

The following rules/regulations are implemented as of today June 6, 2018

Section 14. Camping

A. A lessee or their guests may temporarily erect tents, use a trailer, R.V. or motor home on their leasehold for the purpose of camping for a period not exceeding two (2) consecutive week(s), and the lessee must be available during that period. Lessee must wait two (2) additional weeks before beginning another two (2) week camping period. No temporary or mobile camping unit shall be occupied for more than a total of eight (8) weeks per calendar year.

B. For camping more than fourteen (14) nights consecutively, the lessee must receive written permission from a member of the Grounds Committee, or the President of the Board. The lessee must be available and is responsible for maintaining all sanitary conditions.

C. At the end of the seasonal camping period, tents must be taken down and removed; and trailers, R.V.'s and motor homes must be closed up and secured in a "road-ready" and locked condition. All utilities must be properly shut off and/or disconnected before the lessee or guests vacate the premise. All such vehicles and trailers must be legally registered, licensed and plated according to state laws.

D. Storage sheds, tool sheds, garages or other similar buildings on the leasehold property shall not be used for camping purposes.

Section 29. Advertising

SECTION 29. Signage & Advertising.

With the exception of the temporary placement of signs for the purpose of marketing a member's home or lot, the erection or maintenance of any sign, bill, poster and the posting or placing of any advertisement, placard or card, or the distributing of any advertising matter by handbills, or otherwise, except signs posted by the Association is prohibited. Members marketing their own property are allowed a total of two signs, one on the roadside and one on the lakeside of the property for sale, and one directional sign to the property at each of the appropriate intersections of main roads leading to the property (e.g. Emerson Airline, Union Chapel Rd, Hays Rd, West Lake Drive & East Lake Drive). Such signs shall be no larger than 24" x 36" and shall not contain any moving or lighted parts.

Section 30. Intoxication.

All persons are expected to abide by Illinois State and Federal laws pertaining to the use of alcohol or other substances while on Lake Association property. No one under the influence of alcohol in excess of Illinois' legal limit, or any substances prohibited by Illinois or Federal laws is allowed on common use Association property, or is allowed to operate a vehicle on any lake road or any motorized boat on the reservoir.

Section 38. Building and Construction Regulations, Part 1

A. Building Code and Regulations:

1. All structures on a leasehold shall meet or exceed all required Sunset Lake Association Building Codes as well as all pertinent State, Federal and Local Building Codes and Regulations. No structure whether for habitation or otherwise shall be constructed, altered or replaced, unless a permit in writing has been granted by the Building Committee. Leaseholder must submit the following:

Section 38. Building and Construction Regulations, Part 2

A. Building Code and Regulations:

6. No person shall be permitted to reside in occupy any building that does not meet the definition of a dwelling according to E. 6. of this section. No building that does meet that definition may be occupied without having first been granted a Certificate of Occupancy according to E.7. of this section. The permit that was issued determines a building's usage.

Section 38. Building and Construction Regulations, Part 3

A. Building Code and Regulations:

17. Storage Shed Structure drawing, and proposed location must be approved by the Building Committee. Two storage houses structures are permitted per assessment. Not to exceed 200 square feet per shed structure without written Board permission. Storage structures are not to be used for camping or residential occupancy, whether temporarily or permanently.

Section 38. Building and Construction Regulations, Part 4

E. Definitions

6. Dwelling - A building having one or more rooms that are designed exclusively for residential occupancy. The structure shall meet or exceed all required Sunset Lake Association Building Codes as well as all pertinent State, Federal and Local Building Codes and Regulations and must contain a minimum of 1000 square feet, containing cooking facilities, living quarters and sanitary facilities.

16. Storage Shed Structure - A Storage Structure shed is a small outbuilding with a single story; used for shelter or storage. No Storage Structure shall exceed 200 square feet without written Board permission.