



SUNSET LAKE ASSOCIATION RULES AND REGULATIONS

Sunset Lakes Association Board of Directors

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I. Introduction

Our lake is a shared treasure, offering beauty, recreation, and tranquility to all who call this place home. To ensure its continued enjoyment, the Sunset Lakes Association boards of directors have over the years developed this set of guiding principles designed to foster harmony, respect, and environmental stewardship. These Rules and Regulations serve as a blueprint for cooperation, ensuring our lake remains a peaceful and sustainable haven for generations to come.

Life by the lake is a privilege that comes with responsibility. As neighbors, we are entrusted with maintaining the balance between enjoyment and preservation, individual rights and collective well-being. These regulations exist not to restrict, but to empower each of us to live in unity, appreciating the lake's gifts while nurturing positive relationships and a respectful community.

The lake offers us a place to relax, explore, and connect—with nature and one another. To preserve its charm and protect the sense of community that makes this place special, we embrace principles of mutual respect and environmental responsibility. This document outlines simple yet essential guidelines for peaceful coexistence, ensuring that all residents and visitors can enjoy the lake while keeping its beauty intact.

II. Definitions

The following definitions are for use in understanding the terms as used in these Rules and Regulations of The Sunset Lake Association.

- A. **Association (Sunset Lake Association)** - The Corporation represented by all persons holding a valid lease to Sunset Lake Association property.
- B. **Association Property** - All property owned or leased by the corporation, , including the lake and all leaseholds. These may also be referred to as Sunset Lake property, Lake property or Association property.
- C. **Board** - The Directors who are elected by the members or appointed per the Bylaws of the Association.
- D. **Building Permit** – An official document or Certificate issued by the Sunset Lake Association authorizing construction, alterations, additions, repair, removal and/or demolition of a structure or other activity noted throughout this document.
- E. **Building Setback Line** – The minimum distance that a structure must be positioned away from property lines, roads, or other designated boundaries
- F. **Certificate of Completion and Occupancy** – The certificate issued by the Association which permits the use of a dwelling in accordance with the approved plans and specifications, and which certifies compliance.
- G. **Corporation** - All members, who together, lease and are responsible for Sunset Lake Association property. The name of this Corporation shall be SUNSET LAKE ASSOCIATION (SLA), and its principal office shall be located at the Hanauer Hall Community Center, 30505 East Lake Drive, Girard, IL 62640.
- H. **Cove** - a sheltered bay or inlet with a narrow entrance. All coves are “no wake” zones.
- I. **Deck** – A level unenclosed platform serving as a floor located above finished grade, typically adjacent to or attached to a building.

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- J. **(DNR)** - Illinois Department of Natural Resources
- K. **Dog Run** – An outdoor area intended for the exercising and containment of dogs or other animals, not to exceed 140 square feet without board approval.
- L. **Dwelling** – A building having one or more rooms that are designed exclusively for residential occupancy and typically include cooking facilities, living quarters and sanitary facilities. The structure shall meet or exceed all required Sunset Lake Association Building Regulations.
- M. **Easement** – A grant by the Sunset Lake Association for the use of a strip of land by the general public, a corporation, or a certain person or persons for a specific purpose or purposes.
- N. **Erosion** – The general process whereby soils are moved by flowing water or wave action.
- O. **Garage** An accessory building, or an accessory portion of the principal building designed or used for parking auto, boats, etc., and/or storage.
- P. **Leasehold** - The grounds, shoreline, and any structure(s) on each assessed lot.
- Q. **Lessee** - Any person(s) holding one or more valid lease(s) to Sunset Lake Association property.
- R. **Lot** – A plot of land made up of one or more parcels, which is or may be occupied by a house, building or buildings.
- S. **Main Body of the Lake** - That portion of the reservoir that motorboats are allowed to go over six (6) miles per hour during fast hours.
- T. **Member** - Any person whose name appears on one or more valid lease(s) to Sunset Lake Association property.
- U. **Member in Good Standing** – A lessee who does not have any past due, unpaid annual assessments, special assessments, liens, fines, penalties, or property taxes.
- V. **Mobile Home/House Trailer** - A mobile home, also known as a house trailer, is a prefabricated structure built in a factory on a permanently attached chassis before being transported to a site and is designed to be used as a dwelling without a permanent foundation. These are prohibited.
- W. **“No Wake” Zone** - a designated area in a waterway where boats must travel at the slowest possible speed to avoid creating waves or disturbances in the water. These zones are typically marked by signs or buoys. (Also see “Wake”, below.)
- X. **PWC** – Personal Watercraft
- Y. **Reservoir** - The impounded water forming the lake owned by the Corporation.
- Z. **Rip Rap** - Layers of stone or rock placed upon the shoreline to prevent erosion of the land into the lake.
- AA. **Roadway** - The paved area existing on the street right-of-way, exclusive of sidewalks, driveways, or other related uses.
- BB. **Structure** – Anything that is constructed, erected or moved to or from any premises that is located above, on, or below the ground.
- CC. **Storage Structure** - A storage structure is a small outbuilding with a single story used for storage.
- DD. **Sunset** - Sunset refers to the exact time the sun dips below the horizon, marking the transition from day to evening. Sunset varies by day and can typically be found on weather sites or at [Girard, IL Sunrise and Sunset Times](#).
- EE. **Violation** - A violation is defined as any act or behavior that contravenes these guidelines, rules, and regulations. This includes, but is not limited to, failing to meet membership requirements, disregarding codes of conduct, or engaging in prohibited activities. Violations undermine the

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integrity of the association and may result in disciplinary actions or penalties.

- FF. **Wake** - A wave created by a moving boat that washes upon a shoreline. (Also see "No Wake" Zone, above).

III. Use of Sunset Lake Association Property

- A. Only members in good standing and their guests are permitted to use Sunset Lake Association property. Guests must have written permission from a member if unaccompanied by a member.
- B. To remain in or be restored to good standing, members must pay all general assessments, special assessments, liens, fines and penalties in full on or before their respective due dates. Additional late fees may be assessed if not paid timely. The Board of Directors may, after due notice, suspend membership privileges for failure to pay any of the above.
- C. No person shall destroy, take, deface, or damage any plants, personal property, signs, fences, buildings, rip rap, buoys, docks or other structures placed, built or grown on any SLA property or members' leaseholds.
- D. No lessee, member of lessee's household, or guest shall act in such a manner that will disturb, annoy, or harass any neighbors' peaceful enjoyment of their property. By way of example and not limitation, vulgar, profane, obscene, or threatening language and prolonged excessive noises will not be permitted.
- E. All members and their guests 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.
- F. Leaseholds may not be rented or sub-leased.
- G. The temporary use of a leasehold may not be donated for auction, for charity or otherwise, without prior express written permission of the Board. **Violation of this rule may result in termination of the member's lease.**

IV. Rules Enforcement and Penalties

- A. Members must inform their family and guests of these Association Rules and Regulations. Members are responsible for their own conduct as well as the conduct of their family and guests. Members will be penalized for any violations they commit as well as any violations committed by their family or guests.
- B. The Board of Directors may appoint or employ Lake Patrolmen, Special Policemen, Deputies, Sheriffs, and Deputy Game Wardens as deemed necessary.
- C. Any member of the Board, or any person appointed by or employed by the Board, has the authority to:
 - 1. give an oral warning, send a written warning, and/or fine a person for violating any of these rules and regulations; and
 - 2. stop any dangerous or potentially dangerous practice on any Sunset Lake Association property, whether covered or not by these rules and regulations.
- D. If any lessee or their guest(s) violate any of these Rules and Regulations, the lessee shall be penalized according to the amount designated in Schedule A unless stipulated elsewhere in these

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Rules and Regulations.

1. **Oral or Written Warning** – a discretionary courtesy notice with no financial penalty
 2. 1st Violation
 3. **2nd Violation** (of the same offense within 12 months)
 4. **3rd Violation** (of the same offense within 12 months of the 1st violation) the designated fine and, with Board approval, suspension of all membership privileges for 12 months from the date of the third offense
 5. **Suspension Violation.** This is the fine levied for each additional violation when a member is **under** suspension as a result of a 3rd Violation, as described above.
- E. General assessments, special assessments, liens, fines, or penalties will be billed by invoice with a stated due date. If an invoice is not paid by its due date, the member will receive a default notice and will be assessed a late fee as designated in Schedule A.
- F. After due notice for failure of a member to pay their invoices for general assessments, special assessments, liens, fines or penalties, the Board of Directors may suspend membership privileges and/or place a lien against the leasehold.
- G. Suspension of membership privileges means that neither the lessee nor their guests may use any of the common property and may not use the lake for swimming, fishing, boating, etc. The lessee's boat(s) must also be removed from the lake.
- H. Any further enforcement actions initiated by the Board of Directors will be carried out in accordance with the member's Lake Shore Lease. The member will be responsible for reimbursing SLA for any reasonable collection expenses, including SLA's attorney's fees.

V. Access to Sunset Lake

Access to the lake shall be only from a member's leasehold or from the common boat landing maintained by the Association.

VI. Boating

- A. **Boat Registration and Safety Act:** All members are expected to read and must comply with the Illinois Boat Registration and Safety Act (625 ILCS 45). The Handbook of Illinois Boating Laws and Responsibilities provides a summary of the regulation and can be found online at: <https://www2.illinois.gov/dnr/boating/Documents/BoatDigest.pdf>.
- B. **Prohibited Vessels:** Jet skis and similar watercrafts are prohibited on Sunset Lake.
- C. **Horsepower Limit.** No permit shall be issued for any boat being propelled by a motor or combination of motors exceeding a total of 50HP. Any motor in excess of 50HP must be up and out of the water. If any member or member's guest is found to be using a boat on the lake with a motor or combination of motors exceeding 50HP, the member (1.) will be fined as designated in Schedule A, on a per occurrence basis, (2.) have the permit revoked for that boat, and (3.) will be required to remove the boat from the lake immediately. No first-time warning will be given.
- D. **Permits.** No boat of any kind may be placed in the water or used on the lake unless it displays a current Sunset Lake Association permit. Members must complete an annual SLA permit application and, must attach evidence that the boat has an active state registration, as required by the issuing state.

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- E. **Fees.** Fees for SLA Boat Permits for each calendar year are shown in Schedule A:
1. non-motorized boat
 2. motorized boat (includes trolling motor)
 3. The permit fee for part of the year shall be the same as the permit fee for the entire year.
- F. **Placement.** A current year SLA Permit, together with the boat owner's lot number, must be clearly visible at all times. Lot numbers must be black numbers or letters on a white background and must be at least 3 inches tall. Paddle boats must display the permit and lot number on the back of the left seat. All other boats, both motorized and non-motorized, must display the permit and lot number in the middle of each side of the boat.
- G. **Special Permits.** The Board of Directors may approve a special permit for the use of any boat deemed necessary to maintain the lake or shoreline.
- H. **Sale of Boat.** Upon the sale of any permitted boat the existing SLA permit shall become invalid. Therefore, the SLA permit and lot numbers should be removed from the boat prior to transfer of ownership. If the boat is sold to another association member, the new owner must apply for a new SLA permit once the Illinois title and registration transfer is complete.
- I. **Number of Boats.** Members are entitled to a maximum of six (6) boat permits per leasehold. No more than two (2) of these six (6) boat permits are to be granted for motorized boats.
- J. **Speed Limit.** No person shall operate any boat at a speed greater than six miles per hour (6 MPH) before 12:00 P.M. or after sunset. Between 12 P.M. and sunset, boats may proceed at any speed except in all coves and within areas which have been marked by buoys or other signs as "No Wake" zones.
- K. **Safety.** The Board shall at all times have the power and the authority to prohibit, restrict, limit or regulate the keeping, maintenance or operation of any or all boats on the lake should it become necessary in the interest of public health or safety, or for the protection or improvement of the reservoir or any other reason.
- L. Boat Operation
1. (The following is reprinted from the "[The Handbook of Illinois Boating Laws and Responsibilities](#)")
 - a) Persons born on or after January 1, 1998, may operate a vessel powered by a motor of more than 10 horsepower (hp) only if they have a valid Boating Safety Certificate accepted by the DNR.
 - b) Persons under the age of 10 may not operate any motorized vessel, including personal watercraft (PWC).
 - c) Persons at least 10 years old but less than 12 years old may operate a motorized vessel with more than 10 hp, including a PWC, only if they are accompanied by and under the direct control of a parent, a guardian, or a person at least 18 years old designated by the parent or guardian.
 - d) Persons at least 12 years old but less than 18 years old may operate a motorized vessel with more than 10 hp, including a PWC, only if:
 - They complete a boating safety course and possess a Boating Safety Certificate accepted by the DNR or...
 - They are accompanied by and under the direct control of a parent, a guardian, or a person at least 18 years old designated by the parent or guardian.

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- e) Parents, guardians, or designees born on or after January 1, 1998, must have a valid boating safety certificate to supervise a person 10 to 17 years old who is operating a motorized vessel with more than 10 hp.
 2. Illinois law prohibits anyone from operating a vessel while under the influence of alcohol or drugs.
 3. No person shall operate any boat with a motor exceeding the maximum horsepower or load capacity recommended by the manufacturer.
 4. All boats shall carry a U.S. Coast Guard approved life preserver in good and serviceable condition for each person. All non-swimmers and children under thirteen (13) years of age must wear a life jacket at all times when in any boat.
 5. All persons must be seated while the boat is in operation.
 6. All motorboats must stay a minimum of 40 feet from shore when in operation above six miles per hour (6 MPH), except for docking or exiting a dock.
 7. No person shall operate any boat in a careless manner that causes danger to any person or property of others, or at a speed greater than will allow the operator to bring the boat to a stop within an assured clear distance ahead. No person shall operate any boat or manipulate any water skis or other towed devices in such a manner as to endanger life or limb, or damage property of any person.
 8. Generally, no paddle boat, rowboat, canoe, nor any other non-motorized boat may be operated more than 30 feet from the shoreline on the main body of the lake during fast hours (12 PM – sunset).
 9. No motorboat shall be operated after sunset or before sunrise unless it plainly displays a bright white light in the rear of the boat, visible from all quarters, and twin lights in the front of the boat showing a green light to starboard (right) and a red light to the port (left) side of the boat.
 10. From sunset to sunrise, rowboats, canoes, and paddle boats shall display a white light mounted on a standard pole not less than 12" in height and be bright enough to easily be seen by an approaching boat for a distance of 800 feet from all directions.
 11. No motorboat shall be used or kept on the lake unless it is equipped with at least one U.S. Coast Guard approved fire extinguisher in such condition as to be ready for use. All such boats shall be equipped with an adequate mouth or power operated whistle or horn. Use of sirens is prohibited.
 12. All boats, except paddle boats, shall be equipped with at least one paddle or oar, and one pump or bailer.
 13. No boat shall be used or operated, nor any horn or sound device sounded, so as to create a nuisance or disturb the peace and quiet of the lake.
 14. Any abandoned or adrift, unlicensed boat may be impounded, sold, or destroyed by the Association.
 15. No person shall exit any boat while in motion.
- M. **Navigation of Boats.** Necessary action shall be taken to avoid any collision. Special circumstances may render a departure from the below rules in order to avoid immediate danger.
1. Boats powered by a gasoline motor shall move in a counterclockwise direction at all times.
 2. Paddle boats, canoes, kayaks, and boats engaged in fishing may move in either a clockwise or counterclockwise direction but must remain within 30 feet of the shore.

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3. When two boats are meeting head-on so as to involve the risk of a collision; each shall alter their course to starboard (right) so each will pass on the port (left) side of the other.
 4. When two boats are crossing so as to involve the risk of collision, the boat which has the other on their own starboard (right) side shall yield the right of way.
 5. When a motorboat meets, crosses the course of, or overtakes a boat propelled by oars, sail or muscular power, the motorboat shall yield the right of way.
 6. Every motorboat which is directed by these rules to yield the right of way to another boat shall, if necessary, slacken, stop or reverse upon approaching it.
 7. Any boat overtaking any other shall keep out of the way of the overtaken boat.
- N. Nothing in these rules shall exonerate the owner or operator of any boat or watercraft from the consequences of any neglect to keep a proper lookout and to exercise due care and caution.

VII. Swimming, Rafting.

- A. Swimming is permissible in all "No Wake" areas.
- B. Children should be directly supervised by an adult at all times.
- C. Swimming or rafting on the main body of the lake more than 30 feet from the shore is prohibited.
- D. Swimming from boats in the main body of the lake is prohibited.
- E. Scuba diving is prohibited except with the permission of the Board of Directors.

VIII. Water Skiing and Towing of Riders.

- A. Water skiing or towing is permitted only during fast hours from 12:00 noon until sunset every day.
- B. Pontoon boats are not permitted to tow skiers or any flotation devices.
- C. All water skiers and towed riders must wear life jackets approved by the U.S. Coast Guard.
- D. Boats towing skiers/riders must run in a counterclockwise course around the lake and must at all times display a 12" x 12" bright orange flag at the highest point of the helm (the area where the boat is steered and controlled) so that it is visible from all directions. Flags are available at the Association office for purchase.
- E. Boats towing skiers/riders must be occupied at all times by at least two (2) persons: one driver and one spotter, 12 years of age or older. Both persons must be competent to handle the boat in an emergency.
- F. Boats towing skiers/riders, and the skiers and the riders, shall at all times conduct their activities in a prudent and cautious manner so as not to endanger the life and safety of themselves, others, or property of the lake.
- G. All towing boats, as well as their skiers or riders, must stay a minimum of 40 feet from the shoreline.

IX. Fishing

- A. Fishing by anyone other than Members and their guests, is prohibited.
- B. An Illinois state fishing license is required, per Illinois State DNR regulations.

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- C. To protect and preserve the health of our lake's fish population, all fish quotas and size limits are set by the SLA Board of Directors using the DNR regulations as the minimum standard. DNR fish quotas are published yearly in the Illinois Fishing Information Digest and also found on the website ifishillinois.org. As allowed by the state, the Board of Directors has the authority to further restrict limits on the lake. Limits and quotas for the lake will be posted on the Association's website and included as Schedule B at the end of this document.
- D. No person shall attempt to jug fish, use trot lines or bank lines, take, catch or attempt to take or catch any fish in the lake by any method whatsoever except with a hook or lure attached to a single line.
- E. No fishing line shall be left in the water unattended at any time. Attending a fishing pole or line does not mean watching it from inside your home.
- F. Fishing from a boat during fast hours should be done in coves or within 30 feet of the shoreline on the main body of the lake when fast boat traffic is present.
- G. Any yellow bass, white bass, shad, green sunfish (sometimes called warmouth or rock bass), carp, striped bass or snakehead which are caught should NOT be returned to the lake, but should be kept for eating, used as fertilizer, or properly disposed of in the trash.

X. Ice Fishing and Ice Skating

The Sunset Lake Association assumes no liability as to the safety or condition of the ice on the lake. It is the responsibility of the members to ensure that the ice on the lake will support themselves and/or their guests.

XI. Snowmobiling

- A. The Sunset Lake Association assumes no liability as to the safety or condition of the ice on the lake.
- B. It shall be the responsibility of the member to ensure that the ice on the lake will support the snowmobile and its occupants safely.
- C. The member is liable for all damages to persons or property caused by the snowmobile
- D. Snowmobiles can only be run on the lake. The use on any other Association property is prohibited except for ingress to and egress from the lake, which must be made via the member's property or the lake boat ramp.
- E. Persons fifteen (15) years of age or younger are not permitted to operate a snowmobile without an accompanying adult.
- F. Snowmobiles may be operated on all areas of the reservoir any day from 8:00AM to 8:00PM at their own risk.
- G. A distance of 50 feet or more must be maintained from persons walking, skating, or fishing on the lake.
- H. Only original factory mufflers are to be used on the snowmobile.
- I. An annual permit is required for each snowmobile used on the lake as designated in Schedule A.

XII. Picnicking and Camping

- A. Any person picnicking shall keep the premises neat and clean, picked up and free of paper, garbage,

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and debris, and extinguish any fire before leaving.

- B. A lessee or their guests may temporarily erect tents, use a camper, 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.
- C. 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.
- D. At the end of the camping period, tents must be taken down and campers, 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.
- E. All such vehicles and trailers must be legally registered, licensed and plated according to state laws.
- F. Storage sheds, tool sheds, garages, or other similar buildings on the leasehold property shall not be used for camping purposes.

XIII. Maintaining a Leasehold

Lessees are expected to maintain the leasehold in a sanitary condition; decent, neat, free of weeds, leaves, un-mowed grass, and debris, and attractive in appearance and in good repair. The lessee is responsible for maintaining their shoreline with adequate rip rap, and maintaining all buildings, boat docks, boat houses, and playground equipment, etc., for the safety and welfare of the lessee, guests, and neighbors.

- A. **Deficiency Notices.** Upon failure to maintain the leasehold in a satisfactory condition, the Board has the authority to issue a Deficiency Notice requiring correction of any deficiency.
 - 1. If the lessee fails to correct the identified deficiencies to the satisfaction of the Board within the specified timeframe, the Board shall have the authority to order the necessary work done at the expense of the lessee, plus the appropriate fine(s) as described throughout pertinent Sections of these Rules.
 - 2. If the Board pays anyone to complete the required work, the lessee shall reimburse the Board within thirty (30) days of the mailing of the invoice.
 - 3. Should lessee fail to pay the Association on time the claim shall be a valid lien against the property of the lessee. Furthermore, the lessee shall pay interest on any balance due at the rate of 2% per month (APR 24% per annum) on the outstanding balance and all reasonable expenses of collection, including attorney's fees.
- B. **Mowing.** Lawns must be kept mowed under six (6) inches.
- C. **Leaves.** All lots must be kept free of the accumulation of leaves. No one shall intentionally rake or blow leaves into the lake.
- D. **Trees.** Any trees or branches that fall into the lake from a leased lot shall be completely removed from the lake in a reasonable amount of time at the expense of the lessee of the lot from which the tree or branch came.
- E. **Vehicles.** No unlicensed and/or inoperable vehicles shall be kept on any leasehold.

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- F. **Rip Rap.** All shorelines are to be rip rapped with aggregate stone or concrete 4-7 inches or larger in diameter laid 9-12 inches thick. Fabric is recommended under the rip rap. Rip rap should extend a total of three (3) feet vertically, one and a half (1 ½) feet above and one and a half (1 ½) feet below the normal waterline. No broken concrete over 16 inches or with rebar protruding, no brick, asphalt, or foreign material may be used. If building a sea wall, pre-cast concrete walls, driven steel or PVC sheet pilings or other materials must have Board approval.
1. Upon failure to maintain rip rap, the Board will send a written notice to the lessee requiring that they bring the rip rap into compliance with these Rules within 90 days of the notice.
 2. Failure to do so shall result in a fine as designated in Schedule A, unless the lessee has requested and the Board has approved an extension of time.

XIV. Trees

No person shall cut down any live tree with a trunk diameter over six inches (6") on any Sunset Lake Association property, including leaseholds, without obtaining permission from the Grounds Committee. Two board members must sign off on the permit. Penalty for failure to comply with this rule shall be a fine as designated in Schedule A.

XV. Pets

- A. All lessees are allowed a maximum of four (4) dogs and cats, in any combination per dwelling.
- B. Dogs, cats, or other pets shall not be allowed to run at large. All dogs, cats, and other pets must be confined to the owner's leasehold or under the owner's control at all times.
- C. All pets must be kept on a leash when off the owner's leasehold
- D. Pet owners are required to clean up and properly dispose of their pet's waste.
- E. Lessees shall not allow pets to create a disturbance (including excessive barking), trespass, destroy property, attack, or injure any person or other pets.
- F. No vicious or dangerous dogs, cats or other pets shall be permitted on Association Property. Report concerns to the Macoupin County authorities.

XVI. Pollution

- A. No person shall throw, place, discharge or cause to be discharged any sewage, garbage, dead fish or animals, oil or oil products, industrial solids or liquids, plastic products of any kind, cartons, bottles, cans or other refuse into the lake, or a ditch, tile, pit, open ground, drain or sewer flowing directly or indirectly as to ultimately reach and pollute the waters of the reservoir.
- B. Manure, fertilizers, compost, etc. may be used for horticulture or gardening purposes, but shall not be placed, spread, or used in such quantities or in such manner as to cause or threaten any pollution of the reservoir, or bring about any public or private nuisances, whatsoever.
- C. Care must be taken when controlling weeds near the lakeshore. It is advisable to look for environmentally safe alternatives or consult with local environmental authorities for approved methods and products that are safe to use near water bodies.

XVII. Sanitation Systems

It is very important that proper sanitation practices be followed to ensure that Sunset Lake remains safe and healthy.

A. Requirements:

1. Permit: Prior to the installation of a new septic system or the repair or replacement of major components in an existing septic system, an application for an SLA Septic permit must first be submitted and approved. All waste disposal systems installed after January 1, 2014 (and waste disposal systems installed prior to January 1, 2014 that require repair where a septic tank or other major component of the system is replaced, removed or added) must comply with the current [Illinois PRIVATE SEWAGE DISPOSAL CODE \(77 Illinois Administrative Code 905 et seq\)](#) and the directives of the Federal, Illinois and Macoupin County Departments of Public Health and applicable plumbing codes.
2. Licensed Contractor: Leaseholders are encouraged to complete all repairs or replacements using a licensed state of Illinois Private Sewage Disposal System Installation contractor.
3. Records: As required by code, records of septic services, maintenance and evaluations provided by a licensed sewage system professional or completed by the leaseholder must be maintained. A copy of the annual evaluation report for the Sand Filter Systems and the Aerobic Treatment Units (see XVII.B) must be submitted to the Association office each year before August 1st. Failure to provide this report by August 1st may result in a fine and/or loss of lake privileges.
4. Leasehold Transfer: Prior to a lease transfer, all systems must have a passing septic inspection by a licensed Illinois Private Sewage Disposal System Installation Contractor. A report of this inspection along with a copy of all records referenced in section 3, above, must be passed on to new owners at the time of transfer of a leasehold.
5. Guidelines: Septic tanks must be maintained within the following guidelines. In all cases,
 - a) If accumulated scum and sludge exceed 33% of the tank capacity, the septic tank must be pumped out by a licensed State of Illinois Contractor.
 - b) Proof of inspection must be submitted to the SLA office using the Illinois Department of Public Health's [Private Sewage Disposal System Evaluation Form](#), typically completed by your licensed contractor.

B. Maintenance of the septic system is the responsibility of the leaseholder.

1. Lateral System – septic tanks must be inspected at least once every 5 years.
2. Sand Filter System – septic tanks must be inspected and evaluated once every year. If the system utilizes a chlorine chamber, then septic system approved chlorine tablets must always be present and in the proper position to contact the wastewater effluent being discharged. Failure to maintain chlorine tablets in the systems may subject the leaseholder to fines. An annual inspection report is due to the SLA office by Aug. 1 each year.
3. Aerobic Treatment Unit (ATU)– An ATU requires evaluation and maintenance every six (6) months. The SLA requires that all ATUs must have a yearly service contract. A copy of the contract and all service records are to be submitted to the SLA office. If the system utilizes a chlorine chamber, then septic system approved chlorine tablets must always be present and in the proper position to contact the wastewater effluent being discharged. Failure to maintain chlorine tablets in the system may subject the leaseholder to fines. An annual inspection report is due to the SLA office by Aug. 1 each year.

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C. Leasehold access for inspection and accelerated fines.

1. The Association reserves the right to inspect leaseholds for septic system compliance. Non-compliance may result in fines, liens or legal actions as outlined in the SLA Bylaws & Rules and Regulations.
2. Failure to provide the required reports by August 1st each year may subject the leaseholder to an accelerated fine schedule until paid beginning on August 2nd with additional fines on August 17th and September 1st.

XVIII. Disposal of Garbage

Unused foods, cans, bottles, all plastic products, etc., can only be disposed of through a state licensed garbage disposal company or taken to a licensed dump. All trash containers must be removed from the roadside within 24 hours after pick up.

XIX. Burning/Dumping

- A. Waste materials such as paper, cardboard, leaves, dried brown grass clippings, tree limbs, etc., may be burned only by members on the following sites:
1. On the members leasehold OR
 2. At a site designated by the Association for this purpose.
- B. Burning or dumping of any garbage, plastics, rubber, oil, or oil products anywhere on Association Property is strictly prohibited.
- C. The following guidelines apply at all burning sites designated by the Association:
1. Members are responsible for promptly burning their own waste material and tending their own fires.
 2. Dumping of prohibited or non-burnable materials is not permitted at the burn sites. Violators will be subject to fines specified in Schedule A.
 3. No burn barrels are allowed at the end of driveways adjacent to roadway.

XX. Storage of Boats, Boat Trailers, Campers, RVs, and Motor Homes

- A. Each leasehold is permitted to have a total of one camper, RV, or motor home stored on their leasehold.
- B. The temporary storage of boats, boat trailers, or any type of vehicle or trailer on SLA common ground is prohibited unless permission is requested from and approved by the Grounds Committee. Such approval shall include a date of removal and shall be recorded in the Association office. Permanent storage is not permitted.

XXI. Traffic Regulations.

- A. All persons shall obey all traffic signs and signals authorized by the Association and shall not drive a motor vehicle upon any road at a speed greater than the posted limit.
- B. Unless otherwise posted, the maximum speed limit on all Association roads is 15 miles per hour.

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- C. The one-lane pathway connecting West Lake Drive and Coultas Drive is intended for emergency and authorized vehicles only. It is not available for public use.

XXII. ATV's UTV's & Golf Carts, etc.

- A. Utility Terrain Vehicles (UTV) or Golf Carts may be kept and used on Sunset Lake Association Property if it is owned and registered by a member.
- B. Only one UTV or Golf Cart is allowed per leasehold.
- C. The UTV/golf cart owner must obtain a Sunset Lake Association permit. The permit fee is designated in Schedule A. Such permit, when granted, shall be placed in the middle of each side of the UTV or Golf Cart. The member's lot number must be displayed on each side of any registered UTV or golf cart. Lot numbers must be black numbers or letters on a white background and must be at least 3 inches tall.
- D. All UTVs or Golf Carts must have headlights and taillights illuminated from dusk until dawn, if so equipped. If not equipped with headlights and taillights, a white light must be mounted on top, not less than 6" above the highest point of the vehicle and bright enough to be seen 100' from all directions.
- E. The use of ATV's, 4-wheelers, go-carts, dirt bikes, etc. are not permitted to be used on any Sunset Lake Association property.
- F. No person under 12 years of age may operate any UTV or Golf Cart on association property. Further, no person 12 to 15 years of age may operate any UTV or Golf Cart unless they are accompanied in the UTV or Golf Cart by a person of at least 18 years of age.
- G. No person shall operate a UTV or Golf Cart in a careless manner on Sunset Lake Association property, or property of others, or at a speed greater than the posted limit.

XXIII. Wildlife Protection

- A. No person shall attempt to trap, catch, kill or wound any bird or animal, or take any bird egg or molest or rob any nest of any bird or animal, or cruelly treat any bird or animal on Association ground.
- B. Only the Association may authorize the use of firearms, traps or other means to destroy any predatory or undesirable animal, bird or aquatic life.

XXIV. Use of Firearms

No person shall fire or discharge any firearm of any description on Sunset Lake Association property except by the authority of the Board.

XXV. Businesses

No on-site service or retail business which would result in regular customer traffic to a member's leasehold shall be operated on Sunset Lake Property.

XXVI. Signage & Advertising

- A. The erection or maintenance of any sign, notice, or other media promoting political affiliation, personal business, or advertising is prohibited unless approved by the Board. No public display, regardless of media, may contain offensive or obscene wording. This includes, but is not limited to, expletives, racial epithets, sexual references, drug references, and allusions to violence.
- B. Notwithstanding the previous, members marketing their own property for sale 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.

XXVII. Construction on Unleased Properties

Only the Board shall have the authority to initiate any construction on unleased Association land.

XXVIII. Building and Construction Regulations

General

- A. All structures on a leasehold shall meet or exceed all required Sunset Lake Association Building Regulations 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 written permit has been issued by the Building Committee.
 - 1. The permit issued designates the structure's usage.
- B. All portions of any construction which are visible from outside must be completed within one year from the date a permit is issued. If not completed within one year of the date of issuance, a three-month extension may be issued by the Building Committee upon application, approval, and payment of the extension fee as designated in Schedule A. Subsequent three-month extensions may be issued with approval and payment of additional extension fees.
 - 1. New Dwellings: For the construction of a new dwelling, a "Certificate of Completion and Occupancy" must be obtained prior to moving into the structure.
 - 2. No person shall be permitted to reside in or occupy any building that does not meet the definition of a dwelling according to Section II.L.
- C. The location of any structure must be approved by the Building Committee.
- D. All structures must be a minimum of three (3) feet from all neighboring lot lines, including any overhangs. EXAMPLE: If you have a one-foot overhang, the building itself must be four (4) feet from the lot line.
- E. No building may be closer than 15 feet from the center of any road, drive or lane without board approval of the permit application.
- F. Placement of stakes indicating location of the structure must be placed prior to obtaining final approval from the Building Committee. Once this location has been approved, no change can be made without Building Committee re-inspection and approval. The Sunset Lake Association Board of Directors may require a survey prior to construction if there is a question as to the location of the lot line. Such survey shall be at the expense of the leaseholder.
- G. No mobile home/house trailer may be placed on any lot for any reason.

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- H. Fences: A fence enclosing a swimming pool or spa is allowed, upon approval of the Board. No other fencing of any type may be constructed without prior approval from the Board. In no case are members permitted to fence their entire lot.
- I. Dwelling: No more than one principal residential building (dwelling) shall be located on a single lot.
 - 1. Size: A dwelling must satisfy a minimum of 1000 square feet of living area (floor area), exclusive of screened-in porches, other porches, terraces, patios, carports and/or attached garages. The Floor Area of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls. The Floor Area of a building shall include the basement floor area only when more than one-half of the basement height is above the established finished lot grade level.
- J. Garages: Whether attached or unattached, garages are not to exceed 900 square feet, unless otherwise approved by the Board of Directors.
- K. Footings: the top of the footings must be a minimum of 36 inches below the final grade with poured concrete at least 16 inches wide and 8 inches high on all homes and attached garages.
 - 1. Floating mat foundations with a minimum edge thickness of 20 X 12 are acceptable for garages/homes.
 - 2. Foundations must be either poured concrete or cement blocks and extend above the final grade a minimum of 8 inches when there is a crawl space or basement.
- L. House Siding must have the approval of the Building Committee. Roll paper, imitation roll brick, plywood sheeting, corrugated metal and galvanized metal are not acceptable. Each house must be equipped with glass windows of a manufactured type.
- M. Roofing Material: Roof covering of the roll type is not permitted except for roofs with a 3 in 12 pitch or less.
- N. Brick Chimneys shall be of brick or masonry construction from ground level through the roof. Brick on edge is not acceptable. A prefabricated metal chimney is permitted if it meets minimum standards of the Underwriter's code.
- O. Electrical: Wiring in any building shall comply with R.E.A. requirements and relevant national electrical codes.
- P. Plumbing must comply with Illinois State Plumbing Codes.
- Q. Sanitation/Septic Systems (see Section XVII).
- R. Storage Structure drawings and proposed location must be approved by the Building Committee. Two storage structures are permitted per assessment. Storage structures are not to exceed 200 square feet per structure without Board approval. Storage structures are not to be used for camping or residential occupancy, whether temporarily or permanently.
- S. Garage – No more than two (2) per leasehold without Board approval.
- T. Car-Port – No more than one (1) carport is permitted per leasehold without Board approval.
- U. Boat House Siding must have the approval of the Building Committee. Roll paper, imitation roll brick, plywood sheeting, corrugated metal and galvanized metal are generally not acceptable. The Boat House roof may be of metal but must have proper drainage. The Building Committee must also approve the size and location of boat houses. See below for dock dimensions.
- V. Docks must be properly anchored on shore and may extend into the lake a maximum of 20 feet from the normal water level line unless a variance is granted by the board. In no case shall a dock extend more than one third (1/3) of the way across a bay/cove unless approved by the board.

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Commercially manufactured floating docks are acceptable provided they are permanently anchored.

- W. Disposal of excess evacuation dirt shall be the lessee's responsibility. Lessee may have the contractor consult with the Grounds Committee as to the disposition of any excess dirt, if the association has need of or space for it.
- X. It is always wise to get approval or advice from the Building & Construction Committee prior to purchasing materials, buildings, sheds, fencing, etc. The Sunset Lake Association is not responsible for materials that do not conform to our Building Regulations and will not be held liable for loss or removal.
- Y. Lessee is responsible for all cleanup of construction debris and damage to roadways.
- Z. Any lessee who intentionally or willfully violates, disobeys, omits, neglects or refuses to comply with these Building and Construction Regulations may be fined as designated in Schedule A for each offense per day, and may be fined starting from the date of the infraction and continuing until the infraction is corrected.

XXIX. Building and Construction Permits

A written permit shall be obtained from Sunset Lake Association prior to beginning any construction on Sunset Lake property.

A. When a Permit is Required.

- 1. To establish any new use of property.
- 2. To change the use of any building, structure or land from one use to another.
- 3. To erect, construct, alter, replace, enlarge, extend, enclose, demolish, or move any building or structure which would include, but not be limited to dwellings, garages, boat docks, boat houses, decks, porches, patios, carports or canopies, swimming pools, fences, or sheds.
- 4. To install a septic system or repair a major component of a system.
- 5. To make exterior ADA Accessibility Improvements.

B. Permits & Fees- A permit is required for the following activities. Fees are payable before the issuance of a Building Permit and are shown in Schedule A. No work may begin prior to the issuance of a Building Permit.

1. Empty Lot Development Bundle

NOTE: This includes permits for new dwelling (exterior to be completed in one year from date of permit.), Detached Garage, and Boat Dock. This is a reduced-rate bundle.

- 2. New Dwelling
- 3. Garage/Boat House/Covered Boat Dock
- 4. Home Addition
- 5. Deck or Swimming Pool
- 6. Boat Dock or Car Port
- 7. Shed
- 8. Enclosure of Existing Structure

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NOTE: This includes any structural changes to home or garage such as screened-in porch, patio, sunroom, extension on garage, roof over deck/dock. Not to be confused with Home Addition.

9. Dog Run
10. Extension of Boat Dock or Deck
11. Septic System
12. Demolition
13. Replacement of existing deck, dock or shed of same size
14. Roof and/or siding replacement
15. ADA Accessibility Improvements (when done as a stand-alone project)
16. Fence

C. The Permit Process

1. Submit Application. The Permit Application requires information about the construction project. You will be asked to document who will perform the work, what work will be done, where the work will be done, when the work will be done, and how the work will be done. Sketches, drawings, plans or other documentation of the proposed work will have to be submitted for review. Leaseholder must submit the following:
 - a) Two (2) sets of building plans, specifications, and drawings showing location and dimensions of existing and proposed structures on site, including structures that are to be removed. Each building must be labeled on the drawing as to its use, outline the distance from lot lines, roadways, and easements, etc., and indicate direction with a North arrow. Additionally, if required, an Erosion Control Plan must be submitted at the time of permit application.
 - b) Erosion Control Plan (ECP)- An ECP is typically required for any activity that disturbs the soil, such as pouring a foundation, installing or removing a septic system, creating a driveway, significant landscaping, or trenching for utilities, etc. Specifications on the type of silt fence or barrier that will stop any silt from eroding into the lake. Any silt fence or barrier identified in the Erosion Control Plan must be and remain in place during construction until the affected area has reached a point of stabilization. If the Erosion Control plan is not followed as the approved plan indicates, a fine may be assessed per day as designated in Schedule A, starting from the date of the infraction and continuing until the infraction is corrected. The Lessee is responsible for the plan and its implementation.
 - c) Any lot being developed for the first time must have a letter from Nilwood Water stating that water service will be available by Nilwood Water, to the residence, prior to the Building Permit being issued.
2. Project Review. Wait during the review process. The majority of permit applications are processed with little delay. The Building & Construction Committee will determine if the proposed project is in compliance with the Building Regulations. If plans are submitted for construction of a new dwelling or garage, the building plans must be approved, by a majority of the board, typically at the Board's next regularly scheduled meeting. This approval must be recorded in the board meeting minutes.

If it is determined that the proposed project is in compliance with the Building Regulations, the application will be approved and a permit issued as described below. If it is determined that the proposed project is not in compliance with the Building Regulations, the

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application, as submitted, will be denied. In the case of such denial, the member may correct the application to bring it into compliance or appeal the decision to the board.

3. Issuance of Building Permit. The lessee must receive a properly executed permit before starting any construction. The Building Permit is the document granting the Association's permission for the leaseholder to start construction. You must proceed according to the plan on which the Building Permit was issued.
 - a) The fee will be collected immediately prior to the time the permit is issued.
 - b) Building plans, drawings, specifications and the Erosion Control plan shall be filed in the office of the Association. When approval is granted by the Building & Construction Committee, the second set of plans, drawings, specifications and the Erosion Control plan will be returned to the leaseholder, together with the Building Permit and must be available at the construction site for inspection at all times until construction is completed. **If any construction commences prior to obtaining a permit, the lessee shall be subject to a penalty.**
4. Arrange Inspection Visits. Each major phase of construction must be inspected by a member of the Building and Construction Committee to make certain the work conforms to the Building Regulations. The person responsible for the construction project must request each inspection, normally 24 to 48 hours in advance, by calling one of the Building Committee members. If an inspection finds that some work does not conform to approved plans, the Committee member will advise and provide written notice that the situation is to be remedied. If the violation is serious, a stop-work order may be posted until the problem is resolved. A re-inspection of the work will be necessary. Items to be Inspected include:
 - a) Footings – after forming, but prior to pouring.
 - b) Foundation Walls – after forming, but prior to pouring or before any block work.
 - c) Septic Systems.
 - d) Completion to approved final construction on exterior of structure.
- D. Occupancy. In the case of a dwelling, a Certificate of Completion and Occupancy must be obtained prior to moving in any personal items (appliances are permitted). Failure to obtain the Certificate of Completion prior to occupancy will result in a fine noted in Schedule A.

XXX. Requirements to Transfer Property or Modify Ownership of Leasehold

- A. Prior to transferring a property lease, or adding or deleting leaseholder(s), the Association requires the lessee to complete and/or furnish the following:
 1. Payment of all Lease Transfer Fees, Recording Fees, Assessments, any money due the Association, and a Property Transfer Fee from both the buyer and the seller shall be paid on or before the date of closing. A fee also applies in the case of a name change or modification of lease. These fees are designated in Schedule A.
 2. Septic System: An independent septic inspection must be completed by a licensed inspector prior to the transfer, and a copy of the inspection noting compliance with the requirements must be submitted to the Association to remain in the lessee file.
 - a) The septic system must comply with the requirements of Section XVII of these Rules and Regulations, the Macoupin County Health Dept., and the State of Illinois.

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- b) Any agreement(s) regarding septic system escrow (both amount of escrow and time frame) are to be resolved solely between the buyer and seller (if needed). A copy of any such agreement(s) must be approved by the Association before the time of closing. Escrowed funds must be held by an independent escrow agent for the benefit of the buyer and seller. The completion date identified in the escrow agreement will be monitored by the Association. The party responsible (seller or buyer) must submit evidence/certification from a licensed contractor that the required repair/replacement noted in the inspection report was completed. Failure to complete the required work by the completion date may result in the fine noted in Schedule A.
 - c) A review prior to the closing date and lease transfer must be completed by a board member or their designee.
- 3. Survey: A survey dated in the last ten years of the platted lot(s) by a licensed surveyor is required to transfer the lease. A copy of the survey must be on file with the Association office before the transfer of the property can be completed, or the funds must be escrowed from the transferor or transferee for the cost of the survey.
- 4. A Board Member will review the property prior to transfer or lease changes.
 - a) Any improvements deemed necessary by the Association must be completed by the seller.
 - b) Association observation and approval of the improvements must be completed prior to closing and lease transfer.
- B. The Association makes no representations on behalf of the transferor or transferee, and neither transferor nor transferee is entitled to rely upon any observations made by Association employees or Board members as creating any liability by the Association should the property in fact be in a condition different than the Association's inspection would indicate. No such observations will result in any waiver of any provision of any lease. Any expense connected with such independent inspections and work is the responsibilities of the transferor and/or transferee.
- C. Should the lessee decide not to transfer the leased property, or modify ownership of a leasehold, and the observations called for hereunder disclose deficiencies, the lessee will be required to remedy any such deficiencies to the septic/sewage system and/or its connections to the wastewater plumbing system in the residence within 90 days. Additionally, should any deficiencies to the shoreline, boat dock and grounds be noted, the lessee will be required to remedy any such deficiencies within 90 days in accordance with the Bylaws, and the Rules and Regulations of the Association.
- D. Prior to issuing a lease to a transferee, name change or modification, the transferee/new leaseholder must attend a new member orientation and must sign an acknowledgement that they have read and agree to abide by the Sunset Lake Association Bylaws and the Rules and Regulations.
- E. If current leasehold is transferred to their own trust, or if modification of lease is only for addition or deletion of leaseholder(s), all items in this section are applicable except for the requirement of a new survey and septic inspection specified in section A above.

XXXI. Member Complaints

- A. Complaints regarding any member's compliance with these Rules and Regulations or the Board's enforcement of these Rules and Regulations should be submitted in writing or personally brought before the Board of Directors at its monthly meeting.
- B. The Executive Officers will acknowledge the complaint within 7 days, investigate any allegations within 30 days, and respond to the complainant within 45 days.
- C. Written complaints and the corresponding outcomes will be maintained in the respective member files in the Association office.

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XXXII. Schedule A: Fees, Fines, and Permits

Revised 9/8/2026. Note that other penalties and conditions may apply. See the additional information contained in the sections referenced below.

Violations	Amount	Section Reference
General – 1 st Violation	\$ 35	IV.D.2
General – 2 nd Violation	\$ 50	IV.D.3
General – 3 rd Violation	\$ 125	IV.D.4
General – Suspension Violation	\$ 200	IV.D.5
Motor over 50hp	\$ 300	VI.C
Rip Rap 90-day notice	\$ 100	IV.E
Tree Removal w/out Permit	\$ 500	XIV
Failure to provide Septic report by Aug. 1	\$ 25/\$ 50/\$ 100	XVII.A.3
Failure to comply with Building and Constructions	\$ 50 - \$ 250 per day	XXVIII.Z
Erosion Control Plan Violation	\$ 200	XXIX.C.1.b)
Occupancy before Certificate of Completion	\$ 200	XXIX.D
Failure to meet predetermined completion schedule	\$ 50	XXX.A.2.b)
Fees		
Late Fee	greater of 10% of past due amount or \$10	IV.E
Property Transfer (from buyer and seller)	\$ 300	XXX.A.1
Name Change or Modification of Lease	\$ 100	XXX.A.1
Permits		
Boat - Motorized	\$ 25	VI.E.1
Boat - Non-motorized	\$ 15	VI.E.2
Snowmobile	\$ 25	XI.I
UTV/Golf Cart	\$ 25	XXII.C
Construction Permits		
New Dwelling	\$ 200	XXIX.B
New Dwelling 3-month extension	\$ 100	XXVIII.A.1
Empty Lot Development	\$ 300	XXIX.B
Garage/Boat House/Covered Boat Dock	\$ 100	XXIX.B
Home Addition	\$ 100	XXIX.B
Deck or Swimming Pool	\$ 40	XXIX.B
Boat Dock or Car Port	\$ 40	XXIX.B
Shed	\$ 25	XXIX.B
Enclosure of Existing Structure	\$ 50	XXIX.B
Dog Run	\$ 20	XXIX.B
Extension of Boat Dock or Deck	\$ 20	XXIX.B
Septic System	\$ 25	XXIX.B
Demolition	\$ 0	XXIX.B
Replacement of existing deck, dock or shed of same size	\$ 20	XXIX.B
Roof or siding replacement	\$ 20	XXIX.B
ADA Accessibility Improvements	\$ 0	XXIX.B
Fence	\$ 25	XXIX.B

These fees and fines are set by the Board of Directors and are reviewed and revised annually, as needed, in conjunction with the budget process.

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XXXIII. Schedule B: Fish Quotas and Size Limits

Approved December 9, 2025

To protect and preserve the health of our lake's fish population, the Association board has adopted the following fishing regulations, which can be stricter than Illinois state law. These rules apply to all members and their guests using the lake.

These quotas and size limits currently align with the state regulations. Please note that variations from the state regulations will be shown in red when they exist. When variations are adopted, those rules are in addition to, and do not replace, Illinois Department of Natural Resources regulations. Violations of state law may result in enforcement by state conservation officers. Failure to comply with SLA fishing rules may result in fines, loss of lake privileges, or other penalties as determined by the Association board.

	Illinois DNR Regulations		Regulations Adopted for SLA
Bass	Must be 15" or longer to be kept with a limit of two (2) per person per day.	Any Bass less than 15" in length must be carefully released back into the lake.	Currently Same as DNR Regs
Bluegill	No limit on size or number to be kept.		
Catfish	No limit on size or number to be kept.		
Crappie	No limit on size or number to be kept.		
Red Ear	No limit on size or number to be kept.		
Walleye	Must be 15" or longer to be kept with a limit of three (3) per person per day.	Any Walleye less than 15" in length must be carefully released back into the lake.	

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Record of Revisions

		<i>Effective</i>	<i>Revisions</i>
Originally Adopted	12/9/2025	1/1/2026	
Revised	1/13/2026	1/13/2026	Section XVII and Schedule A
Revised	9/8/2026	1/1/2027	Schedule A

- - - THIS PAGE FOR REFERENCE ONLY - - -