



RULES AND REGULATIONS

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RULES AND REGULATIONS

COOPERATION BY ALL MEMBERS IS IMPORTANT TOWARD MAINTAINING A HEALTHY, FRIENDLY ATMOSPHERE IN THE USE AND ENJOYMENT OF THE LAKE, BEACH, PICNIC, AND OTHER COMMON AREAS. SUGGESTIONS FOR CHANGES TO THE RULES SHOULD BE BROUGHT BEFORE THE COUNTRYSIDE LAKE ASSOCIATION BOARD OF DIRECTORS AT ANY OF ITS MEETINGS.

The property deed Agreement Creating Countryside Lake Association (“Declaration”) and the By-Laws of the Countryside Lake Association (the “Association” or “CLA”) describe privileges and restrictions that are available to and govern property owners within the Association. Under the authority of the CLA Board of Directors (the “Board”), however, it is necessary to adopt more specific regulations to clarify what is expected of the members and their guests. Any questions or concerns regarding these Rules and Relations should be brought to the Board’s attention for clarification and understanding.

The following list of rules is not all inclusive. Situations may arise that require the enactment of additional rules. It is therefore recommended that any questionable activity be brought to the Board for its approval. It will be the Board’s position to make any new rule retroactive to the action/situation that required the creation of the rule.

Members are required to abide by local, state, and federal laws which are enforced by the respective governing agencies. The Association rules and regulations are established and enforced by the Associations Board of Directors and are in place to maintain the quality and standards of our community. The establishment, modification, and enforcement of these rules and regulations are at the full discretion of the Associations Board of Directors.

Failure to abide by these rules, regulations, and procedures exposes the property owner to fines, liens, all costs associated with correction of the violation, and possible loss of membership privileges as directed by the Board.

I. MEMBERS’ PRIVILEGES

Members must remain current on annual dues, fees, assessments and special assessments to be entitled to the Association amenities including use of the lake, beach, picnic, tennis court, boat docks and racks, conservation area and other Common Areas within CLA. These privileges are extended to members of the immediate family who live in the same household. Immediate family members who no longer reside at home must carry a Guest Pass with them or display a Guest Pass on the dashboard of their vehicle parked on CLA property.

II. GUEST PRIVILEGES

Upon payment of annual dues, assessments and fees, each member receives one Guest Pass dated for the current year, which may be used to extend the member's privileges to a guest.

1. Use of CLA facilities by a non-member without a Guest Pass is prohibited.
2. A non-member not carrying a current Guest Pass or not displaying a current Guest Pass on any vehicle will be removed from CLA property.

III. VEHICLES

A. Automobiles

Each year, upon payment of Association dues and automobile identification, members are provided with a unique sticker for each member-owned vehicle. Each sticker is assigned to a specific vehicle and must be affixed to the lower-left corner of the driver's-side windshield. Guest automobiles are identified by placement of a Guest Pass face up on the dashboard of the vehicle.

1. Any vehicle change must be provided to the Association in a timely manner to receive a new vehicle sticker.
2. Vehicles on CLA property either failing to display a CLA sticker affixed to the windshield or vehicles failing to display a Guest Pass on the dashboard are subject to being towed from the Countryside Lake area at the owner's expense.

B. Recreational Vehicles

1. On Frozen Lake

- a. Members, their family members and guests traversing on the ice is **AT THEIR OWN RISK** and subject to DNR requirements.
- b. Snowcraft vehicles such as snowmobiles may be used by members, their immediate families and their guests on the frozen lake.
- c. **Guests must be accompanied by an Association member.**
- d. The vehicles must conform to state and county ordinances pertaining to licenses and operation for both vehicles and drivers.
- e. Snowcraft vehicles may not be operated on the beach, picnic areas, tennis court, Shore Area, conservation area or on any other CLA Common Area.
- f. The vehicles must be operated in a safe, responsible, and lawful manner.
- g. Automobiles, motorhomes, travel trailers and the like are not allowed on the ice.

C. Parking and Storage

1. Only private passenger vehicles are allowed on member property outside of the garage. Non-compliance will result in a violation.

2. Commercial vehicles must not be clearly visible from the street. Non-compliance will result in a violation until removed.
3. Temporary parking of storage trailers, recreational vehicles, campers and trailers is not allowed on member property outside of the garage beyond 14 consecutive days and limited to 21 calendar days per year. Non-compliance will result in a Notice of Violation, and continued Violations until removed.

IV. BOATS

Only boats owned by a member in good standing are allowed on the lake. Guest boats of any type are not permitted on the lake. Violations to the Boat Rules and Regulations are subject to fine.

A. Registration

1. Boats must carry a CLA registration number, and two (2) Countryside Lake stickers supplied by the Association. The stickers should be displayed on each side of the boat along with the CLA number.
2. The State of Illinois requires watercraft on Countryside Lake to display current DNR watercraft decals and registration numbers. All CLA residents and their guests must abide by current State of Illinois laws for watercraft.
3. Unidentified and unregistered boats will be removed from the lake and shore area.

B. Boat Types and Motors

The size of motors is limited to protect the health of the lake from the damaging impact of waves on shoreline erosion and lake bottom sediment resuspension. Law Enforcement, Environmental, and Emergency Response equipment shall not be subject to this restriction.

1. Boat types allowed to be registered for use on, under or over Countryside Lake are pontoon boats (i.e. those having pontoons; not a “V”-shaped deck boat), rowboats, canoes, kayaks, paddleboats, inflatable boats, sail boats and paddleboards.
 - a. Other types of craft (including non-recreational vessels or equipment) may not be registered or put on, under or over the water without prior approval from the Association.
 - b. Boats using electric motors as the main engine are limited to the equivalent of a 15-horsepower gas engine. Requests for boat stickers must include the engine type, serial number, and a certified maximum horsepower equivalent document.
2. Rowboats, canoes, and rigid boats may be equipped with one motor per boat not exceeding 8 horsepower.
3. Inflatable rafts and inflatable pontoon boats may be equipped with a 12-volt electric motor only.

4. Pontoon boats between 18 feet and 24 feet (maximum length) may be equipped with a motor not exceeding 15 horsepower. Pontoon boats smaller than 18 feet may have a motor not exceeding 10 horsepower.
5. Modification of oversized engines with governors or other devices to curtail the horsepower is not permitted.
6. Due to the negative impact the use of large motors can have on Countryside Lake's benthic zone (lake bottom), any watercraft with oversized motors are NOT allowed on the lake.

Non-compliance will be subject to a substantial fine and liability for damages.

C. Boat Use

CLA members can launch their boats and vessels (defined in section B. 1) at any time of the year, at their own risk. Rental piers are available to renters between May 1 and November 1. The Association may adjust the rental pier availability dates depending on forecasted warm weather and any scheduled repair work.

1. The State of Illinois requires watercraft on Countryside Lake to display current DNR watercraft decals and registration numbers. All CLA residents and their guests must abide by current State of Illinois laws for watercraft.
2. All boats must be operated in a safe and responsible manner.
3. Boats are not to be beached or operated in the swimming or sand beach areas.
4. The two (2) docks on each side of the sand beach are for temporary mooring in order to load and unload only. Members and their guests must exercise caution near and around the swimming area.
5. Three (3) Association areas are designated for non-lakefront members' small-boat storage. These are: the boat racks at the beach, the boat racks at the tennis court and sailboat spaces at the beach. Only boats with assigned rack space (for canoes, rowboats, and paddleboats) or assigned sailboat storage will be permitted to remain on CLA property. All other boats and recreational items are required to be removed daily, after each use.
6. No overnight mooring of boats is permitted at the mooring buoys.

D. Boat and Pontoon Storage Outside the Beach and Tennis Court Areas

1. **May 1 to November 1:** Only boats that meet the requirements of IV.B. above and are owned by the CLA member are allowed to be stored on the member's property.
2. **November 1 to May 1:** Only boats owned by CLA members are allowed to be stored outside provided there is no direct, unencumbered street view. Members may request an exception from the Association. All exceptions must be in writing and shall indicate the specific type of boat or trailer, the time-period of the exception, the approved location of the exception and the required provisions to be adopted by the member.
3. **May 1 to November 1:** Inflatable flotation or lake toys can be moored within 30 feet of the shoreline for no longer than 3 consecutive days.
4. Inflatable flotation or lake toys are not allowed to be moored, tethered, or anchored beyond 30 feet of the Shoreline.

5. All non-registered water recreational products must be pulled ashore after each use.

V. INVASIVE SPECIES

Any boats, boat engines, boat anchors and lines, boat trailers, bait buckets, beach toys, or anything that has been in another lake or contains water from another body of water (especially Lake Michigan) **must be inspected and cleaned by owners before insertion into or placement near Countryside Lake**. Each owner must flush thoroughly all boat hulls, engines (including cooling systems), boat anchors and lines, boat trailer frames and lights, boat bilges, anchor compartments, bait wells, bait buckets, compartments, coolers, toys, or anything that came in contact with the water of another lake, with hot water of 135 to 145 degrees F. or, alternatively, flush all of the above with a salt solution (1/2 cup of salt per gallon of hot water) followed by a fresh water flush to prevent corrosion from the salt residue.

Note: Boat owners must inform their launch service companies of these requirements to ensure boat trailers are properly cleaned before use at Countryside Lake.

VI. BOAT DOCKS AND BOAT RACKS

Countryside Lake Association Rules and Regulations use the terms ‘dock’ and ‘pier’ interchangeably and refer to the same type of structure.

A. Privately-Owned Docks

1. Members are required to obtain prior written permission from the Board to construct, alter or replace a boat dock in the Shore Area.
2. Any dock must not extend further than 30 feet from the shore and may not exceed four (4) feet in width. Additionally, any dock must not exceed 120 square feet in total combined surface area.
3. No more than 2 docks are permitted per member property. The docks must have a minimum distance of 8 feet apart from any point.
4. Members are responsible for maintaining their dock(s) in good condition.
5. Boat lifts of any type are prohibited.
6. There is no seasonal restriction for mooring on privately owned docks of lakefront homes.

B. Association-Owned Pontoon Piers and Association-Owned Boat Racks

1. The annual pier and rack rental is available to Members as described in Section I. The Association may elect to revoke or refuse to renew the rental space to a member for non-payment of dues, rental fee, or violations of any kind of the Declaration, By-Laws and/or Rules and Regulations.

2. The privilege to utilize the CLA pontoon boat piers, small-boat storage racks, and beach sailboat storage area is provided to non-lakefront members only. A non-lakefront member will forfeit that privilege if they acquire a lakefront lot/property that includes a Shore Area easement, as defined in the Association's Declaration, in its survey.
3. A waiting list is maintained for non-lakefront members who desire the privilege of utilizing CLA-owned pontoon boat piers, small-boat storage racks, and the beach sailboat storage area (see next paragraph C). Any member on that waiting list who acquires a lakefront lot/property that includes a Shore Area easement, as defined in the Association's Declaration, in its survey, will have their name removed from the waiting list.
4. Storage and Mooring Seasonal Restrictions
May 1 to November 1:
 - a. Pontoon boats are permitted to be moored at their assigned pier. The Spring date restriction is to allow the Association time to perform maintenance. The fall date restriction is in place to prevent damage to the piers from pontoons potentially freezing in causing damage to the piers.
 - b. Sailboats at the sailboat storage area are permitted at the storage area.
5. Boats on CLA boat racks are permitted year-round storage.
6. All boats must be moored or stored in the space assigned.
7. Rental piers, racks, and beach sailboat storage areas are owned and maintained by the Association, and the space assigned to any individual is **non-transferable**. Under no circumstances may the pier renter, rack renter, or beach sailboat storage renter lease, assign, or loan the pier, rack, or beach assignment to anyone else.
8. **February 1:**
 - a. Annual fees for Pontoon Boat Rental Piers, the Boat Storage Rack rentals, and the Sailboat Beach Storage must be paid in full by this date. The amounts of such fees are established by the Association.
 - b. A Waiver of Claims and Hold Harmless Agreement must be signed each year by each member holding a Pontoon Boat Rental Pier assignment. This waiver is required along with the pontoon pier rental fee payment.
9. **March 1:** The Pontoon Boat Rental Pier space will be considered forfeited by the member if the fee is not paid in full and the signed Waiver of Claims and Hold Harmless Agreement is not received by this date.
10. **June 15:** Failure to moor a pontoon boat in the assigned Pontoon Boat Rental Pier space by this date of any year will result in the loss of the CLA rental pier space, unless otherwise approved by the Board, except for the first year of a new renter's assignment.
11. A member who rents/leases his home may not transfer a CLA pier, rack, or beach sailboat space to the renter of the home. Home renters will not be permitted to have their names on the CLA waiting list for a boat pier, rack, or beach sailboat assignment. Home renters may utilize the member's boat with the member's permission by using the Guest Pass.
12. Pontoon boats at CLA rental piers must be in good condition and seaworthy, must be properly secured, and either covered or cleaned of all debris. Deteriorating conditions, i.e., dry-rot of tie-downs, disrepair, loose trash, and otherwise unsightly conditions will lead to loss of assigned pier space.

13. Only one boat per member family can be stored on CLA owned racks, except that a second boat may be allowed at the discretion of the CLA Board if rack space is available, after written request from the member to the Board. A list of members with secondary boats on association racks will be kept for removal purposes in the event rack space is needed for others. Members with secondary boats on Association racks must remove the secondary boat immediately upon a written request from the Association. Under no circumstances may a member have more than two (2) boats on Association Racks.
14. No more than three (3) sail boats are allowed at the Beach. A waiting list will be maintained by the Association. Any member on the waiting list who acquires lakefront property will have their name removed from the waiting list.

C. Pontoon Boat Pier Rental Waiting List

1. Waiting List

- a. There is a waiting list for Pontoon Boat Rental Piers. Any member in good standing who is a non-lakefront member and who does not own property that includes a Shore Area easement (as defined in the Association's Declaration) may request addition to the waiting list by writing to the Association. An acknowledgement will be sent to the member to confirm inclusion on the waiting list.
- b. The Association reserves the right to place itself at the top of the Pontoon Boat Rental Pier waiting list.
- c. **June 15:** When a member has been offered a Pontoon Boat Rental Pier space and accepts such space, they have until this date to obtain and moor a pontoon boat at the assigned pier.
- d. Any member who is not in good standing will be removed from the waiting list.

2. Shared Interest Regulations

The Association has regulations in place to accommodate members that jointly own a pontoon and wish to rent a CLA pier. Contact the Association for these rules and regulations.

VII. DOMESTIC PETS

1. Domestic pets are not allowed on the sand beach or permitted to enter the lake from the sand beach area per Illinois public health law. Pets are permitted to access the lake from locations other than the beach. Members must pick up after their pets within the Association boundaries.
2. All animals must be leashed within the Association boundaries, when off the pet owner's property. Domestic pets running free will be turned over to Lake County Animal Control.

VIII. COMMON AREAS

Common Areas owned by the Association are for use by all members as described in Section I. The beach area and tennis court areas are closed for use at 10 PM each evening.

A. Swimming at the Beach

A lifeguard is generally scheduled to be on duty from Memorial Day to Labor Day.

1. Children under ten (10) years of age are permitted to swim only when accompanied by an adult of at least seventeen (17) years of age.
2. **All persons shall use the beach and swimming area at their own risk.**
3. The lifeguard will not perform “childcare” or other personal tasks for members or for guests.
4. Safeguarding lives in the water is the lifeguard’s primary duty. The authority to remove persons from the beach area goes with this responsibility. Those failing to obey the lifeguard will lose their beach privileges.
5. The lifeguard and/or CLA Security has the authority to close the beach and to order all persons from the water due to adverse or threatening weather, overcrowding, temporary absence of the lifeguard, or other reasons.
6. The beach and beach area close for use at 10 PM each evening.

B. Picnics

1. Picnics are permitted in the designated Common Areas and are not allowed on the sand beach.
2. Only non-glass bottles and containers are allowed on the sand beach. No glass containers or bottles of any kind are permitted on the sand beach or surrounding areas.
3. Cooking is permitted only on a grill and not on an open fire. Neither picnicking nor cooking is allowed on the sand beach.
4. Members having picnics in the picnic area are responsible for cleanup.
5. No open ground fires are permitted.

C. Use

1. Members will be assessed a fine if they do not clean up after their pet.
2. There is no smoking in the Common Areas.
3. Buoys are available in the lake for members to moor their boats.
4. Cameras have been installed, and activity will be recorded.

D. Parties

1. Any member seeking special, semi-exclusive, or exclusive use or occupancy of any Common Area must request a permit and pay the fee for any such reservation or for any activity with 15 to 35 guests, which is considered a party. Single-day parking passes will be provided for the date of the reservation. Party requests for more than 35 guests will require Common Area Committee approval.
2. An Association member must be in attendance for the entire duration of the party. Any exception must receive approval from the CLA Board of Directors.
3. A party must have written approval from the Association in advance of the gathering in order to prevent conflict with any other parties scheduled for the same day. Upon approval of each party request, proper identification for the party will be required and CLA Security will be notified.
4. The member requesting a party must pay a non-refundable \$100 fee. This fee must be delivered by the member to the Association prior to the party date.
5. Satisfactory cleanup of CLA facilities by the member must be completed within one (1) hour of the end of the party or, in the event of a late afternoon/evening party, no later than 9 a.m. of the day following the party. Cleanup shall include bagging and removal of party debris from the picnic areas, beach and lake.
6. All non-member vehicles related to the party must park outside the beach area. Non-compliance is subject to towing of the vehicle.
7. Common Areas are not available for private parties on federal holidays.

E. Dumping

Use of Common Area dumpsters is restricted to Association maintenance and landscape use only. Members are responsible for any dumping by their guests, invitees, or contractors. **Dumping by members or their guests, invitees or contractors, of any kind in Common Area dumpsters or within Association boundaries is strictly prohibited and will result in a fine to members of up to \$1,000.00.**

IX. TENNIS COURT

1. Guests using the tennis court must be accompanied by a member.
2. The tennis court may not be used for longer than one hour at a time if other members are waiting to play, unless a party reservation has been approved, and a sign is present.
3. In the interest of preserving the court surface, the tennis court is designated to be used **exclusively for racket sports**. The use of the court for other activities including but not limited to biking, skateboarding, or any equipment related to non-racket sports is not allowed.
4. The tennis court area closes for use at 10 PM each evening.

X. GUNS, HUNTING AND TRAPPING

1. Hunting by any means, including guns, bow and arrow or any other method is strictly prohibited.
2. Live-trapping of any kind must be done in accordance with local and state regulations.

XI. FISHING

Both summer and winter fishing are for the enjoyment of all members, their families and guests as described in Section I. The lake is periodically stocked with game fish. It is the responsibility of each member to remind an authorized guest not to abuse the fishing privileges. Fishing is not permitted within 25 feet of the swimming area, including on the mooring docks near the swimming area.

A. Year-Round Fishing

1. A valid State of Illinois Fishing License is required of members and/or guests fishing on Countryside Lake.
2. Fishing is not permitted within 25 feet of the swimming area, including on the mooring docks near the swimming area. Lost fishhooks and lures are dangerous for swimmers.
3. **No live minnow bait** or rusty crawfish may be used on Countryside Lake.
4. **This is a catch-and-release lake only.** Fish caught must be returned alive to the lake.
5. **Guests must be accompanied by the CLA member**

B. Ice Fishing

1. **Guests must be accompanied by the CLA member.**
2. No tip-ups are allowed.
3. Windbreaker shelters must be removed from the ice by dusk daily.
4. CLA Ice Fishing Permits must be displayed so they are visible from the shore. These can be obtained from the Association.

XII. HORSES

Horses are permitted on or along road easements ONLY. They may not be ridden or tethered on any CLA Common Area or on any Shore Area.

XIII. DREDGING

No dredging of any type may be carried out in the lake or adjacent shore area without prior written permission from the Association.

XIV. DIVERSION OF LAKE WATER

Members are prohibited from diverting Countryside Lake water for private use, i.e., lawn and garden watering, etc. This prohibition also applies to streams and springs within CLA boundaries that feed into Countryside Lake.

XV. AIRCRAFT

No aircraft may land or take off within CLA boundaries.

XVI. LANDSCAPING

1. Members are responsible for keeping their property clear of refuse and debris.
2. All grassy areas shall be kept mown to a height not to exceed six (6) inches.
3. All easements bordering a roadway must be clear and maintained without trash, refuse, invasive vegetation or other obstacles, and must remain mowed not to exceed six (6) inches.
4. Lawn/turf fertilizer used by members must not contain any phosphorus. A fine of \$1,000 will be assessed to any member using fertilizer containing phosphorus, whether applied by the member or a third party hired by the member.
5. Planting beds must be kept free of excess weeds.
6. All drainage tiles must be buried.

XVII. TENTS

Tents, other than those for temporary or weekend events, are not allowed. Tents used for storage purposes are not allowed.

XVIII. POOLS

1. Lake front properties are restricted to inground pools.
2. Outside the lake front properties, partial inground pools are permitted at Board discretion.
3. Pools are restricted to inground/partial inground pool types and must comply with all setback requirements. No above ground pool types are allowed.
4. Board approval is required prior to any construction.
5. Guidelines for partial inground pool construction:
 - a. Must be installed by a licensed professional installer.
 - b. Constructed with partial inground materials.
 - c. Constructed greater than 50% below existing grade.

- d. Any vertical exposure of the pool will be obscured or obstructed by other landscaping (hardscape or softscape).
- 6. **May 1 to November 1:** Kiddie/plastic pools are permitted on a temporary basis during this period and restricted to under 2 feet in depth.

XIX. SOLAR PANEL (SOLAR ENERGY SYSTEM - SES)

1. SESs may only be installed on the exterior of Dwelling Units, provided that the Board, at its discretion, shall determine the specific location where the SES may be installed on the roof provided that the determination does not impair the effective operation of the SES. Any conduit must be run through the attic to not be visible on the exterior of the Dwelling Unit. If, in the opinion of a licensed professional, conduit must be installed on the exterior the Board must be notified of the circumstances. Further, the conduit must be strategically placed in a location where it will not be visually prominent and painted the same color as the Dwelling Unit to minimize any visual impact. The paint must then remain in good condition (not chipping, etc.) and maintained by the owner. SESs may not be installed on the Common Areas or within an owner's yard. Ground mounted SESs are not allowed under any conditions.
2. To protect the health, safety and welfare of the members, the SESs should be professionally installed. The Board reserves the right to inspect the installation and maintenance of the SES.
3. The member will be responsible for the maintenance of the SES and will keep the SES in good repair. Failure to do so may result in the removal of the SES at the member's expense.

XX. TRASH

1. The Association participates in the Residential Waste Collection Services for Unincorporated Lake County.
2. Each occupied property within the Association must subscribe to Regular Waste Collection Services.
3. Trash cans may only remain at the roadway one day before and one day after the scheduled pickup. Chronic disregard will result in a fine.
4. Trash cans must be stored in an area not visible from the street. Chronic disregard will result in a fine.

XXI. SHORE AREA

The Countryside Lake Association Declaration defines the Shore Area as the strip of land 100 feet in width that is contiguous to and surrounding the Lake Area.

The Board recognizes the desire of lakefront property owners to landscape their properties including the Shore Area. The Board also recognizes the need to maintain a healthy lake and to support wildlife habitat within the Shore Area. The primary purpose of this policy is to **stop shoreline erosion and to maintain and improve the health of our lake.**

A. Landscaping within the Shore Area

1. No landscaping project of any kind is allowed in the Shore Area without prior written approval of the Association.
2. The use of turf grass as ground cover is allowed if the shoreline erosion control has been implemented by the member.
3. Live trees 6" in diameter or larger require prior written approval of the Association before removal. Dead or dying trees may be removed from the shoreline without Association approval.
4. To prevent phosphorus from leaching into the lake, manure and/or compost piles may not be located in the Shore Area.
5. To protect the lake from soil runoff, silt fencing must be erected prior to beginning work on a landscape project within the Shore Area if the nature of the project will disrupt the soil.
6. Any tree or shrub which has fallen into the Lake Area and presents a navigational hazard must be promptly removed by the owner of the property from which it fell.
7. Any structure (including any man-made objects) that fall from the Shore Area into the Lake Area must be promptly removed by the owner of the property from which it fell.

B. Shoreline and Shore Area Projects

The primary purpose of an engineered shoreline should be first and foremost to prevent erosion of the shoreline. The Association has adopted guidelines for members to use for the prevention of erosion on the shoreline and to reduce phosphorus and other pollutants from entering the lake. Choosing a method is not an either/or proposition; often a combination of two or more methods is more appropriate than any single method.

1. All shoreline and Shore Area projects of any kind (i.e., landscaping, shoreline alteration, buffer zones) or construction require prior written approval of the Association.
2. Prior to planning a change to the shoreline or Shore Area, Members should contact the Association for recommended and acceptable methods. The Boards guidelines include the use of native aquatic and terrestrial planting, woody riparian brush or shrubs, and methods for hardscape at the shoreline.

3. If an Army Corps of Engineer permit is required, the Board must give preliminary approval before the member contacts the Army Corps of Engineers. Forward any ensuing plan changes to the Board.
4. Upon the Board's final approval, obtain permits from the Lake County Department of Zoning as required.
5. Ongoing inspection of work by the Board or its representative will be required.
6. The Board requests that plans be submitted a minimum of 30 to 60 days prior to the anticipated start date of the project. While the turnaround time will be a priority of the Board, the exchange of all necessary information between members and the Board can be time-consuming. Timely submission of preliminary plans by the member will support an expedited process. The Board reserves the right to take all necessary corrective action if a shoreline is altered or constructed without prior written approval of the Board.
7. Failure to abide by these rules and these procedures subjects the member to loss of certain membership rights and the cost of any correction of the violation as directed by the Board, provided a reasonable time has been given the member to appeal the Board's ruling. The Board reserves the right to take all necessary corrective action, including but not limited to, legal action if a shoreline is altered or constructed without prior written approval of the Board.

D. Shoreline Septic Systems

A copy of the Lake County certification (every 3 years or the standard adopted by the county as applied) of the septic system of lakefront members must be provided to the Association upon receipt by a member. Any non-compliance will result in a violation assessed to the member.

XXII. DAM AND SPILLWAY ACCESS

Entering the fenced dam and spillway area is prohibited to all persons, except as authorized by the Association for necessary maintenance.

XXIII. LEASING

1. If a member leases their property, the member and lessee must sign an Agreement Regarding Member/Lessee Privileges with the Association. A copy of the agreement can be obtained by contacting the Association.
2. The member and lessee must agree to the Policy Concerning Lessee Use of CLA Facilities.
3. The Association requires a copy of the lease agreement between the member and the lessee.
4. The lease agreement must be for a minimum of one year.
5. The use of the property must be for single family residential purposes only.
6. No short-term vacation rentals, Airbnb, Verbo or similar types of rentals of any kind are allowed.

XXIV. SUBDIVISION OF PROPERTY (LOTS)

No subdivision of any member property (lot) within CLA for any reason is allowed.

XXV. ENFORCEMENT

A. Violations

If a member is believed to be in violation of the Declaration, By-Laws, and/or Rules and Regulations of the Association, a written Violation Notice may be issued to the member by the Association.

B. Notice

A member with a violation (or if the person with the violation is a member's guest) will be given a written Violation Notice and, if a fine is being assessed by the Board, such member will also be provided an opportunity to request a hearing within a specified time period.

C. Hearing

At any hearing, the member will have the opportunity to present a defense and respond to such Notice of Violation. All hearings will be closed and will proceed with or without the presence of the affected member, so long as notice has been sent in advance. The findings of a hearing will be submitted to the Board for disposition at its next regularly scheduled meeting. The decision of the Board shall be final and binding by the member.

D. Fines

All violations will incur a base fine of \$250 for each violation. Additional fines may be imposed if the violation continues to occur. Violation exceptions include:

- a. If a violation involves failure to obtain required approval or permission from the Association, additional sanctions may be imposed including, but not limited to, an additional recurring fine for each 14 days of non-compliance.
- b. Violations creating a hazard to the health, safety, and welfare of the members and residents of CLA will incur a fine for each violation. Additional fines may be imposed if the violation continues to occur.
- c. Violations involving the unapproved construction of any kind requiring Board preapproval will incur a fine of \$1,000. Additional fines may be imposed for each violation and for uncured violations.

- d. Violations involving the use of fertilizer containing phosphorus free will incur a fine of \$1,000. Additional fines may be imposed if the violation continues to occur.

The Board may deviate this fine schedule if the Board determines, in its sole discretion, that a violation is particularly egregious, repeated or continuous.

E. Continuing Violations

Members who have continuing violations and/or unpaid fines will be subject to daily fines and/or revocation of certain membership rights for as long as such violations and/or unpaid fines continue.

F. Other Remedies

In the event of any violation of the Declaration, By-Laws, and/or Rules and Regulations, the Association reserves the right to pursue any and all remedies, both legal and equitable, and including the loss of membership privileges as determined by the Association to compel enforcement. For violations involving motor vehicles and/or boats on CLA property, towing or removal from CLA property may occur. All removal, repair, replacement, or maintenance costs incurred by CLA, as a result of a violation by a member or member's guest, shall be assessed to the offending member at the time the cost of such repair, replacement, or maintenance is incurred. Any and all costs, including attorney's fees, incurred by the Association for enforcement proceedings and collection of unpaid fines, shall be charged to the offending member.