleaning	764-6477
Comcast Cable	782-4466
Greeley Gas	441-2123
Kansas Power & Light	764-3500
Kansas City Power & Light	471-KCPL
Kansas City Star	234-4545
The Market	393-0050
Mr. Goodcents & Mama G's	393-0125
Marketplace Cleaners	393-0050
Olathe Daily News	764-2211
Post Office	1-800-275-8777
Public Safety Admin.	782-3410
Shadow Glen Golf Course	764-2299
Southwestern Bell	1-800-246-4999
United Cities Gas	1-888-824-3434
McCallum Veterinary Center	782-5047
(Dr. Randy McCallum)	
Voter Registration	782-3441
Wildcare (sick & injured wildlife care)	583-9800

Schools

Cedar Creek Elementary	780-7360
Meadow Lane Elementary	780-7550
Santa Fe Trail Junior High	780-7290
Olathe North High	780-7140
DeSoto School District	583-8300
Olathe School District	780-7000

Cedar Creek Committee Members

Social Committee: **Bob Schumann** **Ellie Lee**
 Judy Schumann **George Danker**
 Janet Huston **Joanne Danker**

Art Committee: **Manny Andrade**
 Jim Balderson
 George Danker
 Tim Lies
 Julia Meyer

Pool, Tennis, S&R: **Julia Meyer**
 David Payne

Parks, Lakes, & Grounds: **Ray Carson**
 Jim Coyle
 George Danker
 Wally Hobart
 Bo McNair
 Harry Pell - Chairperson

Finance Committee: **Manny Andrade**
 Rowe McKinley

Management Committee: **Janet Huston**
 Gary Hruby
 Richard Suroweic
 Larry Volek

**Political Action
Committee:** **Micheline Burger**
 Warren Koeller
 Ron Tennissen
 Al Moosbrugger
 Bob Schumann

**Cedar Creek
Neighborhood Committee Members**

**Cottages of
Glenview**

***Larry Bailey
Dick Clipp
Ed Pogue**

Southglen

***Jeff Tully
Keith Jackson
Mike Yarbrough**

The Links

***Gary Kahmann
Wally Bredemeier
Joan Cone**

Cedar Glen

***Janice Pell
Debbie Clark
Kevin Connelly**

**Estates of Shadow
Lake**

***George Danker
Pam Brulez
John Phillip**

**North Shore
Estates**

***Karen Kindred
Bud Cornelius
Richard
Surowiec**

**Shadow
Highlands I**

***Gary Hruby
Steve Petter
Larry Volek**

Cedar Ridge

***Bob Bonebrake
Janet Blair
Joe Kneib**

**Cedar Glenn II
*Lisa Henoch-
2003**

Clubsie

***Julia Meyer
Jerry Thompson**

**Hidden Lakes
North**

***David Payne
Paul King
Doug Knipp**

**Shadow
Highlands II**

***Micheline Burger
Nancy Howard
Warren Koeller**

North Lake Ridge

***Susan Nitsch
Linda Mitchell
Rowe McKinley**

The Bluffs

***Eugene
Burdolski
Tom Bauer
Loras Heck**

***voting member**

Village I Board of Directors

**Charlie Sunderland
Craig Eymann
Dale Brommerich**

HOMEOWNER AMENITY RULES AND REGULATIONS

Cedar Creek Swim & Racquet Club, our lakes, and jogging trails have been created to provide enjoyment for our Cedar Creek residents.

The Swim & Racquet Club features a 3,300 square foot swimming pool, 4 lighted tennis courts, indoor gym, sauna, lounges, and fully equipped kitchen.

The following rules have been adopted to assure that each resident's right to use all amenities is protected. You are urged not only to observe all rules, but also to insist that others observe them.

PARENTS ARE RESPONSIBLE FOR INFORMING THEIR CHILDREN OF THESE RULES

I.D. TAGS

- 1. Because our amenities are for the exclusive use of our Cedar Creek homeowners, an I.D. tag is mandatory for the club including the gym, tennis courts, pool, saunas, and exercise facility.**
- 2. Family I.D. tags (1 for each member of your immediate family living at Cedar Creek) and guest tags (4 maximum per household) are \$5.00 each. Tags may be purchased at the Homes Association Management Office located on the main floor of the Swim & Racquet Club between 8:00 a.m. and 5:00 p.m., Monday through Friday. Replacement of lost or damaged tags is \$2.00 each.**
- 3. Tags must be displayed by all homeowners, their families, and guests when using the Cedar Creek facilities, except pre-scheduled private parties. This system is enforced and homeowners not openly displaying tags may be asked to leave.**

TENNIS COURT RULES

Hours of operation are from 7:00 a.m. until 10:00 p.m. daily. The Homes Association must approve hours different from these.

1. **Maximum waiting is 60 minutes. If other players arrive and the courts are occupied, players who have been playing longer must relinquish the court in no more than 60 minutes from the time players arrive, regardless of singles, doubles, or set score.**
2. **Courts are to be used for tennis only. No skateboards, bicycles, roller skates, or roller blades. No hockey, soccer, basketball, etc.**
3. **Tennis shoes only.**
4. **Proper tennis attire required.**
5. **Appropriate, proper behavior and language is expected at all times.**
6. **On Saturdays, Sundays, holidays, and after 5:00 p.m. on weekdays adults (age 18 and older) shall have priority. Non-adults must relinquish court immediately upon request of adult player.**

CLUBHOUSE RULES

Hours of Clubhouse – 8:00 a.m. to 5:00 p.m. daily except during regularly scheduled activities posted at the message center.

General rules for Daily use.

Times can be arranged through the Homes Association to open the gym for any resident for days and times not listed above.

Call 397-0374 (Homes Association Management Office).

1. **All members and guests using the clubhouse are required to complete the Swim & Racquet Club Log located on the front desk of the clubhouse.**
2. **NO SMOKING ALLOWED ANYWHERE IN THE CLUBHOUSE.**
3. **Swimwear is not allowed in the clubhouse, except when using the saunas, and then only in that area.**
4. **No animals, except seeing-eye dogs, are allowed in any part of the clubhouse.**
5. **CHILDREN UNDER 12 YEARS OLD MAY NOT USE THE CLUB UNLESS ACCOMPANIED BY AN ADULT. CHILDREN SHOULD NEVER BE LEFT UNATTENDED. CHILDREN UNDER 18 YEARS OLD MAY NOT USE THE SAUNAS UNLESS ACCOMPANIED BY AN ADULT.**
6. **Appropriate, proper behavior and language is expected at all times.**

7. **Owner/management is not responsible for any lost or stolen personal property.**
8. **Owner/management claims no responsibility for injuries and accidents in the clubhouse or on the common grounds.**
9. **The clubhouse may be reserved by residents for private functions on a first-come, first-served basis. Call the Homes Association Management Office to make reservations. To reserve and use the clubhouse for your private functions, you must pay a rental fee and leave a security deposit. Security deposits will be refunded when the clubhouse is found to be in a satisfactory condition and all guidelines have been followed. Following the function, reasonable clean up by the resident sponsor is expected. This includes cleaning the kitchen (if used), removing supplies that were brought in, and taking trash to the dumpster.**
10. **Functions sponsored by the Cedar Creek Social Committee are not subject to rental fees or security deposits.**
11. **Guests are not permitted to use the facilities without the sponsoring homeowner being present. The resident sponsor must attend the function from start to finish as well as pay the security deposit with a personal check.**
12. **Residents are responsible for any damage that occurs to the facility.**
13. **At its sole discretion and exclusive judgment, the Board of Directors shall have the right to approve and disapprove of any usage of the clubhouse and common ground facilities.**

SWIM & RACQUET CLUB RESERVATION GUIDELINES

The Amenities Monitor and sponsoring resident must complete a walk through inspection and checklist before and after the event. We want your functions to be successful! By following these important guidelines we will be able to return your deposit and ensure the beauty of the facility.

- 1. The sponsoring resident must be present at the event from start to finish. Failure of resident to be in attendance may result in forfeiture of security deposit and/or privilege of future use.**
- 2. Smoking is NOT permitted in this facility, including entryway and restrooms.**
- 3. The furniture in the lounge CANNOT be moved.**
- 4. The sponsoring resident is responsible for any damage that may occur to the facility.**
- 5. Beer kegs are allowed on tiled areas only in the clubhouse.**
- 6. Hot items that could leave a stain or mark may not be set on stone or glass topped tables.**
- 7. No staple guns, hot glue guns, nails, thumb tacks, etc. may be used to decorate.**
- 8. Clean all carpet and kitchen spills immediately.**
- 9. DJ's, stereos, bands, etc. are not allowed to play music outside after 10:00 PM.**
- 10. The facility must be cleaned and vacated by 10:00 PM weekdays and & by midnight on Friday and Saturday.**
- 11. All trash must be bagged, including those from restrooms, and taken to the covered dumpster located south of the clubhouse by the swimming pool. (Trash bags are not provided.)**
- 12. It is the sponsor's responsibility to ensure that all rooms (including the restrooms) are left clean and orderly. If the rooms are not cleaned to management's and Amenities Monitor's satisfaction, a fee will be deducted from the security deposit.**
- 13. No helium filled balloons are allowed inside the building on the main floor and or gym.**
- 14. If used, the clubhouse banquet tables are the responsibility of the resident to set up, take down and return to closet.**
- 15. Security deposits on functions that are cancelled less than 30 days prior to schedule date will be forfeited.**

GYM RULES

- 1. Authorized users in order of priority:
 - a) adult regularly scheduled "open" activities****

- b) youth regularly scheduled “open” activities
 - c) ongoing annual events
 - d) group comprised exclusively of residents
 - e) group of which only one team member or coach is a resident
2. **Each resident using the facility must provide valid I.D. tags for themselves and each person in attendance. Amenity Monitors will check these tags at the start of the activity and will record on their Activity Report the name of the resident, the number on the resident’s tag, number of guests, and number of guest tags. Each person who does not have a valid I.D. tag to present will be charged \$1.00 per person per session, to be given to the Amenities Monitor at that time.**
 3. **Only tennis shoes are allowed in the gym; black-soled tennis shoes are not allowed.**
 4. **Food and beverages are not allowed in the gym.**
 5. **At least one resident must be present at each activity, without exception. If a resident is not in attendance from start to finish and/or does not present a valid I.D. tag to the Amenities Monitor, then the entire group will be asked to leave.**
 6. **The gym may only be reserved by a resident.**
 7. **Reservations may be made with the Homes Association Management Office during regular business hours.**
 8. **Gym may not be reserved for time slots longer than 90 minutes. If after the 90 minutes no other person(s) has arrived to use the facility, then the original group may continue to use the facility until such time.**
 9. **If a reservation is not made in advance through Homes Association Management Office, then gym is available on a first-come, first-served basis.**
 10. **Reservations may not be made more than six (6) days in advance.**
 11. **Residents may reserve a maximum of two (2) activities per week per household.**
 12. **Facility must be shared as much as possible during non-reserved hours.**
 13. **Amenities Monitor will check in with groups at both the start and finish of activities to ensure that no**

damage was incurred to facility. If damage did occur, a detailed account will be written on the Activity Report so that the Homes Association Management Office may contact the responsible resident.

- 14. Amenities Monitors will check facility at least hourly.**
- 15. Gym will remain locked during regular business hours when there are not any activities scheduled. If a resident would like to use facility during this time, he/she may ask someone from the Homes Association Management Office to unlock the room.**
- 16. Gym activities include, but are not limited to: basketball, volleyball, exercise, and stage activities. Gym activities exclude any type or variance of tennis, golf, soccer, dunking basketballs, and hanging on basket rims. Strictly prohibited is the batting of any type of ball. If activities are not listed here, gym users are expected to use common sense in not allowing any activity that may cause damage to facility. The appropriateness of use outside this outline is ultimately to be determined by the Gym Committee.**
- 17. Gym and lounge may be in use at same time by different groups, unless entire building is specifically reserved.**

EXERCISE EQUIPMENT RULES

- 1. Please sign your name, address, and current date in the register
log book before beginning your workout.**
- 2. Make sure "START" key is removed from treadmill when your cardio workout is complete.**
- 3. Secure all optional equipment (ex: leg/ankle strap, waist strap, etc.) to hook above chair back on stationary weight machine.**
- 4. Report broken or malfunctioning equipment to Cedar Creek Management Office located at the top of the stairs by the entrance to the Clubhouse.**
- 5. Children under the age of sixteen (16) MUST be accompanied by an adult.**

SWIMMING POOL RULES

Seasonal Hours of Operation

9:00 a.m. to 9:00 p.m. daily

NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK.

1. **No one will be allowed in the pool without a pool attendant on duty. (NO EXCEPTIONS)**
2. **ALL children under the age of 11 MUST be accompanied by an adult. Children 8 through 10 may use the pools without adult supervision provided that they can pass the standard Red Cross Intermediate Swimmer's Test and parents or guardians have signed a Homes Association Management release form on file with the pool attendant. Parents are responsible for informing their children of these rules.**
3. **NO DIVING.**
4. **Adults must remain in baby pool area with children at all times.**
5. **Guests staying with residents may swim alone if wearing a guest tag.**
6. **Appropriate swimwear must be worn (no cut-offs).**
7. **No horseplay, running, excessive splashing, or any other activity that could be considered dangerous or disruptive to others.**
8. **No food is permitted in immediate pool area. Food may be consumed in kitchen cabana area only.**
9. **NO GLASS OBJECTS OF ANY KIND PERMITTED IN POOL AREA.**
10. **Please deposit cans, paper, and other debris in trashcans provided.**
11. **Pets are not allowed in pool area.**
12. **No one is permitted in clubhouse in swimming attire except those using saunas and then ONLY in that area.**
13. **Proper behavior and language is expected at all times.**
14. **Pool Attendant reserves the right to prohibit balls, flotation devices, and other objects.**
15. **No radios, CD players, or any other sound amplifying devices may be used in a manner disruptive to others.**

16. **Owner/management is not responsible for any lost or stolen personal belongings.**
17. **Pool Attendant has complete authority to enforce all rules. Residents/guests shall comply with pool attendants.**
18. **Current I.D. tags must be displayed when using the pool.**

LAKESHORE PARK RULES

Lakeshore Park Hours

Open from Dawn to Dusk

1. **Only Cedar Creek residents and their guests are allowed to use park area.**
2. **A resident must accompany all guests.**
3. **Children under 8 must be accompanied by an adult.**
4. **Pets must be on a leash.**
5. **Appropriate language and behavior required. Please be considerate of area residents.**
6. **No littering.**
7. **No boats or trailers may be left overnight.**
8. **No campfires or overnight camping allowed.**
9. **No swimming or ice skating.**
10. **No fireworks.**
11. **No amplified sound permitted.**
12. **Owner/management not responsible for any loss, damage, or injury to person or property resulting from authorized or unauthorized use of park area.**

LAKE AND STREAMWAYS RULES

A Cedar Creek valid fishing permit is required of all residents and their guests to utilize Shadow Lake and the ponds. Permits may be purchased at the Homes Association Management Office during regular operating hours. Your permit is valid January 1 through December 31. All fishermen must abide by published fishing regulations. The following fees have been established to allow a self-supported managed fishery.

Fee Structure

Annual INDIVIDUAL fishing permit, age 8 and up	\$20.00
Annual INDIVIDUAL fishing permit, under 8	FREE
Annual FAMILY fishing permit (*immediate	\$40.00

family)	0
Annual GUEST fishing permit	\$20.0
	0
Temporary GUEST fishing permit (7 consecutive days)	\$5.00
Replacement fishing permit	\$2.00
Annual BOATING permit & Cable Key	\$25.0
	0

***Immediate family is defined as parent(s) and children under 21 living together at Cedar Creek.**

FISHING RULES

1. **Each individual must have his/her fishing permit with him/her each time he/she fishes. Guests MUST be accompanied by a resident at all times. Residents MUST have a valid guest permit in their possession for each of their guests. No more than 4 guests are allowed at one time without special permission. Residents are responsible for their guests.**
2. **Those individuals who want to fish the Cedar Creek streamway must also purchase a state fishing license from the Kansas Department of Wildlife & Parks (894-9113).**
3. **All Kansas Wildlife & Parks fishing regulations are in force unless superseded by more restrictive Cedar Creek Village I Homes Association regulations.**
4. **Absolutely no fish stocking. Unauthorized fish stocking can destroy the fishing in Shadow Lake for years. Please limit live minnow fishing and do not throw live minnows in the lake.**
5. **Shadow Lake is open for fishing from dawn to dusk. Special permission must be received for night fishing.**
6. **No fish reefs (habitat) shall be constructed without special permission.**
7. **No trout lines, jug fishing, or any other type of set lines are allowed.**
8. **No seining allowed.**
9. **No fishing shall be allowed within 100' of fish feeders.**
10. **No campfires or overnight camping allowed.**

11. **No fireworks allowed.**
12. **Please keep your lake and park area clean by not littering.**
13. **Failure to abide by these published regulations will result in your fishing privileges being revoked for one year and/or fines administered by the Cedar Creek Village I Homes Association.**

**Fishing Harvesting Regulations
(per day per licensed angler)**

8 Bass between 10" and 14"

8 Channel Catfish over 10"

15 Bluegill

15 Sunfish

15 Crappie

Tiger Muskee-catch and release only

All wipers, walleyes, and smallmouth bass - catch and release only

BOATING RULES

1. **Cedar Creek Village I Homes Association shall not be liable for any damage to any boat operated or towed on Shadow Lake, or for any injury to individual while on Shadow Lake. Cedar Creek Village I Homes Association assumes no responsibility for boats, motors, trailers, or their associated equipment while docked or parked on the common areas.**
2. **Only residents may purchase boating permits and place boats on Shadow Lake. Boats belonging to guests may not be operated on the lake.**
3. **All vessels must display a valid boating permit attached to the left side of the stern. Sailboards must display the boating permit on the mast.**
4. **Electric motors are allowed. Boats with gas motors may be used on the lake, but the motor must remain in the upright position. Jet skies or similar devices are not allowed.**
5. **The only gas powered boats allowed shall be lake maintenance, and fishery management boats.**
6. **Pontoon boats are not allowed.**

7. **All boats must comply with the Kansas Wildlife & Parks boating requirements.**
8. **All boats must have U.S. Coast Guard approved life-saving devices for each person on board.**
9. **Boats shall be launched from the Lakeshore Park area only. Please pull boat trailers to the designated parking area so that other boaters can also have access to the water.**
10. **Boats may not be left on the lake overnight. Boats should never be left unattended.**
11. **Any boat operator involved in a boating accident must report the accident to the Amenities Monitor or the Homes Association Management Office as soon as possible.**
12. **No boating operation is allowed in any restricted area that is designated by signs or buoys.**
13. **Inflatable boats must be constructed of puncture-resistant material and have separate sealed air chambers. Air mattresses are not allowed on the lake.**
14. **No swimming or ice skating allowed on any of the lakes or streamways.**
15. **Failure to abide by these published regulations shall result in your boating permit being revoked for one year and/or fines administered by the Cedar Creek Village I Homes Association.**

NOTES

