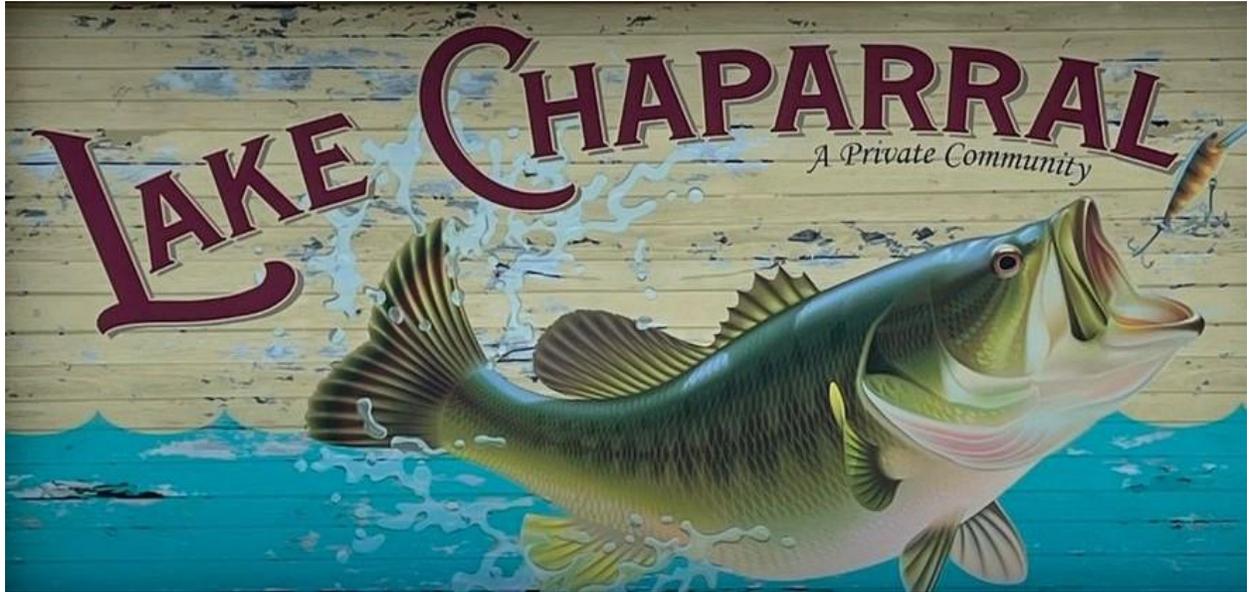


Welcome to...



9 Kings Way Drive
Mound City, KS 66056
lakechaparral@gmail.com
(913)795-2482

Welcome to Lake Chaparral!

On behalf of the entire Lake Chaparral community, we wanted to extend a warm and heartfelt welcome to you as our newest neighbor. We're delighted to have you join our community and we hope that you will find Lake Chaparral to be a place of warmth, friendliness, and belonging.

Lake Chaparral is not just a neighborhood; it's a vibrant and tight-knit community where we come together to share in the joys of living in this beautiful environment. We value the diverse perspectives and experiences that each new resident brings. We look forward to getting to know you better as we share in the many events and activities that make our community special.

If you have any questions or need assistance with anything as you settle into your new home, please do not hesitate to reach out to your neighbors or the Lake Chaparral Property Owners Association. We are here to help make your transition as smooth and enjoyable as possible.

Once again, welcome to Lake Chaparral! We're excited to have you as part of our community and look forward to the memories and experiences we will create together.

Sincerely,

The Board of Directors

Front Office Info:
9 Kings Way Drive
Mound City, KS 66056

The office is open Tuesdays / Thursdays / Saturdays 9am – 2pm
*Closed on holidays

Phone number: (913)795-2482
Email: lakechaparral@gmail.com

Printed copies of Covenants and By Laws are always available in the office and available digitally on the website.



Office /
Community
Center



Park /
Playground



Bath House



Boat Launch



Beach

EMERGENCY INFORMATION

Should you encounter any sort of emergency during your stay, please contact the local authorities immediately.

Emergency telephone number: 911

Mound City Fire Department

604 E Main Street
Mound City, KS 66056
(913) 795-2472

Mound City Police Department

318 E Main Street
Mound City, KS 66056
(913) 795-2202

Linn County Sheriff Department

308 E Main Street
Mound City, KS 66056
(913) 795-2665

Anderson County Hospital

421 South Maple Street
Garnett, KS 66032
(785) 448-3131

Poison Control

(800) 222-1222

Linn County Veterinary Clinic

10957 Ellington Road
Centerville, KS 66014
(913) 898-4202

Community Health Center of Mound City

302 N 1st St
Mound City, KS 66056
(913) 795-2203
Monday and Wednesday 8AM – 6PM
Tuesday and Thursday 8AM – 7PM
Friday 8AM -5PM

Auburn Pharmacy

625 E Main St
Mound City, KS 66056
(913) 795-4435
Monday – Friday 8:30AM – 6PM
Saturday 8:30 AM – 2PM

*Second location in Pleasanton with
Saturday hours of 7AM – 7PM

Septic / Holding Tank Servicing

M&M Pumping Services
(913) 594-1629

Shadden Septic Tank Cleaning
(913) 795-2261

Hardware

Coleman Hardware

Hardware
505 E Main St
Mound City, KS 66056
Monday - Friday 8AM- 5PM
Saturday – 8AM – 12PM
(913) 795-2895



Avery Lumber

Hardware & Lumber Yard
411 E Main St
Mound City, KS 66056
Monday – Friday 8AM -5PM
Saturday – 9AM -12PM
(913) 795-2210

Need Gravel and Fill?

Brian Antrim
Rock and Dirt Hauling
(620) 224-1229
(913)259-0594



Whitaker Aggregates
Rock and Gravel
(620) 664-7449
(620) 625-5146



Need Water Delivered?

Jaclyn
Water Delivery
(785)433-1326



Robert
Water Delivery
(816)803-1825



Utilities



Heartland Electric
(800) 835-9586

Heartland Propane
(800)211-9101

Ferrellgas
(888) 337-7355

Local Contractors

Double K Construction
15420 E 850 Rd
Mound City, KS 66056
(913)795-3147

Grant & Sons Handyman Services
Todd Grant
Mound City, Kansas
(913)285-9817

Local Coffee Shops, Restaurants & Eateries

Stonetree Coffee & Pottery

Coffee Shop & Art Gallery

517 Main Street

Mound City, KS 66056

(913) 285-5612

Mon - Fri: 6am - 4pm

Sat: 6am - 2pm, Sun: Closed



Cookies Drive In

American & Ice cream – Lunch, Dinner & Desserts

102 E 12th St

Pleasanton, KS 66075

(913) 352-8789

Mon – Sat: 11am - 7pm

Sun: 11am - 6pm



Maynerds

Food Truck – Breakfast & Lunch

(620) 215-2559

Follow on Facebook for daily specials

*Breakfast served till 10:15am



Everybody's

American – Lunch & Dinner

534 East Main Street

Mound City, KS 66056

(913) 795-2306

Tues - Sat: 11am - 9pm

Sun & Mon: Closed



Mi Ranchito Cafe

Mexican – Lunch & Dinner

827 W Walnut Street

Mound City, KS 66056

(913) 795-7510

Open Daily: 11am - 10pm



Feed Lot Cafe

American – Breakfast & Lunch

308 E Main Street

Blue Mound, KS 66010

(913) 756-2606

Mon-Sat: 7:30am - 1:30pm, Sun: Closed

*This establishment only accepts cash payments
and breakfast is served till 10am



Local Grocery Stores



Food Fair Super Market

730 E Main Street

Mound City, KS 66056

(913) 795-2989

Mon-Sat: 8am to 7pm

Sunday: 8am to 6pm

*Second location in Pleasanton

Dollar General

110 S 9th Street

Mound City, KS 66056

(913) 795-7526

Daily: 8am to 10pm

Mound City Butcher Block

211 South 1st Street

Mound City, KS 66056

(913) 795-2228

Mon-Fri: 8am to 5pm

Saturday: 8am to 11:30am

Lake Chaparral Rules & Regulations

In the interest of promoting the health, safety, and welfare of the property owners of Lake Chaparral and their guests, the Board of Directors published the following set of rules and regulations. These rules and regulations will be enforced, and fines may be issued for violations.

Boating Rules

- No jet skis, sea do's, etc., are allowed on any of the lakes. All lakes are no wake lakes for the enjoyment of all persons. Please keep a 50ft margin between the shore, docks, and other boats. No pull behind sports, i.e., skiing or tubing are allowed.
- Lake Chaparral - Maximum horsepower motor is 60.
- Lake Delago - Maximum horsepower motor is 7.5.
- Timer Lake – Trolling motor only.
- Observe the State of Kansas water rules of safety.

Beach Rules

No Pets

No Glass Containers

No Boats

No Fishing

No Obscene Language

No Camping

No Alcoholic Beverages

No Disorderly Conduct

No Fires

Swimming Rules

- Swim at your own risk as there is no lifeguard on duty.
- Children under the age of 12 **MUST** be accompanied by an adult.

Public Dock Rules

- No boats are to be tied to any public dock.
- Children under the age of 12 **MUST** be accompanied by an adult.
- No swimming nor diving from the docks.
- The docks are to be used at your own risk.

Park Rules

- The Parks are designed to be used by property owners and their guests.
- Leave the area better than you found them.

Road Rules

- The maximum speed limit on all roads is 20 mph, slower limits were posted.
- No parking on the roads at any time.
- Vehicles must stop at all intersections.
- All motor vehicles operating within the development must be licensed and insured.
- All off road vehicles (ATV, UTV, Golf Cart, etc.) must be insured and proof of insurance registered in the office and a permit obtained.

Hunting Rules

- Hunting of any kind is not allowed anywhere in the development.
- Discharging of firearms is not allowed anywhere in the development.

Fishing Rules

- No Trot Lines No Limb Lines No Jug Lines No Bow and Arrow Fishing
- Do not clean fish in any of the public areas.
- No fishing at the beach areas
- Follow the guidelines set forth by the Kansas Fishing Regulations
- Suggested limits on size and number of fish taken from our lakes:
 - Pan Fish (crappie, bluegill, sunfish, etc.) – 20 per day limit
 - Largemouth Bass – Release 12" - 15" for spawning
 - Catfish – Release under 16" for spawning

Miscellaneous Rules

- Leaving a boat unattended in any public area is not allowed.
- The bath houses are provided for the use of property owners and their guests. Help to keep them clean for the next person.
- There is a leash law in effect. All pets must be on a leash when not on the owner's property.
- Littering on roadways, parks, beaches is an eyesore and irresponsible conduct. Littering will be subject to a fine.
- Keep our waters clean. Do not throw waste products such as trash, garbage, cigarette butts, cans, bottles, etc. into the lake.
- All property owners are responsible for their guest's actions.
- No over the road vehicles are allowed on the development roads.
- No obstructions or personal property in cul-de-sacs.
- No burning on common properties or roadways.

Office Services

Inquire at the Office for any of the following:

Copies	Copy of Mailing List	\$20.00
Printing	Personal Printing	\$.10 per page
Newsletter Advertising	Property Owner Ad	\$2.50
Newsletter Ad (Business)	Fee for Business Advertising	\$25.00 / 1 year

POA Fees

Deeds	Deed Transfer Fee for Property	\$50.00
Credit Card Charge	Fee for Processing Credit Card Payment	Currently 5% add on
Clubhouse Rental	Rental Fee / Security Deposit*	\$25.00 / \$50.00*
Damage Repair	Repair Damage Done by Property Owner	\$20/hr. plus cost of damage.
Maintenance for Hire	Work Done on Property Owners Property	\$45/hr.
Gravel for Property Owner	Ordering Rock for Property Owner	Variable Market Price
Gravel Hauled for Owner	Hauling Fee for Gravel	Variable Market Price

* Security Deposit will be refunded if there are no violations of the Clubhouse Rental Agreement.

Fines

Certified Mail Refusal	Refusing Certified Mail Sent	\$10.00
Returned Check	Insufficient Funds Charge	\$30.00
Property Fine	Unsightly Accumulation of Trash/Debris	\$25.00/wk
Dog Fine	Violation of Leash Law	\$25.00 per occurrence

Frequently Asked Question's

When are POA Assessments Due?

POA assessments are due on January 31st of each year. *A 10% late fee, per lot, will be assessed if payment is received later than that date.*

What is the current POA Assessment Rate?

As of 2025, \$125 per lot per year

What is the average size of a lot?

On average, each lot is 10,000 square feet (approx. 0.25 acres)

Who is the electric servicer in the area?

Heartland Electric

Do I need a building permit?

Yes, any improvement of the land would require a county building permit. This will have to be registered with the front office as well and you will need to obtain a POA Building Permit as well.

Is there a minimum size for a septic holding tank?

1500-gallon concrete tank

Can I live in a camper or RV year-round?

Linn County does not allow living in campers / RVs year-round. We must adhere to the County codes and laws

What types of fish can I catch at Lake Chaparral?

All types!!! Crappie, Small Mouth Bass, Perch, Sunfish, Channel Cat, Blue Cat, Flathead Cat, Minnow, & other pan fish can be caught on any given day.

Do I need a fishing license?

An added benefit of being a private community, no fishing license is required.

How big are the lakes at Lake Chaparral?

Lake Chaparral – 30.5 acres

Lake De Lago – 22 acres

Timber Lake – 3 acres

Can we bring our jet skis?

Jet skis are not allowed on any of the lakes. The community is proud to have "No Wake" lakes to ensure the peaceful nature of our waters.

Are power boats permitted at Lake Chaparral?

Yes. Please follow all safety standards and help prevent erosion of our shorelines.

· Lake Chaparral - Maximum 60 hp.

· Lake De Lago - Maximum 7.5 hp.

· Timber Lake – Trolling motor only.