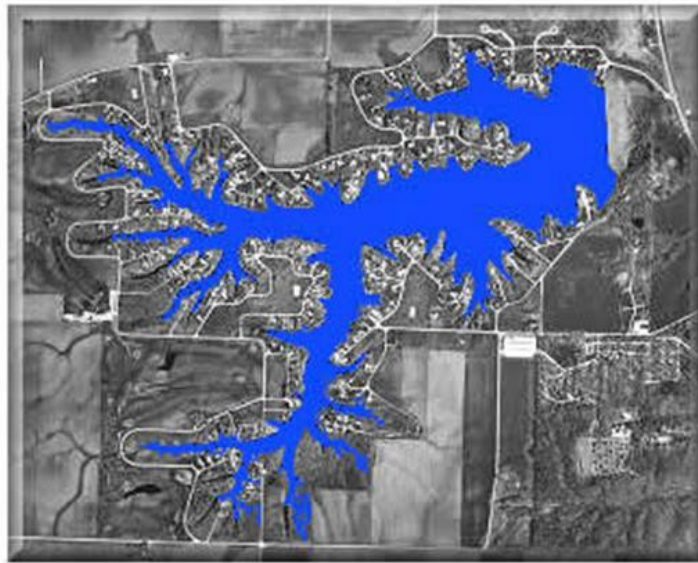


---

# **Rules and Regulations for Lake Petersburg Association**



**\*Revised and Adopted by the Director Members of  
Lake Petersburg Association**

**Effective: April 14, 2025**

# Rules and Regulations for Lake Petersburg Association

## Revision Sheet

Release No.	Date	Revision Description
Rev. 0	9/10/12	Approved by Board of Directors
Rev. 1	11/12/12	Approved by Board of Directors 1.1: Footprint Definition added; 4.4: Flags placed on dam instead of buoys; 6.4.F: Abandonment of Septic Tanks added; 8.3.C: Existing Residences attached and detached garage added; 8.3.E: Street side setback description modified; 8.3.F: Footprint language added and Setback Diagram added back in; 8.3.L: Accessory Buildings (Sheds) added
Rev. 2	4/8/13	Approved by Board of Directors 9.2 Procedures for Members to Request Changes added
Rev. 3	7/8/13	Approved by Board of Directors 1.2.1 Election Timeline updated; 1.2.2. Election Procedures A. B. C. Update Directorships information Abandoned and Inoperable Vehicle Updates: <ul style="list-style-type: none"> <li>• 1.1 Definitions added</li> <li>• 3.1 Parking reference to Section 5.4</li> <li>• 5.4 Motor Vehicles, Tents and Trailers updated</li> <li>• 7.2.1 Fines and Penalties updated</li> </ul> 8.3.A Minimum dwelling square feet added 8.10 Lake Shorelines added
Rev. 4	7/22/13	Approved by Board of Directors 4.2.B Establish boat speed limit 5.3 Add time limits on tree removal 8.8.D.4 Remove dock width limitations
Rev. 5	11/11/13	Approved by Board of Directors 5.4.C Add or be considered a utility trailer
Rev. 6	3/10/14	Approved by Board of Directors 1.2.1 Updated Election Timeline
Rev. 7	3/10/14	Approved by Board of Directors 1.2.4, 1.2.5, 1.2.6 Removed – Voting at Annual Meeting
Rev. 8	3/10/14	Approved by Board of Directors 3.4 Add Storage of Boat Trailers
Rev. 9	3/10/14	Approved by Board of Directors 3.6 Remove Duplicate of 5.4.C
Rev. 10	3/10/14	Approved by Board of Directors 6.5.D Add Sewer Maintenance charge for residents with delinquencies
Rev. 11	3/10/14	Approved by Board of Directors 7.2.3 Update Appeals Process to Rules Committee
Rev. 12	3/10/14	Approved by Board of Directors 8.4.C Add Sewer Responsibility for LPA and Resident
Rev. 13	6/9/14	Approved by Board of Directors 4.6.7 Remove Special Permits for non-member boats
Rev. 14	8/11/14	Approved by Board of Directors

## Rules and Regulations for Lake Petersburg Association

Release No.	Date	Revision Description
		9.2 B, C, D Update Procedures for Members to Request Changes
Rev. 15	4/13/15	Approved by Board of Directors 1.2.2 Election Procedures - remove in even numbered years 7.2.1 Fines and Penalties – add: Prior to May 15, the previous year’s sticker is considered current and must be displayed.
Rev. 16  Rev 16 (continued)	6/8/15	Approved by Board of Directors 5.14 Injury to Property – add info on fire hydrants 8.3.H Building Codes & Structure Size – add steel to exterior of dwelling 8.8. E Specifications for Covers – updated to allow for newer type boat covers.
Rev. 17	7/14/15	Approved by Board of Directors 4.9 Fertilizer & Algae Prevention – remove buffer zone 7.2.3 Update Appeals Process to Executive Committee
Rev. 18	8/10/15	Approved by Board of Directors 5.4.C Motor Vehicles, Tents and Trailers – remove “or be considered a utility trailer”
Rev. 19	9/14/15	Approved by Board of Directors 3.4 Storage of Boat Trailers – multiple changes including required trailer decals and allowing utility trailers 4.4 No Wake Conditions – post flags on buoys and put out flag signs at the 5 entrances to the lake in addition to flags on the dam 7.2 Enforcement of Regulations – increase in fines, penalties and consequences for continued non-compliance and/or additional offenses and additional information on legal and court fees
Rev. 20	10/13/15	Approved by Board of Directors 4.5 No Wake – Idle Speed Definition – remove “must operate at the minimum speed that allows for steering and making headway.” 5.4 Motor Vehicles, Tents and Trailers – remove “Tents” in heading and add “utility trailers prohibited in the lake area...” and add “utility trailers are allowed <u>only</u> in the Boat Storage Area if a valid sticker is affixed”.
Rev. 21	11/10/15	Approved by Board of Directors 8.3.G Building Codes – Variances will be handled by the Maintenance Committee 8.6.A Encroachments – Maintenance committee brings recommendations/requests to the Board. 8.9.B Variance Procedure – update to the review procedures of variances
Rev. 22	12/14/15	Approved by Board of Directors 6.5 Penalties for Non-compliance – 10 days late incurs \$35 penalty

## Rules and Regulations for Lake Petersburg Association

Release No.	Date	Revision Description
Rev 23	2/8/16	<p>Approved by Board of Directors  Add to following sections to include after fines, “penalties and claims for payment” (This would include items such as an insufficient funds check fee.)</p> <ol style="list-style-type: none"> <li>1. 1.2.3.F Candidate Eligibility</li> <li>2. 7.1.2 Authority</li> <li>3. 7.2.A Citations for Violations:</li> <li>4. 7.2.1 Fines and Penalties:</li> <li>5. 7.2.2 Other Penalties:</li> </ol>
Rev 24	3/8/16	<p>Approved by Board of Directors  Changes to the following sections to allow for conversion vans</p> <ol style="list-style-type: none"> <li>1.1.P Introduction and Definitions – Vehicles</li> <li>5.4 Motor Vehicles and Trailers</li> </ol>
Rev 25	4/11/16	<p>Approved by Board of Directors  Add clarifications for utility trailers</p> <ol style="list-style-type: none"> <li>5.4.E &amp; G Motor Vehicles and Trailers</li> </ol>
Rev 26	5/9/16	<p>Approved by Board of Directors  Add clarifications for setbacks from roof lines not foundation</p> <ol style="list-style-type: none"> <li>8.3.F Building Codes and Structure/Size</li> </ol>
Rev 27  Rev 27 (continued)	7/11/16	<p>Approved by Board of Directors</p> <ol style="list-style-type: none"> <li>4.17 Fishing Structures to add information on fishing structures</li> <li>4.22 Boat Ramp to add info on barges</li> <li>5.4. G Motor Vehicles and Trailers to clarify temporary parking.</li> <li>6.4. D, 6.5, 7.1.A.2, 7.2.2 Additional information added to include “assessments, fees, fines, penalties and claims for payment”.</li> </ol>
Rev 28	8/8/16	<p>Approved by Board of Directors</p> <ol style="list-style-type: none"> <li>4.6.B.4 Registration Decal Display to allow for paddleboards</li> </ol>
Rev 29	9/12/16	<p>Approved by Board of Directors</p> <ol style="list-style-type: none"> <li>4.16.H Fishing to set new limit for crappie</li> </ol>
Rev 30	10/10/16	<p>Approved by Board of Directors</p> <ol style="list-style-type: none"> <li>4.2.D to clarify safe boating direction applies to motorized water craft</li> <li>5.2.B, 5.4.F, 5.7 changes that specify what is not allowed in ditches</li> </ol>
Rev 31	12/12/16	<p>Approved by Board of Directors</p> <ol style="list-style-type: none"> <li>6.4 Subleases section to coincide with Bylaws</li> </ol>
Rev 32	4/10/17	<p>Approved by Board of Directors</p> <ol style="list-style-type: none"> <li>4.6. B7 Personal Watercraft to specify what is prohibited and allowed.</li> </ol>
Rev 33	8/14/17	<p>Approved by Board of Directors</p> <ol style="list-style-type: none"> <li>1.1H Footprint definition revised</li> <li>1.1O Shoreline definition revised</li> <li>3.4 Storage of Boat Trailers effective dates removed and</li> </ol>

## Rules and Regulations for Lake Petersburg Association

Release No.	Date	Revision Description
		clarification on placement of decal 6.1 Survey requirement added to lease transfer 6.3 Modification to Board approval process of lease transfers 6.5 Variance request fee and utility trailer sticker fee added; building permit fees modified 7.2.1 Fines for building without a permit modified; clarification on fine process for non-compliance 8.1 Clarification on structures requiring a building permit; addition of survey requirement for obtaining a building permit; addition of professional fees payable by the Member for building permits; clarification of Board responsibility of building permit approval and process of such 8.2 Modification and clarification of required components to be included in building permit application 8.3 F-G Clarification of setback requirements and structures included in footprint, 8.3 N Privacy fences around swimming pools are not allowed added 8.4 Q Addition of discharge during construction not allowed on neighbor's leasehold 8.6 A Removal of Maintenance Committee Chair handling of Variance Requests 8.6 C-D Addition of prohibiting dumping in lake or LPA property 8.9 Modification of Variance Procedure
Rev 34	10/9/17	6.4 C. Modification of Associate Member fees
Rev 35	12/11/17	6.4 D Update Annual Membership and Associate Member Dues table
Rev 36	7/9/18	1.1 C. Clarification of Craft definition 1.1 L 2. Clarification of Associate Member Definition 1.1 P Addition of Sublease definition 1.2.1 Election Timeline modified 1.2.2. Addition of Board Vacancies and Clarification that regular elections occur in even numbered years 2.2 Addition of Feeding of Geese 3.2 office email, website and hours modified 3.5 Clarification on dam area 4.1 Reference to DNR website updated 4.2 Safe Boating sections E-H added 4.3 Reckless Operation second sentence added 4.4 Damaging/Hazardous Wakes Section added 4.5 Teak surfing, platform Dragging and Body Surfing Prohibited added Section 4.4-4.23 renumbered to accommodate previous two additions 4.8 Boat Registration Required clarification on who may

## Rules and Regulations for Lake Petersburg Association

Release No.	Date	Revision Description
		<p>register a boat, types of boats and number of boats allowed to register, location of LPA decal and addition of notice and a hearing prior to forfeiture of boating rights added</p> <p>4.9 Falsification of Registration the addition of notice and a hearing prior to forfeiture of boating rights added</p> <p>4.10 Pollution of Waters C Added</p> <p>4.11 Fertilizer and Algae Prevention the last two sentences added</p> <p>4.13 Swimming, Bathing and Wading section D moved to Section A of 4.15 Tubing, Wake Boarding and Skiing</p> <p>4.15 Sections A-D re-lettered due to above addition</p> <p>4.18 Fishing Section E Suspension of Privileges modified</p> <p>4.21 Rough Fish slightly modified for clarity</p> <p>5.2 B addition of the words “dumping yard clippings or other refuse” added to the second to last sentence</p> <p>5.4 C the words “in Section G” added</p> <p>5.4 F “park facilities” replaced with “common area amenities”</p> <p>5.6 “or common areas” added to second sentence</p> <p>5.7 slightly modified for clarification</p> <p>5.8 Heading Renamed</p> <p>5.10 B the words “but not both” added at the end</p> <p>5.17 and 5.18 Added</p> <p>6.3 A electronic signatures for adjacent eases allowed and expedited paperwork fee of \$100 added</p> <p>6.4 B last sentence added</p> <p>6.4 C clarification regarding when fees are due</p> <p>6.4 E slightly modified for clarification</p> <p>6.5 slightly modified for clarification; fee table updated</p> <p>6.6 clarification that attorney fees are included in fees and that the interest collected is simple interest</p> <p>7.2 A replace “may” with “will at the end of the second sentence</p> <p>7.2.C addition of “by regular mail” in the first sentence</p> <p>7.2.1 Dumping of yard waste section added to table</p> <p>7.2.2 A slightly modified for clarification</p> <p>7.2.3 Second sentence modified</p> <p>8.1 paragraph prior to A modified to add beaches and clarify retaining wall and replacements; sections G and H added</p> <p>8.3 F addition of “to the lot line” to the second sentence and “but from...and decks” to the third sentence</p> <p>8.4 Section D Added</p> <p>8.8 “Lifts” added to heading; Clarification for who approves and who may inspect</p> <p>9.2 B modified</p> <p>9.3 modified</p>
Rev 37	7/8/19	<p>1.2.1 Revised Ballot Return Deadline time to 6pm</p> <p>2.3 Section Added Members responsible for behavior of</p>

## Rules and Regulations for Lake Petersburg Association

Release No.	Date	Revision Description
		<p>guests and family; No Member shall permit any person to place any motorized craft without a current approved LPA boat sticker decal in the Reservoir; Fines added for above.</p> <p>4.4 Clarified the wake boat registration date; added paragraph clarifying grandfathered wake boats</p> <p>4.18 A. modified No Member may give general permission to non-members to fish in the reservoir. Guests only permitted when accepting hospitality at the home of a member.</p> <p>5.4 E. Corrected</p> <p>5.4 G Modified</p> <p>5.4 I. Section Added no dump trucks, bobcats.... May be parked on Leased lots or common area or roadways...</p> <p>6.1 Added section. Sewer pit must be inspected before Lease Transfer will be approved</p> <p>6.3 C Section added If Member transfers title to a wholly owned trust or other form of title where member remains the title holder, no consent of adjacent leases shall be required.</p> <p>6.5 C Modified – Including attorney’s fees and interest.</p> <p>6.5 Fees table Modified Added “Application” to Building Permit Fees</p> <p>6.6 B Modified first sentence</p> <p>7.2.1 Table modified Clarified fine for Exceeding idle speed in no wake area during daylight hours. Added section clarifying fine for Creating a wake from sunset to sunrise. Added section clarifying fine for Creating a wake from sunset to sunrise without visible running lights.</p> <p>8.1 G Modified</p> <p>8.1 H Section Added No Building Permit issued to any Member who has unpaid financial obligations to the Association</p> <p>8.4 C Modified Added “Subject to Rule 8.4 D below”</p>
Rev 37	7/13/2020	<p>1.1 Added H. Excavation Definition</p> <p>1.1 Added N. Official Record of Meetings Definition</p> <p>4.10 A Added trees , Christmas trees to list that shall not be placed into reservoir.</p> <p>4.19 Added F-for purpose of this rule, “structure” includes trees of any kind including Christmas Trees.</p> <p>6.3.B Added “or lease” as type of transfer.</p> <p>6.3 D added-Transfers between Members to correct property lines shall not be subject to transfer fees.</p> <p>6.5.C Corrected Case on “including”.</p> <p>6.5.D Added “in-ground pools” to Building Permit Application Fees: New Construction. Removed “in-ground pools” from All Others, and added patios, dredging to All Others.</p> <p>7.2.1 Added -Construction or Installation that does not conform with the approved Building Permit--\$2500.00 Fine</p> <p>8.1. Added “sidewalks”, and added “patios steps, dredging of</p>

## Rules and Regulations for Lake Petersburg Association

Release No.	Date	Revision Description
		<p>any portion of the reservoir, and whenever excavation work is performed” and “to when a Building Permit must be obtained.</p> <p>8.1.A Added “pool” to list.</p> <p>8.1.E Added “or not conforming with the approved building permit”</p> <p>8.1.J Added “Substantial erosion control plan must be approved before permit will be issued.”</p> <p>8.2.B.9 Erosion Control-Added “Substantial erosion control plan must be approved before a permit will be issued.”</p> <p>8.3.G Added pools, and “For the purpose of this Rule, the term “structures” does not include sidewalks, driveways and patios that are flush to the ground and may, with Board Approval, extend into the above stated setbacks.”</p> <p>8.3.T Added-“The real property surrounding the reservoir is property of LPA. Accordingly, alterations of any kind to the shoreline are prohibited. Rip rap that does not alter the shoreline is permitted. Beaches with an approved building permit are allowed.”</p> <p>8.8.D.1 Removed statement regarding boathouses as they are not allowed. Modified “The distance shall be measured from the location of the proposed dock to the nearest point on the opposite shore across the reservoir. The maximum extension into the reservoir <b>includes</b> the walkway over the water.</p>
Rev 38	8/10/2020	<p>4.4 Added No wake boat can be operated in wake enhancing manner Holiday Weekend Schedule</p> <p>7.2.1 Added “or for a wake boat operating in a wake enhancing manner during prohibited periods as stated in 4.4 to Creating a Wake from sunset to sunrise section.</p>
Rev 39	9/14/2020	2.1.A. Added Political, commercial or insulting or derogatory messaging in any form is prohibited within the confines of Lake Association property, including but not limited to, the reservoir, on boats, on the exterior of any leasehold, or the common areas.
Rev 40	10/12/2020	2.1 Re-written for more clarification
Rev 41	11/9/2020	<p>4.4 Removed grandfathered wake boats ability to utilize wake enhanced mode on reservoir.</p> <p>7.2.1 Updated fines for operating a wake boat in wake enhanced mode.</p>
Rev 42	5/9/2022-6/13/2022	<p>6.4.A Revised Sub-Lease verbiage change to Member may sublease to not less than 6 months nor more than 1 year.</p> <p>Prohibiting Short-term transient rentals</p> <p>7.2.1 Change “creating a wake from sunset to sunrise” to “creating a wake from sunset to 10AM-ref: 4.2.A</p> <p>1.2.1 Change Ballots Available for voting time to “Available in the Office following the October Board meeting for a maximum</p>



## Rules and Regulations for Lake Petersburg Association

Release No.	Date	Revision Description
		of 5 days during posted office hours.” 4.8.B.7 Personal Watercraft-cleaned up verbiage and added – Electric- and/or gas powered board-type watercraft, including but not limited to surfboards and wakeboards.
Rev. 43	8/8/22	Add 5.10.D—Owners of Pets must remove pet’s feces immediately
Rev. 44	12/12/2022	Revision to 8.3.N: Fences—Adding specific Specifications and wording for concealing Trash and Recycling cans. Revision to 8.3.O: Accessory Buildings—Changing word from Sheds to Accessory Buildings
Rev. 45	1/7/23	Revision to 6.5.D—Fees and Assessments for Leasing Changed the Fees and Assessments as Per the 2023 Approved Budget
Rev. 46	5/8/2023	Added/inserted new 4.8.B As a condition of registration, liability insurance is required for all motorized boats operated on Lake Petersburg. Such liability insurance must be in the member’s name, clearly show the watercraft insured, and cover property damage and bodily injury in an amount no less than \$100,000.
Rev. 47	10/9/2023	Added to 4.8.A Boat registration required-except test driven ones must follow 4.8.C.9 Added to 4.8.B Test driven boats by Member must be covered by liability Insurance no less than \$100,000. Added/Inserted new 4.8.C.9 Testing of Boats by Members only section-must obtain permit, times allowed, valid for 2 days, proof of sellers Liability Insurance of no less than \$100,000, must comply with all rules. In effect at that time. Added Boat test Drive Fee to 6.5.D
Rev. 48	6/10/2024	Revision to 4.8 (C)(3) to increase the allowable horsepower of a second boat from 25 to 60 horsepower.
Rev. 49	4/14/2025	Revisions to streamline and clarify rules included: 1.1 Definitions – to add the acronym “LPA” (1.1(A)), reference the Association rather than Corporation (1.1(M)(1)), add definitions for “No Wake” (1.1(N)), and “Plowing” (1.1(Q)) 1.2.1 – Updated the election timeline. 1.2.3 – Updated candidate eligibility to eliminate the 21 age requirement (1.2.3(B)) and change references to “LPA” (1.2.3(A)(C)(D), and (F))
Rev. 50	4/14/2025	Revisions to streamline and clarify rules included: 2.3 – Technical change to reference LPA. 3.1 – Technical section reference clarification for information on parking restrictions. 3.2 – Eliminated specific office hours and instead referenced the LPA website. 3.4 – Grammatical correction.

## Rules and Regulations for Lake Petersburg Association

Rev. 51	4/14/2025	<p>Revisions to streamline and clarify rules included:</p> <p>4.1 – Updated the website address to access the State Boat Registration &amp; Safety Act and the Boat Digest.</p> <p>4.2 (H) – Added reference to “motorized” boating privileges.</p> <p>4.3 – Inserted a new 4.3 (updated and moved from the previous Section 4.15 which was eliminated and renumbered) on Tubing, Wake Boarding and Skiing.</p> <p>4.4 – Inserted a new 4.4 on Jumps (identical to the previous 4.16 which was eliminated and renumbered); renumbered subsequent subsections.</p> <p>4.5 – Reckless Operation – added reference to the Illinois Boat Registration and Safety Act and “motorized” boating privileges.</p> <p>4.6 – Damaging/Hazardous wakes – streamlined provisions on plowing and wake boats.</p> <p>4.8 – No Wake Conditions – added the requirement that an email notification be sent to members during high water or bad weather conditions.</p> <p>4.9 – No Wake – Idle Speed Definition – the subsection was eliminated and a definition of “No Wake” was incorporated in 1.1 (N).</p> <p>4.9 (C)(5) (after renumbering) – removed the provision allowing the lake decal to be placed on the bottom of a paddle board.</p> <p>4.9(C)(7)(e and f) – technical change to incorporate houseboats and wake boats to the list prohibited personal watercraft.</p> <p>4.9(C)(8) – Clarified the current process for selling a boat or craft.</p> <p>4.9(C)(11) – Houseboat prohibition moved to 4.9.C (7).</p> <p>4.9(C)(13) – Moved pollution of waters to 4.11 (A).</p> <p>4.14 – Swimming, Bathing and Wading – made grammatical corrections</p> <p>Previous 4.15 – Tubing, Wake Boarding, and Skiing – updated and moved to 4.3.</p> <p>Previous 4.16 – Jumps – moved to 4.4</p> <p>Previous 4.18 – renumbered as 4.17 and made technical clarifications to 4.17(A and B).</p> <p>Renumbered 4.24(A)(5) – made a technical change to reference LPA.</p>
---------	-----------	--

# Rules and Regulations for Lake Petersburg Association

## Table of Contents

<b>SECTION 1: INTRODUCTION.....</b>	<b>13</b>
<b>1.1 Introduction and Definitions.....</b>	<b>13</b>
<b>1.2 Association Governance – Elections.....</b>	<b>15</b>
1.2.1 Election Timeline .....	15
1.2.2 Election Procedures; Vacancies.....	16
1.2.3 Candidate Eligibility.....	16
<b>SECTION 2: CONDUCT .....</b>	<b>16</b>
<b>2.1 Signs and Advertising .....</b>	<b>16</b>
<b>2.2 Feeding of Geese.....</b>	<b>17</b>
<b>2.3 Guests .....</b>	<b>17</b>
<b>SECTION 3: COMMON AREAS.....</b>	<b>17</b>
<b>3.1 Parking.....</b>	<b>17</b>
<b>3.2 Lake Association Office.....</b>	<b>17</b>
<b>3.3 Boat Launch Area .....</b>	<b>17</b>
<b>3.4 Storage of Boat Trailers .....</b>	<b>17</b>
<b>3.5 Dam Area.....</b>	<b>18</b>
<b>SECTION 4: LAKE USAGE.....</b>	<b>18</b>
<b>4.1 State Boat and Safety.....</b>	<b>18</b>
<b>4.2 Safe Boating.....</b>	<b>18</b>
<b>4.3 Tubing, Wake Boarding &amp; Skiing .....</b>	<b>19</b>
<b>4.4 Jumps.....</b>	<b>19</b>
<b>4.5 Reckless Operation .....</b>	<b>19</b>
<b>4.6 Damaging/Hazardous Wakes.....</b>	<b>19</b>
<b>4.7 Teak Surfing, Platform Dragging and Body Surfing Prohibited .....</b>	<b>20</b>
<b>4.8 No Wake Conditions .....</b>	<b>20</b>
<b>4.9 Boat Registration Required .....</b>	<b>20</b>
<b>4.10 Falsification of Registration .....</b>	<b>22</b>
<b>4.11 Pollution of Waters .....</b>	<b>23</b>
<b>4.12 Fertilizer and Algae Prevention.....</b>	<b>23</b>
<b>4.13 Aerators and Deicers .....</b>	<b>23</b>
<b>4.14 Swimming, Bathing and Wading.....</b>	<b>24</b>
<b>4.15 Divers .....</b>	<b>24</b>
<b>4.16 State Fishing Laws .....</b>	<b>24</b>
<b>4.17 Fishing.....</b>	<b>24</b>
<b>4.18 Fishing Structures.....</b>	<b>25</b>
<b>4.19 Trot Lines .....</b>	<b>25</b>
<b>4.20 Rough Fish.....</b>	<b>25</b>
<b>4.21 Ice Skating .....</b>	<b>25</b>
<b>4.22 Boat Docks .....</b>	<b>25</b>
<b>4.23 Lot Number Display .....</b>	<b>25</b>
<b>4.24 Boat Ramp .....</b>	<b>25</b>
<b>SECTION 5: HOUSEKEEPING REGULATIONS .....</b>	<b>26</b>
<b>5.1 Exterior Structure.....</b>	<b>26</b>
<b>5.2 Lot Maintenance and Mowing.....</b>	<b>26</b>
<b>5.3 Dead Trees .....</b>	<b>27</b>
<b>5.4 Motor Vehicles and Trailers .....</b>	<b>27</b>

## Rules and Regulations for Lake Petersburg Association

5.5	Internments Prohibited .....	28
5.6	Garbage, Trash, and other Waste .....	28
5.7	Fires and Burning .....	28
5.8	Picnicking In Common Areas .....	28
5.9	Fireworks .....	28
5.10	Pets .....	29
5.11	Wildlife Protection, Hunting and Trapping .....	29
5.12	Regulations of Livestock and Poultry .....	29
5.13	Unauthorized Introduction of Aquatic Life or Vegetation .....	29
5.14	Injury to Property .....	30
5.15	Snowmobiles, Motorcycles, ATV's, or Iceboats .....	30
5.16	Business Establishments .....	30
5.17	Dumping Prohibited .....	30
5.18	Sewage Disposal Systems.....	30
SECTION 6: LEASE OR SALE OF RESIDENTIAL LOTS .....		30
6.1	Inspection of Property .....	30
6.2	Membership Application for Lease of Residential Lot .....	31
6.3	Lease Transfer - Approval by Board of Directors .....	31
6.4	Subleases .....	31
6.5	Fees and Assessments for Leasing Residential Lot.....	32
6.6	Penalties for Non-compliance .....	34
SECTION 7: ENFORCEMENT OF REGULATIONS .....		35
7.1	Authority.....	35
7.2	Citations for Violations.....	35
7.2.1	Fines, Penalties, and Claims for Payment .....	36
7.2.2	Other Penalties .....	38
7.2.3	Appeal Procedure .....	38
SECTION 8: BUILDING REQUIREMENTS AND PERMITS .....		39
8.1	Obtaining Building Permits .....	39
8.2	Required Detailed Plans .....	40
8.3	Building Codes and Structures/Size .....	41
8.4	Sewage Disposal Systems.....	44
8.5	Connection to Utility Services – Lot Owner to Call JULIE (811) before Digging.....	44
8.6	Encroachments .....	45
8.7	Correction of Defects or Removal of Dangerous Buildings .....	45
8.8	Boat Docks, Lifts and Covers.....	46
8.9	Variance Procedure .....	49
8.10	Lake Shorelines .....	49
SECTION 9: ADOPTION OF NEW RULES AND REGULATIONS .....		49
9.1	Rules and Regulations .....	49
9.2	Procedures for Members to Request Changes .....	49
9.3	Expressing Issues of Concern .....	50
9.4	Adoption of Rules and Regulations .....	50

# Rules and Regulations for Lake Petersburg Association

## SECTION 1: INTRODUCTION

### 1.1 Introduction and Definitions

The following definitions when used in these Rules and Regulations shall have the meanings respectively ascribed to them in this section:

- A. **Association**: Lake Petersburg Association (LPA).
- B. **Board**: Board of Directors of the Association.
- C. **Craft**: includes any sailing or floating raft not permanently attached to the shore.
- D. **Damaged Structure(s)**: any building, shed, fence, dock, boat lift, or other manmade structure or debris which has been damaged by fire, decay or other cause to the extent of fifty percent (50%) of its value.
- E. **Dangerous Structure(s)**: any building, shed, fence, dock, boat lift, or other manmade structure or debris which:
  - 1. Is dangerous to the public health because of its condition and which may cause or aid in the spread of disease or injury to the health of the occupants of it or of neighboring structures;
  - 2. Because of faulty construction, age, lack of proper repair or any other cause, is especially liable to fire, and constitutes or creates a fire hazard;
  - 3. By reason of faulty construction, age, lack of proper repair or any other cause, is liable to cause injury or damage by collapsing or by a collapse or fall of any part of such structure; or
  - 4. Because of its condition or because of lack of doors or windows is available to and frequented by malefactors or disorderly persons who are not lawful occupants of such structure.
- F. **Distance**: the shortest horizontal distance from the point designated, between the points designated or measured at right angles to the line designated.
- G. **Drainage Area**: the entire area of land and water that drains into the reservoir.
- H. **Excavation**: the act or process of excavating to form a cavity by cutting, digging or scooping with the use of equipment such as a bobcat or bulldozer.
- I. **Footprint**: The actual footprint in square feet of all of the structures on the site including decks, dog runs, accessory buildings (sheds), and garages. Roof extensions, gutters and eaves are not included in the footprint but are included in the calculation of setbacks. "Grandfathered in" boathouses are not included in the calculation of footprint. Docks, driveways, patios, small decks connected to docks, and in-ground pools are also not included in the calculation of footprint.
- J. **High Water Line**: the contour known as 584, referred to United States Government elevations, as obtained from the bench mark established in the city.
- K. **Lessee**: any lessee from the Association of any marginal land for residence purposes.
- L. **Marginal Land**: the land owned or controlled by the Association adjacent to the shoreline and not flooded by the waters of the reservoir.
- M. **Members**: means a regular member or associate member of the Association who is in good standing.

## Rules and Regulations for Lake Petersburg Association

1. **Regular Members.** A Regular Member is a person who has leased a lot owned by the Association for such terms and conditions as the Board of Directors may prescribe from time to time. No person can maintain more than one (1) membership no matter how many lots are owned by said member. There can be only one (1) membership per lot even though a lease for a lot may be in more than one (1) person's name.
  2. **Associate Members.** An Associate Member is a person who resides for a period of not less than six (6) months nor more than one year on a lot leased by a regular member who is not residing in the household. Associate Members may be granted lake privileges but are not entitled to vote on any items submitted to the Regular Members.
- N. **No Wake:** means that any vessel operating in a speed zone posted as "Idle Speed" must reduce to the slowest speed as to create minimal to no wake while still maintaining the ability to steer and make forward progress.
- O. **Official Record of Meetings:** Written minutes of LPA Board meetings shall constitute the official record of its meetings.
- P. **Persons:** the feminine as well as the masculine when applicable, and the plural as well as the singular when applicable. It also includes firm, corporation, association, club, organization or other entity.
- Q. **Plowing:** Plowing means operating a motorized craft with the bow raised causing the stern to push through the water creating a large wake.
- R. **Reservoir:** the artificial lake and water impounded therein.
- S. **Shoreline:** the extended point where the plane of the surface of the waters of the reservoir touches the land when the water level of the lake is at full pool. If erosion has occurred from the original plat of the land, the eroded portion will not be considered when determining square footage of the lot and in determining set-backs.
- T. **Sublease:** includes occupancy by anyone other than the Regular Member, whether a written lease exists or not.
- U. **Vehicles:**
1. **Abandoned Vehicle:** any motor vehicle without current registration or license tags, or in a state of disrepair rendering the vehicle incapable of being driven in its condition, or any motor vehicle that has not been moved or used for seven (7) consecutive days or more and is apparently deserted.
  2. **Inoperable Vehicle:** any motor vehicle from which, for a period of at least seven (7) days, the engine, wheels, tires, or other parts have been removed, or on which the engine, wheels, or other parts have been altered, damaged, or otherwise so treated that the vehicle is incapable of being driven under its own motor power. "Inoperable Vehicle" shall not include a motor vehicle which has been temporarily incapable of being driven under its own motor power in order to perform ordinary service or expeditious repair operations nor to any motor vehicle that is kept within a building when not in use, nor to any operable antique vehicle over twenty-five (25) years of age, nor to a motor vehicle on a premises lawfully engaged in the wrecking and junking of motor vehicles.
  3. A conversion van is a cargo van, twenty-two (22) feet in length or less, that has been sent to third-party companies and outfitted with interior living arrangements for family road trips and camping.

## Rules and Regulations for Lake Petersburg Association

- V. **Watercourse**: any stream, natural or artificial channel, spring or depression of any kind, in which water flows continuously or intermittently over any part of the drainage area, directly or indirectly, into any part of the reservoir.

### 1.2 Association Governance – Elections

The following election process summary is intended to be consistent with legal requirements of the Common Interest Community Association Act, 765 ILCS 160, which became effective on July 29, 2010.

#### 1.2.1 Election Timeline

Event	Timeline
Notice of Election Letter	Emailed and available in the LPA Office during posted business hours beginning in the Month of August
Candidate Nomination Forms Become Available	Emailed and available in the LPA Office during posted business hours beginning September 1.
Application Filing Period Ends	3 <sup>rd</sup> Wednesday in September by the end of LPA Office posted business office hours
Application Reviewed & List of Eligible Candidates Compiled	Last week in September
Position on Ballot Drawing	Determined by the order the Nomination forms are received by the LPA Office.
Newsletter with Profiles & Absentee Ballot Request	Emailed and available in the LPA Office during posted business hours beginning the 1 <sup>st</sup> week in October
Meet the Candidates	During the October Regular Board meeting
Ballots Available for Voting	Available in the LPA Office following the October Board meeting for a maximum of 5 days during posted business hours.
Ballot Return Deadline	Polls close at 2:00 PM on the second Saturday after the October Board meeting. All absentee ballots must be received by this time.
Ballots Reviewed & Counted	Within 7 days following the end of the election.
Election Winners Seated	Annual Meeting – 2 <sup>nd</sup> Saturday in January

# Rules and Regulations for Lake Petersburg Association

## **1.2.2 Election Procedures; Vacancies Directorships**

- A. Effective as of the January 2014 Annual Meeting, the number of Directors on the Board of Directors shall be reduced from twelve (12) to eight (8). The election of the Board of Directors shall be conducted biennially in even numbered years by written ballot.
- B. All Directors shall be elected at large for a four (4) year term. Members of the Board can succeed themselves.
- C. Newly elected Directors shall be seated at the January Annual Meeting.
- D. If there are more than four (4) Director vacancies by Election Day, such additional vacancies shall also be filled by the current election. Any Director vacancies beyond the four (4) scheduled to be filled by that election shall be seated based upon the candidates having the next highest vote totals, with those vacancies having the longest remaining terms being selected first.
- E. If there is a vacancy on the Board, the remaining members of the Board may fill the vacancy by a two-thirds vote of the remaining board members until the next annual meeting of the Membership. Alternatively, the same election procedure as a regular election may be followed to fill vacant Director terms. In any event, the Board shall comply with Article IV, Section 4 of the By-laws if members holding 20% of the votes of the Association request a meeting of the members to fill a vacancy.

## **1.2.3 Candidate Eligibility**

In order to be eligible to run for an opening on the Board of Directors:

- A. Candidate must be a Regular Member of the LPA;
- B. Candidate must have had a membership in the LPA for a minimum of one (1) year prior to election day;
- C. Candidate cannot be employed by or doing business with the LPA;
- D. Only one person from any membership can be on the Board of Directors at any one time;
- E. Candidate must be current on all dues, fees, fines, penalties and claims for payment owed to the LPA; and
- F. Candidate cannot be a convicted felon.

## **SECTION 2: CONDUCT**

### **2.1 Signs and Advertising**

- A. A sign is any object that conveys a meaning that is displayed or posted for public view. This includes but is not limited to political and campaign signs, commercial and advertising signs, and signs with insulting or derogatory messages.
- B. Signs posted or authorized by the Board and two real estate signs displayed on an individual's leasehold, one on the lake side and one on the roadside, are allowed, as are the American flag and military flags. Garage sale signs are allowed for a period of three days. All other signs, including but not limited to banners, posters, and flags on the exterior of leaseholds, boats, and common areas, including the reservoir, are prohibited. The distribution of any political or advertising poster, placard, card or the distributing of any advertising matter by handbills, or otherwise is prohibited.
- C. Approved signs will be no more than 900 square inches.
- D. The Board reserves the right to determine whether any sign is inappropriate and may require any individual to remove a sign deemed to be inappropriate.



# Rules and Regulations for Lake Petersburg Association

E. See Rule 7.2.1 for applicable penalties.

## **2.2 Feeding of Geese**

The feeding of geese is prohibited.

## **2.3 Guests**

Guests and family of Members are expected to know and obey the Rules and Regulations herein. Members are responsible for the behavior of their guests and family members and can be fined for violations of these rules by their guests and family.

No Member shall permit any person to place any motorized craft without a current approved LPA boat decal in the Reservoir. If a Members' guest places, or causes to be placed, such a motorized craft in the Reservoir, the Member shall be subject to a fine of \$500. For a second offense, the Member shall be subject to a \$1,000 fine. In addition to any fine, as provided in the By-Laws of the LPA, the Board of Directors may suspend, expel or terminate a Regular Member (following notice and a hearing) whose guest places a motorized craft without a current approved LPA boat decal in the reservoir.

In addition to the fines noted above, any Associate Member who permits any person to place a motorized craft without a current approved LPA boat decal in the Reservoir shall have their Membership privileges suspended and shall be subject to eviction, following notice and a hearing.

## **SECTION 3: COMMON AREAS**

### **3.1 Parking**

See Section 5.4 for information on parking restrictions.

### **3.2 Lake Association Office** Lake Petersburg Association 17754 North Shore Drive Petersburg, IL 62675

Phone: 217-632-7492

Email: [lakeoffice@lakepetersburg.org](mailto:lakeoffice@lakepetersburg.org)

Website: [www.lakepetersburg.org](http://www.lakepetersburg.org)

See LPA website for current office hours.

**NOTE:** Locked Drop-box is for correspondence and Association Fee Checks. Unstamped information cannot be left in the US Mailbox.

### **3.3 Boat Launch Area**

The Boat Launch Area is for Members only.

### **3.4 Storage of Boat Trailers**

ALL items stored in the common space near the LPA Maintenance Building must have a current LPA decal. Any item stored without an LPA decal will be discarded after 30 days' notice.

LPA boat decals will have two parts: 1) to be applied to the boat and placed next to the State of Illinois DNR watercraft decal and 2) to be applied to the trailer on top of the trailers tongue near the hitch.

# Rules and Regulations for Lake Petersburg Association

LPA will also issue decals for trailers other than boat trailers at a fee determined by the Board. These decals will be issued for small enclosed or flatbed types of utility trailers with a current State of Illinois license. Members will be limited to one (1) utility decal per year.

All boats stored in the common space near the LPA Maintenance Building will 1) be on trailers, 2) when required by Illinois Law have a State of Illinois DNR issued watercraft registration number on both sides of the front of the boat, and 3) when required by Illinois Law have a current State of Illinois DNR issued watercraft registration expiration decal next to the registration numbers. All trailers, of any sort, must 1) be in good working order (no flat tires) so that the maintenance staff can easily move for mowing, 2) have the owner's lot number stenciled on the tongue of the trailer next to the current LPA decal, and 3) have a license plate. A Special Permit may be obtained from Lake Office for Members who need special accommodations such as pontoons without trailers and trailers with locking brakes.

The common space near the LPA Maintenance Building is the ONLY common space where boats and trailers are to be stored.

## 3.5 Dam Area

The Dam is a restricted area and there is no trespassing allowed.

## SECTION 4: LAKE USAGE

### 4.1 State Boat Registration and Safety Act

The provisions of the State of Illinois Boat Registration and Safety Act (625 ILCS 45) are incorporated by reference into these regulations. Every boat operator is required to know the Boat Registration and Safety Act. Any violation of the Act is a violation of these rules. A guide containing highlights of the Act is available on the Illinois Department of Natural Resources Internet site at:

<https://dnr.illinois.gov/content/dam/soi/en/web/dnr/boating/documents/boatdigest.pdf>

It can also be obtained at the Association Office. The full text of the Act can be found at: <http://www.ilga.gov/legislation/ilcs/ilcs5.asp?ActID=1826&ChapterID=49>

### 4.2 Safe Boating

Boating is subject to the following restrictions:

- A. The speed of boats shall be reduced to idle speed – NO WAKE at 8:00 P.M. or the official sunset, whichever occurs first. The NO WAKE requirement will be enforced from 8:00 P.M. or official sunset until 10:00 A.M. the following day. Fast boating may resume at 10:00 A.M. seven days a week.
- B. The speed limit for any boat on Lake Petersburg is 40 miles per hour.
- C. The racing of power boats is not permitted.
- D. All motorized water craft shall be driven in a counter-clockwise pattern.
- E. Boats shall not be tied together on open water of the lake unless towing a disabled boat. Tying up is allowed in no wake areas as long as other boats can pass.
- F. Proper navigational lights must be used after official sunset or 8:00 pm, whichever occurs first, until official sunrise.
- G. Repeat violations of safe boating rules may result in the suspension of boating privileges for the membership following notice and a hearing.
- H. Members and their guests are required to obey the directions of the Lake Patrol.

# Rules and Regulations for Lake Petersburg Association

Failure to obey directions of Lake Patrol, in addition to any fine, may result in suspension of motorized boating privileges for the membership following notice and a hearing.

## **4.3 Tubing, Wake Boarding and Skiing**

### **A. Water skiing and surfboard riding**

1. The operator of any watercraft that is towing a person or persons shall display on the watercraft a bright or brilliant orange flag measuring not less than 12 inches per side. The flag shall be displayed at the highest point of the area surrounding the boat's helm as to be visible from all directions, continuously, while the person or persons being towed depart the boat in preparation for towing and until reentry into the boat when the activity has ceased. Display of the flag for purposes other than the activity described in this paragraph is prohibited
2. No motorboat shall have in tow or shall otherwise be assisting a person on water skis, aqua plane or similar contrivance from the period of 8:00 P.M. or official sunset, whichever comes first, to 10:00 A.M. the next day.
3. All skiers shall attempt to hold one ski aloft after falling into the water and awaiting pickup, in order to caution all other users of the reservoir of their presence.

B. Towlines shall not exceed 75 feet in length.

C. Watercraft and pulled skiers, wake boards or tubes must maintain a safe distance from all other watercraft, structures or shorelines.

D. Any device that is towed behind a watercraft that is capable of sustained flight is prohibited.

E. Width of towed devices shall not exceed eight (8) feet.

## **4.4 Jumps**

Jumps and slalom courses are prohibited.

## **4.5 Reckless Operation**

No boat may be operated in a reckless or otherwise dangerous manner as described in Section 5-2 of the Illinois Boat Registration and Safety Act. In addition to any fines that may be assessed, violation of this rule may result in suspension of motorized boating privileges for the membership following notice and a hearing.

## **4.6 Damaging/Hazardous Wakes**

A. Plowing, as defined in Section 1.1(Q), for an excessive time is prohibited. Plowing for more than a minute will be considered excessive, although a lesser period may qualify.

B. No boat shall be operated in a manner as to obstruct the vision of the operator or create an unusually high or hazardous wake.

## Rules and Regulations for Lake Petersburg Association

- C. Any wake boat not already in a member's possession and registered as a wake boat with the LPA Office by July 25, 2018, is not allowed and will not receive registration stickers. The transfer of any wake boat grandfathered before that date to another member is prohibited and registration will be canceled. The use of wake enhancing devices is prohibited. This includes but is not limited to, devices that add weight to a boat such as water, sand-filled bags (ballast), bladders, pods, sofas, launch pads, fat bladders, locker socks, hydrofoil, Hull technology, as well as the use of wedges, power fins, or homemade devices. When boat stickers are purchased, members must certify the boat is not a wake boat and that no wake enhancing devices have been added to it.

### 4.7 Teak Surfing, Platform Dragging and Body Surfing Prohibited

Teak surfing, platform dragging, and body surfing are prohibited.

Teak surfing or platform dragging is holding onto any portion of the exterior of the transom of a vessel, including the swim platform, swim deck, swim step, or swim ladder while a power driven boat is underway or idling, except for normal ingress and egress into and out of the boat.

Body surfing is the sport of riding a wake or wave without the assistance of any buoyant device such as a surfboard, body board or ski rope.

### 4.8 No Wake Conditions

During high water or bad weather conditions, flags will be posted on the dam and on buoys. Also, Flag Signs will be posted at the five (5) entrances to the lake, and an email notification will be sent to members.

- A. **Black Flag.** Indicates "No Wake/Idle Speed" for the entire lake during high water conditions.
- B. **Red Flag.** Indicates no boating on the entire lake during bad weather or other emergency conditions.

### 4.9 Boat Registration Required

- A. All motorized boats operated on Lake Petersburg shall be required to display a current State of Illinois issued watercraft registration in the name of the Regular Member or Associate Member, except that motorized boats being test driven by a Member must follow the procedures outlined in Section 4.9(C)(9).
- B. As a condition of registration, liability insurance is required for all motorized boats operated on Lake Petersburg. Such liability insurance must be in the member's name, clearly show the watercraft insured, and cover property damage and bodily injury in an amount no less than \$100,000. Motorized boats being test driven by a Member pursuant to Section 4.8(C)(9) must be covered by liability insurance in an amount no less than \$100,000.
- C. No boat or craft of any kind may be propelled, kept, or used in the reservoir; or stored or kept on the marginal land, until the owner has registered such boat or craft and secured registration decals with numbers from the Association. Registration for motorized boats must accompany the payment of the annual license fees at the Association Office.
  - 1. **Registration Fees.** The amount is set by the Board for each boat or craft.
  - 2. **Membership Required.** No registration decal shall be issued except to a Member of the Association.

## Rules and Regulations for Lake Petersburg Association

3. **Number of Boats and Motors.** A Member may have up to two (2) gasoline powered boats but only one (1) boat can have a motor over 60 horsepower. There may be any number of boats without a gas motor.
4. **Registration Decal Display.** Decals shall be displayed adjacent to state registration numbers. If the State does not require registration then the LPA decal shall be displayed in a clearly visible location. Current year registration decals shall be displayed by May 15<sup>th</sup> and will expire on May 15<sup>th</sup> of the following year.
5. **Paddleboard Decal Display.** Only one lake decal is required to be placed on the tail end of the Standup Paddle Board (SUP) on the top of the board.
6. **Boat Length Regulation:**
  - a. Motor driven boats– 20 feet maximum
  - b. Hull type deck boats – 22 feet maximum
  - c. Pontoons – 28 feet maximum
  - d. Sailboats – 20 feet maximum
  - e. Canoes, paddleboats and rowboats – no length restriction
  - f. Members attempting to circumvent this rule will forfeit boating rights for that boat(s) following notice and a hearing.
7. **Personal Watercraft.** Boats with inboard, outboard, inboard/outboard motors along with, pontoons, sailboats, canoes, paddleboats, paddleboards, rowboats, kayaks or hull type deck boats are allowed on the reservoir (all within regulation length as described in Rule 4.8(B)(6)). The following personal watercraft are prohibited:
  - a. Airboats;
  - b. All Jet propelled watercraft, including but not limited to, jet boats and jet skis;
  - c. Bumper boats; and
  - d. Electric- and/or gas powered board-type watercraft, including but not limited to surfboards and wakeboards.
  - e. Houseboats
  - f. Wake boats

**Any other type of watercraft not listed above must be approved by the Lake Board prior to launch in the reservoir.**
8. **Sale of Any Boat or Craft.** When a member sells a boat or craft, the registration may be transferred to the member's new boat or craft for a transfer fee of one dollar for the remaining registration year. The boat or craft so sold shall be removed from the reservoir or registered with the LPA if the purchaser is a member. Grandfathered wake boats shall not be transferred to any other member.

## Rules and Regulations for Lake Petersburg Association

9. **Test Driving of Boats by Members.** Prior to test driving a boat on the reservoir, a Member must obtain a test drive permit from the Association Office. The permit amount is set by the Board and shall be applied to the LPA annual sticker fee if the boat being test driven is purchased by the Member. Test drive permits may only be obtained by LPA members for their own personal use. Test drives on the reservoir may only occur Monday through Thursday from 10:00 AM to 8:00 PM, or sunset, whichever occurs first. No test drives shall occur on Memorial Day, Independence Day (includes both July 3 and July 4) and Labor Day. A test drive permit is valid for a maximum of two calendar days and a Member is limited to one test drive permit per boat. Proof of the boat seller's liability insurance coverage in an amount no less than \$100,000 shall be required for issuance of a test drive permit. All boats being test driven on the reservoir must comply with all LPA rules and regulations.
10. **Renting and Passengers.** The renting of boats for hire or carrying passengers for hire on the reservoir is prohibited.
11. **Toilet Facilities.** No boat or craft used or operated on the reservoir shall be equipped with toilet facilities.
12. **Nuisances.** No boat or craft shall be used, or operated, nor any horn or sound device sounded so as to create a nuisance or disturb the peace or quiet of any neighborhood.
13. **Reservation of Rights of the Association.** The Association shall at times have power and authority to prohibit, restrict or otherwise limit or regulate the keeping, maintenance or operation of any or all boats and crafts on the waters of the reservoir should it become necessary to do so in the interest of public health or safety, or the protection or improvement of the reservoir or other cause.
14. **Impounding Vessels Adrift, etc. by the Association.** Any boat or craft abandoned or adrift or any unlicensed boat or craft, found in the reservoir, shall be taken up by the Association and the Association shall have a lien against it for all registration fees and the expense of taking, towing, keeping, advertising and selling of the same and for all damage caused by such craft, and may enforce such lien by advertisement and sale of such craft in like manner as chattel mortgages may be foreclosed under the laws of this state. Nothing herein shall be construed as exonerating the owner or operator of any boat or craft from personal liability to the Association or any other person, for any damage or injury caused by such boat or craft.

### 4.10 Falsification of Registration

Anyone who knowingly alters or compromises the integrity of an outboard motor or applies fraudulent horsepower markings in an attempt to obtain two permits for motors over 25 horsepower shall forfeit boating rights. Boating rights will also be forfeited for anyone who buys an over-length boat and alters the registration to conform to the allowed limit. Notice and a hearing shall occur prior to any forfeiture.

# Rules and Regulations for Lake Petersburg Association

## 4.11 Pollution of Waters

- A. Persons using or operating any boat or craft on the waters of the reservoir shall do so in such manner as not to create any unsanitary condition in or about such waters and shall not pollute such waters by the discharge, in any material amount, of oil or other polluting liquid or solid tending to make such waters unwholesome or injurious to aquatic life.
- B. No person shall place, throw, discharge or cause to be discharged, any sewage, garbage, leaves, grass clippings, decayed or fermented fruit or vegetables, offal, dead body, manure, polluted, filthy, decaying, fermenting, putrescible or oily matter or liquid or industrial waste, cartons, bottles, cans or other refuse, trees, Christmas trees, into or so as to reach any natural or artificial watercourse or open or covered sewer, ditch, tile or drain flowing directly or indirectly, continuously or intermittently, into and so as to pollute or tend to pollute the reservoir. No person shall construct in any part of the drainage area, any open or covered sewer, ditch, tile or drain, or make any change therein or connection therewith so as to cause any pollution. No person shall in any part of the drainage area construct or cause to be constructed, or use any toilet, sink, cesspool, privy, garage, slaughterhouse or other structure, establishment or place, which is so situated that polluted or oily liquid therefrom may continuously or intermittently so flow as to ultimately reach and pollute or tend to pollute the waters of such reservoir, unless there is constructed, maintained and operated such sewage treatment and disposal units and facilities for the treatment or disposal thereof, approved by the Board, whereby such polluted or oily liquid is treated, or caused to be treated, so as not to pollute or tend to pollute or threaten pollution of the waters of such reservoir.
- C. Washing Clothes and Other Items in the Lake  
No clothing, bedding, carpet, vehicle, receptacle, utensil or article that tends to pollute shall be washed in the reservoir.
- D. Urinating or defecating in the lake from a boat is prohibited.

## 4.12 Fertilizer and Algae Prevention

No manure or commercial fertilizer shall be placed, spread or used on or in the grounds 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. Solid or liquid fertilizers containing phosphates (phosphorus) are prohibited, except for newly seeded lawns as this causes algae blooms and invasive weeds in the lake. Non-phosphorus weed and feed products either have no middle number or have a zero as the middle number in the chemical ingredients list. For example, weed and feed 29-0-3 contains 29% nitrogen, 0% phosphorus and 3% potash (potassium). Members should ensure that any contracted lawn services apply only non-phosphate chemicals. No herbicide or algae killer shall be placed in the reservoir by any individual. Only Board approved individuals or companies shall apply herbicide or algae killers to the reservoir.

## 4.13 Aerators and Deicers

Aerators are prohibited on the lake for safety reasons (possible endangerment to fishermen, skaters, etc.). Any device for the purpose of preventing the freezing of the lake is prohibited.

# Rules and Regulations for Lake Petersburg Association

## 4.14 Swimming, Bathing and Wading

- A. Swimming, bathing and wading are prohibited except by Members, their families and guests.
- B. Swimming from a boat in any portion of the reservoir is prohibited.
- C. Swimming over 50 feet from the shore is prohibited unless prior approval is obtained from the Association.

## 4.15 Divers

Scuba divers must be certified by PADI (Professional Association of Diving Instructors). Those intending to dive must notify the Association Office or the Lake Manager prior to diving. No watercraft shall be operated within 150 feet of a diving flag, except for watercraft directly associated with the diving activity.

## 4.16 State Fishing Laws

The regulations of the State of Illinois pertaining to fishing are incorporated by reference into these regulations and are applicable to all fishing activities at Lake Petersburg. Illinois regulations governing fishing licenses, seasons and legal methods of fishing must be observed by Members, their families and guests.

## 4.17 Fishing

- A. **Association Membership.** Fishing by anyone other than Members, their families and guests is prohibited. No Member may give general permission to nonmembers to fish the Reservoir. Guests are permitted to fish only when accepting hospitality at the home of a Member.
- B. **State License Required.** No person required to be licensed by the laws of the state shall fish on the Reservoir without a current state fishing license issued to such person and in the person's possession. All persons shall strictly adhere to the Illinois Fish and Aquatic Life Code, 515 ILCS 5.
- C. **Hook and Line to be used.** No person shall take, catch or attempt to take or catch, any fish in the reservoir by any method except that of hook attached to a single line. The use of snares, spears, gigs, firearms or artificial light for the taking or catching of aquatic life is hereby prohibited.
- D. **Restriction as to Marginal Land Leased by the Association.** No person shall take, catch or attempt to take or catch any fish from the shore of any marginal land leased by the Association to any Lessee except with the consent of such Lessee.
- E. **Suspension of Privilege.** The privilege of fishing in the reservoir or any part thereof may be suspended by the Board at any time, whenever such suspension shall be deemed proper to conserve aquatic life or to prevent any tendency to pollute the waters of the reservoir. The posting of any authorized sign in any part of the reservoir shall suspend the privilege of fishing at such location.
- F. **Exemption of State.** Nothing in this section shall be applied to or construed to prevent or penalize anything done or caused to be done by the Illinois Department of Natural Resources in protecting or caring for the reservoir or its aquatic life.
- G. **Pollution of Water.** All persons using the waters of the reservoir for fishing purposes shall so use the same as not to create any unsanitary condition in or about the water or so as to pollute or make any part of the water unwholesome or unfit for use. The throwing of fish parts in the reservoir is prohibited.



## Rules and Regulations for Lake Petersburg Association

- H. **Crappie.** There is no limit of crappie harvesting based on size. Instead, daily crappie creel amounts are limited to 25 crappies per day, regardless of size.
- I. **Alabama or Multi-rig Lures.** These lures will be limited to two (2) baits.

### 4.18 Fishing Structures

- A. Structures in navigable areas will be placed at depths which provide 6 feet of water clearance above them at lowest known recorded lake level.
- B. All structure items placed in the lake must be securely affixed to their deployed location to prevent movement or possible hazard. The recommended but not limited to materials for anchor weight are natural stone, rock, concrete or concrete blocks and material for tethering is copper wire.
- C. Written permission from leaseholders of property within 50 feet of locations chosen must be presented to the board along with proposed location for final approval which will be voted on by the entire Board.
- D. A majority of the Board must approve all structures. It has the right to deny the placement of any structure and the right to limit the number of structures.
- E. All approved structures need to be indicated on the LPA Fishing Structure Map which documents structure locations. This will be kept on file at the Lake Board Office.
- F. For purposes of this rule, “structure” includes trees of any kind, including Christmas trees.

### 4.19 Trot Lines

The use of trotlines, power lines, jugs, setlines, seines (except by authorized lake division and Department of Conservation personnel) and unattended lines is prohibited.

### 4.20 Rough Fish

Any rough fish (i.e. carp, suckers) caught shall not be returned to the lake.

### 4.21 Ice Skating

No person shall skate upon any of the ice of the reservoir except Members, their families, and guests. Any skating shall be conducted in a manner that is responsible and proper, having regard for the number of persons upon such designated portions.

### 4.22 Boat Docks

When constructing a new dock or making a change in an existing dock, the property owner must first apply for a permit at the Association Office. Boat docks must be maintained so as not to present any hazard to operations on the lake.

### 4.23 Lot Number Display

Each waterfront lot with a home should have its lot number displayed on the property, and be of such size and style so as to be distinctly and easily read at a distance of seventy five (75) feet from the shoreline, with a number height of no less than four (4) inches.

### 4.24 Boat Ramp

- A. The Lake Petersburg Boat Ramp is to be used by Members only. Members may elect to have contractors utilize the boat ramp to complete projects on their leased property ONLY after obtaining a special equipment boat ramp access permit from the Lake Office. The Member will need to provide the following in order to obtain a permit:
  - 1. the name of the company doing the work along with all contact information for the person in charge of the project who will be present during the launch and removal of equipment,

## Rules and Regulations for Lake Petersburg Association

2. the specific equipment,
  3. the total weight of the equipment requiring ramp or alternate site access,
  4. the date and time of the request to use the ramp or alternate site for both launching and removal of equipment
  5. Proof of the contractor's insurance with LPA listed as an additional insured.
- B. The Boat Ramp has a weight limit of 20,000 pounds. The Member will ensure that their contractor utilizing equipment that exceeds the 20,000 limit will contact the Lake Office to arrange for dates and times to use an alternate site for lake access.
  - C. The Member will ensure that their contractor will assure that their equipment being launched and removed via the boat ramp or alternate site will not harm the ramp. The Member will ensure that their contractor will not utilize equipment with metal tracks or use any equipment, such as a boom to push off of the ramp, in any manner that will cause harm to the ramp or alternate site.
  - D. The Lake Manager will verify that the Member has a building permit, if required, prior to issuing a "Special Equipment Boat Ramp Access Permit". Also, the Lake Manager will check the boat ramp or alternate site for damages after the equipment is launched and then again after it is removed.
  - E. The Member is responsible for any damage done to the Boat Ramp or alternate site by their contractor.

### SECTION 5: HOUSEKEEPING REGULATIONS

#### 5.1 Exterior Structure

The exterior of any structure shall be maintained in good repair, structurally sound and sanitary. All exterior surfaces, including but not limited to doors, windows, porches, siding, trim, decks, docks and fences shall be maintained in good condition. The owner/lessee of a premise is responsible for maintaining the structures and exterior property in compliance with these regulations.

#### 5.2 Lot Maintenance and Mowing

- A. Members are required to mow their lots and to maintain them free from noxious weeds. Members who allow weeds, grass or other underbrush to grow to a height of eight (8) inches or more, or to flower, are in violation and subject to citation and fine. In addition to or in lieu of citation, the Board may notify the Member in writing that if they fail to satisfactorily correct such violation within seven (7) days that the Association will mow or maintain their lot for them and bill them for the work. Charges billed by the Association for cutting or destroying weeds, grass or other underbrush shall be a lien upon the premises.
- B. Ditches adjacent to lake owned property are not to be used by members in any way that takes away from the beauty of lake owned property, i.e., burning, parking vehicles, storing items, dumping yard clippings or other refuse, or anything to block mowing efforts. Violations are subject to fine.

# Rules and Regulations for Lake Petersburg Association

## 5.3 Dead Trees

Dead trees, old decadent or rotten trees, trees weakened by decay or disease, and fallen trees shall not be permitted on any premise with a structure or where such tree creates a hazard to others. Members shall be responsible to have the tree removed within thirty (30) days of notice. Members failing to comply with such notice will be subject to fines and the Association may proceed to have the tree removed and bill the Member for the expense. If the tree creates a safety hazard in the lake, the Association has the right to have the tree removed at any time and bill the member for the expense.

## 5.4 Motor Vehicles and Trailers

### A. Abandoned Vehicles Prohibited on Private and Public Property

No person shall knowingly or intentionally abandon any motor vehicle, or otherwise allow, permit or cause such motor vehicle to be or remain an abandoned vehicle, on any private or common area in the Association, it being declared and determined that any such abandoned vehicle is a nuisance and hazardous to the public safety because of such condition.

### B. Inoperable Vehicles Prohibited on Private and Public Property

No person in control of private property, whether as owner, lessee, occupant or otherwise, shall allow, permit or cause to remain on such property any inoperable vehicle, for more than seven (7) consecutive days. Also, no person who is the registered owner of an inoperable vehicle shall allow it to remain on private property for more than seven (7) consecutive days.

### C. Except as provided for below in Section G, parking of any type of vehicle which would provide living accommodations shall be prohibited in the lake area be it personal property, common area, or right-of-way.

### D. A conversion van is a cargo van, twenty-two (22) feet in length or less, that has been sent to third-party companies and outfitted with interior living arrangements for family road trips and camping. Conversion vans may be parked in a member's driveway if there is no intrusion into a right-of-way or easement or obstruction of visibility from adjacent driveways.

### E. No vehicle or trailer in a state of disrepair, disassembly, or in the process of repair shall be stored on the exterior of any premise. Utility Trailers (except in Section G below) are prohibited in the lake area be it leased lots, common area or right of way. However, utility trailers are allowed only in the Boat Trailer Storage Area if a valid trailer sticker is affixed.

### F. Parking in the common areas, including in the ditches is prohibited unless residents are using the common area amenities. Parking in ditches adjacent to lake owned property is prohibited.

### G. Members shall call the Association Office when it is necessary **to park temporarily** any vehicle excluded herein (for a maximum of three (3) days) or to extend any restricted time frames stated in this subsection. This shall not exceed twelve (12) days total per calendar year. Members who have active construction with a building permit are exempt for up to three (3) months. After three (3) months, the Member must call the Lake Office to extend the time frame. Exceptions must be approved by the Board.

### H. No parking shall be permitted in the vicinity of the entrance to Lake Property below the dam. Overnight camping in any vehicle is prohibited on all lake property.

## Rules and Regulations for Lake Petersburg Association

- I. No dump trucks, bobcats, backhoes, diggers, excavators, large utility trucks, or similar equipment may be parked on leased lots, common areas or roadways at Lake Petersburg. Members, who have active construction and have an active building permit, when applicable, are exempt for up to 3 months. After 3 months, the Member must obtain approval from the Board to extend the time. In addition, Members may park such vehicles on their leaseholds when necessary to park temporarily for a maximum of three (3) days so long as the Member calls the Association office prior thereto. Except when exempt as provided herein, no Member shall park such vehicle in excess of twelve (12) days total per calendar year.

### **5.5 Internments Prohibited**

No internment of a human body shall be made within the drainage area.

### **5.6 Garbage, Trash, and other Waste**

All property and premises shall be kept in a clean and sanitary condition. No house slop, sink waste, garbage, bottles, cans, cartons, decayed or fermented fruit or vegetables or other fruit or vegetable refuse, offal, swill, carcass, filthy, decaying, fermenting or putrescible matter of any kind or unsanitary waste product or polluted or oily liquid or solid shall be thrown into the reservoir or common areas or placed, piled or discharged in any manner, but shall be kept in water tight closed containers and disposed of properly.

### **5.7 Fires and Burning**

No fires shall be lighted by anyone except Lessee and family on their own leased property. Burning in ditches adjacent to lake owned property or in the common areas is prohibited. Waste materials such as paper, cardboard, leaves, dried grass clippings, tree limbs, etc. may be burned by Members on their own leasehold, but shall not be placed in ditches adjacent to lake owned property or in common areas. Burning of garbage, construction and demolition debris, rubber, synthetics, oil, or oil products is prohibited. The use of burn barrels is prohibited.

### **5.8 Picnicking In Common Areas**

- A. Picnicking is prohibited except by Lessees of marginal land, their families and guests, upon such portions of the marginal land as may have been leased to such Lessees by the Board. If the use by the respective Lessees thereof, their families and guests should in any way tend to create an unsanitary condition in any place in the reservoir or tend to create a public or private nuisance, such Lessees, their families and guests may be prohibited from further picnicking on their respective tracts of marginal land by a written notice to such Lessee from the Association.
- B. Any person picnicking or making other use of the area shall keep the premises neat and clean, pick up and remove in a sanitary manner all paper, garbage, rubbish and debris and, before leaving the premises, put out any fire made by them.

### **5.9 Fireworks**

No fireworks shall be lighted or set off except by special permission of the proper Menard County authorities and the Lake Association.

## Rules and Regulations for Lake Petersburg Association

### 5.10 Pets

- A. No dog or cat shall be left running at large. Any dog or cat found running at large may be reported to the Menard County Animal Control.

#### **Menard County Animal Control Office Information**

**Office:** PO Box 163 Petersburg, IL 62675

**Phone:** (217) 632-7302

**Hours:** Monday – Friday 8:00 a.m. - 5:00 p.m. CST

**NOTE:** For emergency assistance after hours, please contact the Menard County Sheriff's Office and an Animal Control Officer will be dispatched.

- B. No more than two (2) dogs shall occupy any dog run or other fenced area, OR No more than three (3) dogs shall occupy any outdoor area enclosed by an invisible fence or other underground electrical fence, but not both.
- C. The occupancy limits contained in paragraph (B) may be temporarily exceeded in the event that a dog owned by a Member delivers a litter of puppies. Members may exceed the occupancy limits provided in paragraphs (b) and (c) until the litter of puppies reaches one (1) year of age.
- D. Owners of pets must remove their pet's feces immediately from LPA Common Areas, ditches or property other than the pet owner's. No person shall allow pet feces to accumulate in any yard, dog run or premises so that it becomes offensive to neighbors or a health hazard to the residing pet(s).

### 5.11 Wildlife Protection, Hunting and Trapping

- A. No person shall trap, catch, kill or wound or attempt to trap, catch, wound or kill any bird or animal, take any bird egg or molest or rob any nest of any bird, or animal or cruelly treat any bird or animal, in the drainage area. No person shall fire or discharge any firearm of any description except police officers in the performance of their duties.
- B. The Board may authorize any person to use firearms, traps or other means to destroy any predatory or otherwise undesirable animal, bird or aquatic life. There is a Lake Program in conjunction with the Illinois Department of Natural Resources (IDNR) to oil goose eggs to reduce the Canadian Geese population.

### 5.12 Regulations of Livestock and Poultry

No livestock or poultry shall be quartered or raised on Lake Association property.

### 5.13 Unauthorized Introduction of Aquatic Life or Vegetation

Introduction of any fish or other aquatic life or vegetation into Lake Petersburg without authorization by the Lake Petersburg Board of Directors is prohibited. Violation of this prohibition is subject to a fine of \$250.00. Violators will also be responsible for the cost of any remediation.

# Rules and Regulations for Lake Petersburg Association

## **5.14 Injury to Property**

No person shall willfully, maliciously or negligently cut, break, climb on, carry away, conceal, transfer, tamper with, mark upon or in any way injure, damage or deface any tree, shrub, plant, turf, grass, statue, bust, lamppost, hydrant, regulating device, transformer, meter, wire, wiring, pole, curbstone, coping, flagstone, fence, wall, bridge, balustrade, railing, bench, building or other structure of any kind or property or take down, alter, mar, move, injure or destroy any sign, trail marker, placard, notice, post, pile or buoy posted or placed by the Association or authorized to be posted or placed by the Association; or drive any motor car, vehicle, boat or craft in such a manner as to cause the same to collide with, run against, strike or cause to strike, injure or deface or damage any such property, but Lessees of the marginal land surrounding the reservoir may make changes and improvements as permitted in their lease from the Association. No person shall open any fire hydrants at 1) Apple Loop & North Shore or 2) Alder Knob or water main flushing hydrants located around the lake, except a duly authorized fireman or agent of the Association.

## **5.15 Snowmobiles, Motorcycles, ATV's, or Iceboats**

No snowmobiles, motorcycles, all-terrain vehicles (ATV's), iceboats or other motorized vehicles shall be operated on any of the Lake Common Areas, including the surface of the lake.

## **5.16 Business Establishments**

Unless duly authorized in writing by the Board, no person who is leasing any property from the Association shall operate any commercial establishment of any kind or type on such property.

## **5.17 Dumping Prohibited**

No dumping of yard waste, refuse or material of any kind is allowed on lake owned property.

## **5.18 Sewage Disposal Systems**

See Section 8.4 below

# **SECTION 6: LEASE OR SALE OF RESIDENTIAL LOTS**

## **6.1 Inspection of Property**

When a lake property(s) is sold, a lease inspection must be completed by a Board authorized person. The Member must have the lot lines clearly marked by a State of Illinois licensed professional land surveyor for the inspection and provide the Board with a copy of the survey before the Board will accept the lease transfer. An existing plat of survey completed by a State of Illinois licensed professional land surveyor will be accepted. Adjoining lot owner's existing plat of surveys by a State of Illinois licensed professional land surveyor may, at the Board's discretion, be accepted in lieu of the Member's survey for a lease transfer. Any violation must be corrected before the Board will approve and sign off on the transfer of a lease agreement.

Inspections will occur as soon as possible once the Association is notified that the Member wishes to transfer his lease and that the lines have been marked by the surveyor but will take place within one week of notice.

In addition, before a lease transfer can be approved, the Association shall cause the sewer pit to be inspected. The Association shall pay the cost of the inspection. However, if the pit is required to be pumped or repaired due to unapproved substances or items being put in the sewer system, the Member shall pay those costs.

# Rules and Regulations for Lake Petersburg Association

## **6.2 Membership Application for Lease of Residential Lot**

An application and membership fee shall be submitted to the Board for approval.

## **6.3 Lease Transfer - Approval by Board of Directors**

- A. The Board has its regular meeting on the second (2nd) Monday of each month. All lease assignment transfer documents for this meeting must be in the Association Office at least one week prior to the meeting so that the documents may be reviewed before being presented to the Board for approval. These documents must have all of the original signatures except signatures of adjacent lessees may be provided electronically and the necessary fees when turned into the Association Office or they will not be approved. The Board will use their best efforts to review documents submitted less than a week before each Board meeting but there shall be an additional \$100 fee for processing paperwork received less than 7 days prior to the Board meeting at which approval of the transfer is requested.
- B. The Board also offers a special lease assignment transfer or lease meeting at a cost of \$200.00 per lease or lease assignment transfer. Two (2) members of the executive committee and the office manager or a third Board member are to be in attendance. It does take planning and time away from work for some of the personnel to attend the meeting. Anyone who wants to schedule a special lease assignment transfer meeting must notify the Association Office. At the time of notification, we ask you to inform the Association Office of the name/names of the current lot owner(s) and the purchaser's name/name(s). Once the lease assignment transfer documents for the meeting are submitted and the lot lines have been marked by the surveyor, the Board will use its best efforts to approve the lease transfer quickly but notification of issues or acceptance will take place within a week of receiving documents and notice of surveyor markings. These documents must have all of the original signatures and necessary fees when turned into the Association Office
- C. If a Member transfers title to a wholly owned trust or other form of title, such as tenancy by the entirety, where the Member remains the title holder or beneficiary, or if a Member transfers to his/her Immediate family as defined in the Lease, no consent of adjacent lessees shall be required.
- D. Transfers between Members to correct property lines shall not be subject to transfer fees. All other transfers are subject to the \$100 transfer fee including transfers to trusts or other such modifications.

## **6.4 Subleases**

- A. A Regular Member may sublease the entire lot and all improvements thereon for a period not less than six months nor more than one year. A Regular Member may not sublease a portion less than the entire leased property and all improvements thereon.
- B. A Regular Member must notify the Association Office of any sublease and must submit proof of written consent of adjacent lessees to sublease at least 7 days prior to the commencement of the sublease. A sublease to an immediate family member, as defined in the original 1962 lease, shall not require the neighbor's consent.
- C. Associate Member Dues shall be due and payable prior to the occupancy of the residence or the commencement of the sublease, whichever occurs first. If an Associate Member becomes a Regular Member within 12 months of paying Associate Member dues, then the Associate Member dues will be applied to the New Member fees so that only the difference between the two amounts is owed.

## Rules and Regulations for Lake Petersburg Association

- D. A Regular Member shall remain obligated to pay Annual Membership Dues during the course of the sublease.
- E. A Regular Member who allows a leasehold to be occupied by an Associate Member shall be jointly and severally liable for any and all dues, fees, fines, damages, and any other debt or liability incurred by the Associate Member and accruing to the Association.

### 6.5 Fees and Assessments for Leasing Residential Lot

- A. All Lease Holders shall be considered as Regular Members and shall be assessed annual dues in an amount established by the Board. Associate Members are persons who reside on lots of Regular Members for a period up to one year.
- B. Persons who reside on lots of Regular Members, where the Regular Member does not reside shall become Associate Members, and shall be assessed annual dues in an amount established by the Board.
- C. No boat stickers are to be issued until annual membership dues, assessments, fees, fines, penalties or claims for payment are current, including attorney's fees and interest.
- D. The Lake Petersburg Association, Board of Directors has set annual dues and assessments as provided by the Association By-Laws.

<b>Fees</b>	<b>Amount</b>	<b>Due Date</b>
New Membership Fee:	\$500.00	
Annual Membership Dues:	\$400.00	May 15
Associate Member Dues (Renters):	\$400.00	May 15 or 7 days prior to occupancy or the initial sublease, whichever occurs first
Annual Lot Rent:	\$30.00	July 31
Annual Sewer Assessment:	\$400.00	May 15
Annual Dredging Assessment:	\$34.00	May 15
Lease Transfer Fee:	\$100.00	7 days prior to regular Board meeting; \$200 if less than 7 days prior to regular Board meeting
Variance Fees per request Base Fee: Additional fees may apply for Professional Review & Inspection	\$100.00	
<b>Building Permit Application Fees:</b> New Construction (including new		



## Rules and Regulations for Lake Petersburg Association

additions, in-ground pools, and enclosures of existing structures) & Change in Footprint except accessory buildings (sheds) without foundations, Decks and Dog Runs	\$100.00	
Base Fee		
Deposit for Professional Review & Inspection*	\$1,400.00	
Deck, Dog Runs and Accessory Buildings (Sheds) without a foundation	\$100.00	
Base Fee		
Deposit for Professional Review & Inspection*	\$150.00	
All Others including docks, beaches, , driveways, patios, dredging as well as fire pits and retaining walls over 2 feet above grade:		
Base Fee		
Deposit for Professional Review & Inspection*	\$100.00	
The replacement of a deck, dock, beach, or boat lift without a change in footprint requires a building permit but no fee shall be required. However, a copy of the previously approved building permit and associated drawing must be attached to the application for the fee to be waived.	\$100.00	
	\$0.00	
<b>Boat and Trailer Sticker Fees:</b>		May 15
Non-Motorized	\$15.00	
70 HP and Under	\$30.00	
Over 60 HP	\$40.00	
Utility Trailer	\$25.00	
<b>Boat Test Drive Permit Fee</b>		Upon request
60 HP and Under	\$30.00	<u>(see Rule</u>
Over 60 HP	\$40.00	<u>4.9.(C)(9)</u>

\* Any funds remaining from deposit for professional review and inspection fees will be returned to Member within 30 days following final inspection. Any costs incurred by LPA in excess of deposit for reviews and inspections, will be paid to LPA by Member within 30 days of Member receiving invoice for such fees.

# Rules and Regulations for Lake Petersburg Association

## E. Abandonment of Septic Tanks

Starting in 2012, the Board of Directors has been working on phasing in abandonment of septic tanks on Lake lots, relying primarily on funding from the existing annual sewer fee. As a result, abandonment of all septic tanks could take several years to complete. At the October 2012 Board Meeting, the Directors voted to allow Members the voluntary option to properly abandon their own septic tanks with the Member paying the expense up front. The Board would then credit back \$180.00 per year from the Member's annual sewer fee for a period of five (5) years, allowing continuing Members to receive a total credit of \$900.00 over that period.

Consequently, Members could avoid waiting, potentially for a period of years, for the Lake Petersburg Association to abandon their septic tank. Members deciding to pursue this credit back option must contact the Association Office for details and requirements prior to beginning any work.

## 6.6 Penalties for Non-compliance

Operation of the Lake Petersburg Association is dependent upon timely receipt of the dues and assessments from members. The Lake Petersburg Association By-laws authorize the LPA to charge interest and/or fees on unpaid balances and legal action to place judgments on delinquent property owners.

- A. When any member is in default of dues or assessments, fees (including attorney fees), fines, penalties or claims for payment for a period of three (3) months from the beginning of the fiscal Year (January 1) or three (3) months from which dues or assessments, fees, fines, penalties or claims for payment become payable their membership and privileges may be terminated or suspended by the Board of Directors following a hearing in accordance with By-Laws Article III, Section 2.
- B. Any Member who shall be ten (10) days late in payment of any dues, fees, assessments, fines, penalties or claims for payment shall incur a thirty-five (\$35) dollar late fee. Members who are delinquent in their payment of dues, assessments, fees (including attorney fees), fines, penalties or claims for payment will also incur a two percent (2%) simple interest penalty per month until full payment is received. When members are in default of dues, assessments, fees (including attorney fees), fines, penalties or claims for payment for a period of three (3) months, they can be turned over to the LPA attorney for collection. In the event legal fees are incurred by the Board in pursuit of any delinquent payment, those fees shall be the responsibility of the Member so delinquent.
- C. Any member who is in default will be liable for all court costs and attorney fees accrued pursuant of this collection. Any legal fees incurred by the Board for enforcement of lease provisions or these Rules and Regulations shall be the responsibility of the lessee.
- D. If a member is delinquent with dues, fees or assessments, fees, fines, penalties or claims for payment, sewer maintenance service will be charged at a time (\$100.00 hourly, minimum of 3 hours) and material rate.

# Rules and Regulations for Lake Petersburg Association

## SECTION 7: ENFORCEMENT OF REGULATIONS

### 7.1 Authority

- A. Enforcement of these Rules and Regulations of the Lake Petersburg Association is empowered to the Board of Directors by the Restrictive Covenants and By-Laws. The Board is empowered to impose sanctions for violation of rules and regulations and building codes. Such sanctions shall include but are not limited to one or more of the following:
  - 1. Written warnings;
  - 2. Fees, fines, penalties or claims for payment;
  - 3. Restitution;
  - 4. Suspension or termination of membership; and
  - 5. Criminal prosecution under the applicable state statutes.
- B. In no way shall such sanctions infringe on the rights of individual property owners or the Association to pursue further recourse either in law or equity through civil courts of competent jurisdiction.

### 7.2 Citations for Violations

- A. Various employees and any other designated persons will be given power by the Board of Directors to enforce these rules and regulations and to issue citations for violations. When there is a determination a violation has occurred, a fine may be assessed. If a Member's guest violates any rules which would result in a fine being assessed, the Member/lease holder is responsible for paying the fine, penalties and claims for payment, as well as attorney fees and interest.
- B. Where a citation is issued, the approved "Uniform Complaint Form" shall be used and shall be so designated on its face as being a citation. All citations, which are issued, shall be filed and recorded in that Member's file for future reference.
- C. Notice of an alleged violation of Lake Petersburg Rules and Regulations shall be served by regular mail in writing as a citation and shall include the following information:
  - 1. Full name and address of the accused;
  - 2. Lot number of the responsible Member;
  - 3. Time, date, and location of the offense;
  - 4. Nature of the offense with the regulation number and fine listed; and
  - 5. Issuing authority's name and number.
- D. Citations shall also describe the appeal process, which must be initiated by filing a written request for hearing with the Association Office within fifteen (15) days of the citation's issuance. If a timely written appeal is not so filed, the violation and its associated penalty will be deemed final.

## Rules and Regulations for Lake Petersburg Association

### 7.2.1 Fines, Penalties, and Claims for Payment

Violation	Fine
Prohibited placement of advertisement sign or bill poster, other than real estate “For Sale” signs. Garage sale signs will be allowed for a period of three days. <b>Fine doubled (\$200) after 7 days of non-compliance. Fine tripled (\$300) after 14 days of non-compliance.</b>	\$100.00
Building without a required permit for change in footprint <b>Fine doubled (\$5,000) after 14 days of non-compliance. Fine tripled (\$7,500) after 30 days of non-compliance.</b>	\$2,500.00
Building without a required permit for non-change in footprint <b>Fine doubled (\$700) after 14 days of non-compliance. Fine tripled (\$1,050) after 30 days of non-compliance</b>	\$350.00
Construction building code violation <b>Fine doubled (\$500) after 30 days of non-compliance. Fine tripled (\$750) after 60 days of non-compliance.</b>	\$250.00
Construction or Installation that does not conform with the approved building permit	\$2,500
Pollution of water and water course and /or disposal of waste, garbage, grass, leaves, vegetation, fish, etc. into Lake Petersburg. Violators will also be responsible for the cost of cleanup. <b>Fine doubled (\$500) for second offenses and tripled (\$750) for third and subsequent offenses within one (1) year of the date of the same offense.</b>	\$250.00
Introduction of any fish or other aquatic life or vegetation into Lake Petersburg without written authorization by the Lake Petersburg Board of Directors. Violators will also be responsible for the cost of any remediation. <b>Fine doubled (\$500) for second offenses and tripled (\$750) for third and subsequent offenses within one (1) year of the date of the same offense.</b>	\$250.00
Failure to display a current boat sticker (by May 15 each year). Prior to May 15, the previous year’s sticker is considered current and must be displayed. Members who do not have a current boat sticker are also subject to having their boat escorted back to their dock and not allowed use of the lake until a current boat sticker is purchased and displayed. <b>Fine doubled (\$100) after 14 days of non-compliance. Fine tripled (\$150) after 30 days of non-compliance.</b>	\$50.00
Exceeding idle speed in no wake area during daylight hours. <b>Fine doubled (\$100) for second offenses and tripled (\$150) for third and subsequent offenses within one (1) year of the date of the same offense.</b>	\$50.00
Creating a wake from 8 pm or official sunset (whichever comes first) to 10 AM. (4.2.A) <b>Fine doubled (\$500) for second offenses and tripled (\$750) for third</b>	\$250.00

## Rules and Regulations for Lake Petersburg Association

<b>and subsequent offenses within one (1) year of the date of the same offense.</b>	
Creating a wake from sunset to sunrise without visible running lights. <b>Fine doubled (\$1,000) for second offense and tripled (\$1,500) for third and subsequent offenses no matter when the previous offense occurred.</b>	\$500.00 & Lose Boating Privileges for 1 year
A boat operating in a wake enhancing manner as stated in Section 4.4. <b>Fine doubled (\$500) for second offense. The third offense may result in removal of said boat from the reservoir after notice and a hearing. This provision applies to the wake boat regardless of who is driving during any of the violations.</b>	\$ 250.0 0
Dumping of yard waste, refuse or material of any kind on lake property. Violators will also be responsible for the cost of cleanup. <b>Fine doubled (\$500) for second offenses and tripled (\$750) for third and subsequent offenses within one (1) year of the date of the same offense.</b>	\$250.00
Abandoned or inoperable vehicles are prohibited. Any person to be found in violation of restrictions on abandoned or inoperable vehicles or other parking violations will also be responsible for any legal, towing and storage fees incurred by the Association. Member will have (14) days after notice to remove said vehicle or demonstrate to the satisfaction of the Board of Directors that said vehicle is operable. <b>Fine doubled (\$500) after 30 days of non-compliance. Fine tripled (\$750) after 60 days of non-compliance.</b>	\$250.00
Prohibited Aerators and Deicers. <b>Fine doubled (\$500) after 7 days of non-compliance. Fine tripled (\$750) after 14 days of non-compliance.</b>	\$250.00
Any other violation of these rules and regulations. <b>Fine doubled (\$100) after 14 days of non-compliance or a second offense. Fine tripled (\$150) after 30 days of non-compliance or a third offense.</b>	\$50.00
All fines, penalties and claims for payment unless otherwise stated, will be doubled for second offenses and tripled for third and subsequent offenses within one (1) year of the date of the same offense. If a violation has not been corrected once the tripled fine level has been reached, the Member will be fined at the triple amount on a monthly basis until the violation has been corrected. <b>If the fines, penalties and claims for payment, are not paid within 90 days, they will be turned over to the Lake Attorney. The legal and court fees will be the responsibility of the Violator.</b>	

# Rules and Regulations for Lake Petersburg Association

## 7.2.2 Other Penalties

- A. If non-payment of fines, fees (including attorney fees), assessments, dues, penalties, or claims and any accrued late fees are turned over to the Lake Attorney, the legal fees of LPA and its court costs are the responsibility of the violator.
- B. Any violation must be corrected and any outstanding fees, fines, penalties and claims for payment paid before the Board of Directors will sign off on a lease assignment transfer.
- C. Outstanding fees, fines, penalties, and claims for payment shall be subject to an added late fee of two percent (2%) per month until paid.
- D. All outstanding fines, penalties, and claims for payment, and any accrued late fees, owed at the end of any calendar year shall be assessed with the Member's Association dues for years subsequent to the year wherein that fine was assessed.
- E. Once a fee, fine, penalty, or claims for payment becomes final, either by the absence of a timely written demand for hearing or by decision of the Board upholding the fee, fine, penalty, or claim for payment following completion of the appeal process and the non-payment is turned over to the Lake Attorney, the amount thereof shall become a lien against the Member's property during the legal process and collectable by court action or as otherwise provided.
- F. As provided for in the by-laws of the Lake Petersburg Association, the Board of Directors may suspend, expel or terminate a Regular Member for cause after an appropriate hearing. Said cause may include, but is not limited to, non-payment of the dues, assessments, fees, fines, penalties, or claims for payment as set forth.
- G. Membership privileges will be suspended including, but not limited to, use of the Lake and storage of boats/trailers in the Boat Storage Area. There will be charges for services normally provided by the Association including, but not limited to, servicing the sewer system.

## 7.2.3 Appeal Procedure

A member may appeal a violation by requesting a hearing with the Executive Committee of the Board of Directors. The appeal is made by mailing notice of request for appeal to LPA at 17754 North Shore Drive, Petersburg, IL 62675 or by email to lakeoffice@lakepetersburg.org within fifteen (15) days of the issuance of the violation. The Association Office will then notify the Member of the date, time and place set for the hearing. The member or a designate must be present at the hearing. Three (3) or more persons on the Executive Committee shall constitute a quorum for hearings. Should the Member fail to appear on said date at the stated time and place, the demand for a hearing shall be deemed withdrawn. The Executive Committee is then authorized to recommend to the Board of Directors that the citation be upheld. If a hearing is held, the post-hearing recommendation of the Executive Committee shall be forwarded to the Board of Directors for final action. If the Board of Directors finds in the Member's favor, the citation will be void. If the Board denies the appeal, the citation is affirmed and the fine will be payable within fifteen (15) days.

# Rules and Regulations for Lake Petersburg Association

## SECTION 8: BUILDING REQUIREMENTS AND PERMITS

### 8.1 Obtaining Building Permits

A building permit must be secured from the Board before any construction begins (includes, but is not limited to, houses, docks, boat lifts, beaches, driveways, sidewalks, garages, additions, decks, outbuildings, gazebos, pools, dog runs, storage buildings, fences, swim platforms, fire pits and retaining walls higher than 2 feet above grade, patios, steps, dredging of any portion of the reservoir, and whenever excavation work is performed, etc.). In addition if a footing is needed for a structure, a building permit is required. Before a building permit can be secured, the applicant must submit a detailed plan for the proposed structure, together with an inspection fee as required by the Board at the time. If the structure is new or includes a change in footprint, then a survey drawn to scale from a State of Illinois licensed professional land surveyor must be submitted.

The Surveyor will also need to mark (stake) the property lines so that they can be easily identified. The survey requirement may be waived by the Board if and only if the proposed structure is a small, simple addition to the footprint and it is obvious that the setback and footprint requirements will be met. The replacement of a deck, dock, beach, or boat lift without a change in footprint requires a building permit but no fee shall be required. A copy of the previously approved building permit and associated drawing must be attached to the application for fee to be waived.

- A. All buildings must be completed on the exterior within a period of twelve (12) months from the beginning of construction. A building permit from Menard County may also be required. No building or other structure, whether for habitation or otherwise, including any dock, wharf, boathouse, pool or anchored or stationary raft shall be placed, constructed or altered unless a permit in writing is granted by the LPA Board, based upon a written application setting forth the location, specifications and intended use.
- B. Before a building permit can be secured, the applicant must submit detailed plans for the proposed structure, together with an inspection fee as required by the Board at the time. The Board will have the applications involving a change in footprint reviewed at the Member's expense by a professional such as an architect to ensure that all appropriate codes are followed and that any appropriate variances have been secured. The Board shall notify the petitioner of the decision to approve or disapprove the permit application without undo delay.
- C. A Board authorized person shall conduct site inspection prior to beginning construction and at completion of construction.
- D. The Association shall maintain permanent and current records of building permits and construction activity by lot.
- E. In addition to any appropriate fines, any construction which is done without a permit or not conforming with the approved building permit will be subject to removal, at owner's (Member's) expense, within ten (10) days of written notification from the Association Office.
- F. A Board authorized person shall be responsible for reviewing all lots for permit conformance prior to lease transfer.
- G. A building permit application must be submitted at least 10 days in advance of the Board meeting to be considered for approval, together with any fee required for the application.

## Rules and Regulations for Lake Petersburg Association

- H. An issued building permit becomes null and void if work or construction is not commenced within 90 days after the date of issuance, or if construction or work is suspended or abandoned for a period exceeding 90 days at any time after work has begun but no later than 12 months from the date of issuance.
- I. No building permit shall be issued to any Member who has unpaid financial obligations owing to the Association, including, but not limited to dues, assessment, fees, attorney fees, interest, fines and claims for payment.
- J. Substantial erosion control plan must be approved before permit will be issued.

### 8.2 Required Detailed Plans

- A. A site plan must be included with the building permit application. This site plan normally consists of a computer drawing of the lot. The site plan must be to scale and contain the location and other information for all construction and improvements that will be placed on or below the surface of the lot. At the time of the building permit request, the owner must have the property lines identified by a State of Illinois licensed professional land surveyor before a permit will be issued. A minimum scale of 1"=20' is required.
- B. The submitted plans should include:
  - 1. **Property lines:** Location of property lines, setbacks and easements and the length of each;
  - 2. Streets and Shoreline must be identified along with the length of each;
  - 3. **Buildings:** All existing and proposed buildings with location, orientation, dimensions, square footage and distance to lot lines;
  - 4. **Driveway and parking areas:** Location, width and size, material composition and location of culverts, if required
  - 5. **Other structures such as patios, pools, fire pits, retaining walls, etc. must be delineated with dimensions, square footage and distance to lot lines;**
  - 6. **North indicator;**
  - 7. **Elevations** from the front, rear and sides with height from street level grade clearly marked on the street side elevation;
  - 8. **Site drainage - surface and substance:** Location of ditches and swales and location and method of discharging subsurface drain tiles, sump lines and down spouts;
  - 9. **Erosion control:** Location and method of preventing soil erosion during construction; Substantial erosion control plan must be approved before a permit will be issued.
  - 10. **Impact control:** Location and method of insuring minimal disturbances to vegetation, drainage and existing roadways, ditches and utilities during construction
  - 11. **Square footage** of the total structures, total lot, and total structures as a percentage of lot size. Any erosion from the original plat will not be included in the overall square footage of the lot.
  - 12. **List** of materials that will be utilized for the exterior of the structures as well as material composition of driveways, parking areas and culverts.



# Rules and Regulations for Lake Petersburg Association

## 8.3 Building Codes and Structures/Size

- A. One- or two-story dwellings shall have a minimum 1500 square feet of total living area. Garages are not considered living area.
- B. All driveways located upon a lot shall be constructed of a hard surface to accommodate typical residential use. Driveways must be constructed of rock (minimum 6" CA-6), asphalt, concrete, brick or other durable material. Driveways shall be no less than ten (10) feet in width.
- C. Each new residence constructed upon a lot shall include an attached or detached garage.
- D. Existing residences may be allowed an attached or detached garage on the same lot(s) provided all setbacks are met. Residences that span more than one lot shall use setbacks of the combined lots.

- E. Mobile homes or trailers are not permitted.

**Manufactured homes** - were once called "mobile homes" or "trailers." They are relatively inexpensive, small, and are held to less stringent standards than modular and site-built homes and are not permitted.

**Modular homes** - residences constructed entirely in factories and transported to their sites on flatbed trucks are permitted.

- F. All structures and beaches shall meet all minimum setback requirements. All roof lines, gutters, any other ornamentation extending from the structure, decks, or any part of the structure shall be no closer to the lot line than the following setbacks. The distance is not measured from the foundation but from the outer most point of the structure including gutters and decks. .

Lake Side: 30% of lot center line from water's edge (any erosion from original plat will not be included in the lot size.)

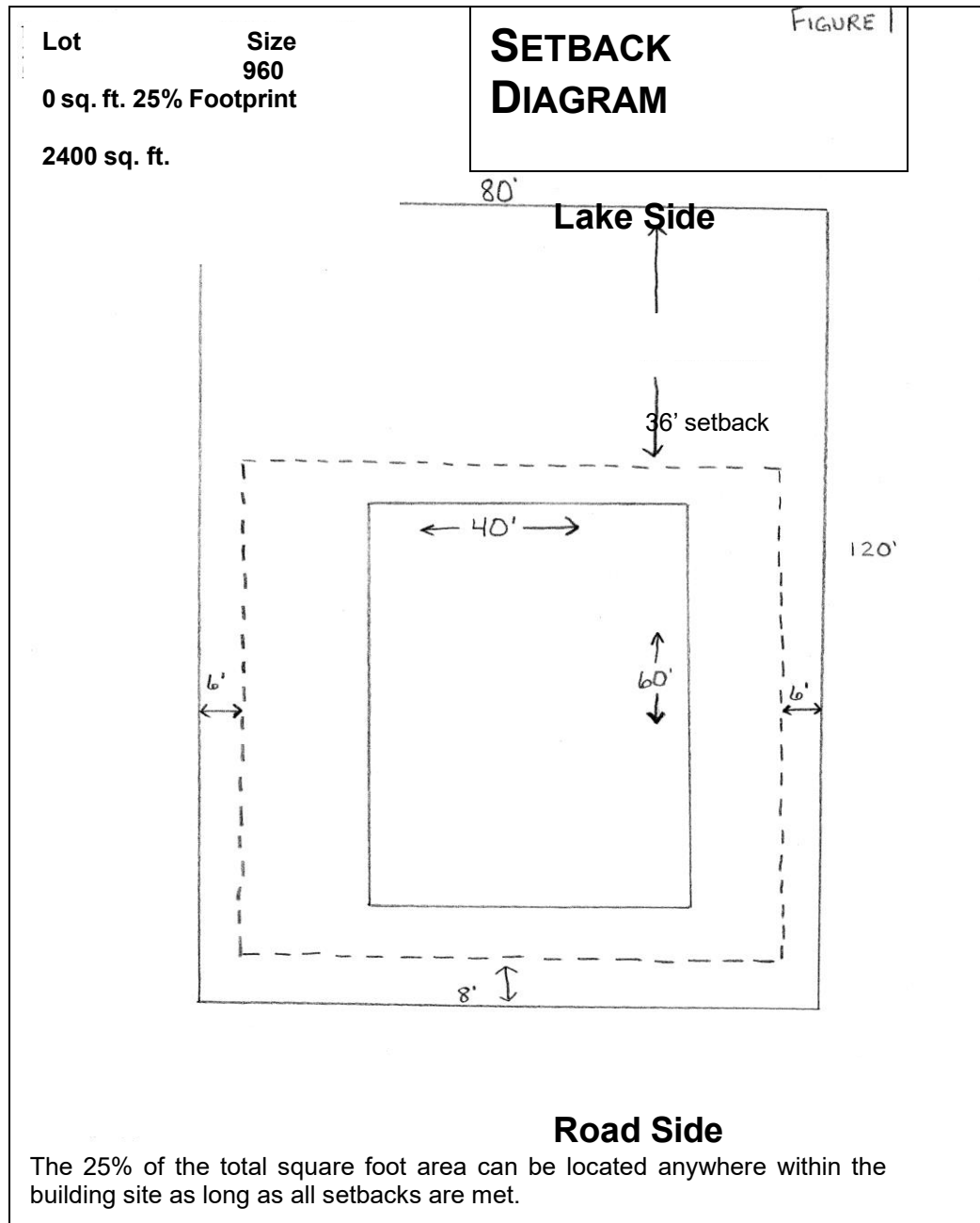
Street Side: 8' from lot line

Side: 6' from lot line

- G. The **footprint** of all structures shall not exceed 25% of the square foot area of the building site. The "building/structures" includes houses, garages, decks, porches, additions, outbuildings, gazebos, etc. (See the example shown in the Setback Diagram.) "Grandfathered in" boathouses, docks, driveways, patios, small decks connected to docks, and in-ground pools are not included in the calculation of footprint. If for some reason applying the 25% footprint cannot meet the minimum square foot requirement, variances may be requested. The Variance Request will be handled by the Board.

The lake side of any structure must be no closer to the shoreline than 30% of the distance from the existing shoreline to the rear of the lot. (This excludes "grandfathered-in" boathouses, docks, patios, small decks connected to docks, and in-ground pools.) All roof lines, beaches, pools and decks or any part of the structure shall be no closer than six (6) feet from the property line, except the rear of the dwelling, which should be no closer than eight (8) feet from the property line as determined by a State of Illinois licensed professional land surveyor. (Distance of the lot will be measured on the lot center line. Rear of the lot is defined as the property line nearest to road. For the purposes of this rule, the term "structures" does not include sidewalks, driveways and patios that are flush to the ground and may, with Board approval, extend into the above stated setbacks.

## Rules and Regulations for Lake Petersburg Association



- H. Construction of the **exterior of a dwelling** or structure may be of brick, stone, wood siding, fiberglass, plastics, concrete blocks, or building tile (provided they are stuccoed when completed), steel (except corrugated steel) and aluminum. This does not include sheet aluminum except roll goods or imitations on backer boards.
- I. **Maximum height of any roof** shall be no more than 30 feet measured from the street side grade to the highest point of the roof.
- J. **Heating** of dwellings by coal furnaces is not allowed.
- K. All **alternative sources of energy** (solar, wind, etc.) must be approved by the Board.
- L. **Garages** may not be constructed until the residence is under construction.

## Rules and Regulations for Lake Petersburg Association

- M. **Shrubbery, hedges, or trees** that would obstruct the neighbor's view shall not extend on property lines beyond the front of the dwelling (lake side). This shall not apply to shrubbery and trees already growing on said property at the time the lease assignment is issued or replacements of a like kind and quality.
- N. **Fences:**
1. The construction of fences (other than those around swimming pools, those built to conceal or enclose trash cans and recycling cans, and those built in connection with a dog run) is prohibited.
  2. Fences may be constructed around swimming pools for protection provided the fences do not obstruct the neighbors' view of the lake and do not exceed four (4) feet in height. Privacy fences are not allowed.
  3. Fences may be constructed to conceal or enclose trash cans and recycling cans from view provided the fences do not obstruct the neighbor's view of the lake and do not exceed four (4) feet in height. The maximum area footprint cannot exceed 24 square feet and the area must be adjacent to the dwelling. The design and color must compliment the home.
  4. Fences may be constructed for the purpose of constructing a dog run. The maximum size of any fence constructed for a dog run shall be 6' x 12' and such fence shall not exceed six (6) feet in height.
  5. Residents wishing to construct a fence around a swimming pool, to conceal or enclose trash cans and recycling cans, or for purposes of a dog run must conform with all other requirements adopted by the Board including securing a building permit prior to construction.
- O. **Accessory Buildings** (Sheds)
1. Accessory buildings may not be constructed prior to the construction of a home on the lot.
  2. Maximum size of the accessory building is 120 square feet. The height shall not exceed eight (8) feet on sidewalls.
  3. Design and color should complement the home.
  4. No washrooms are allowed.
  5. Accessory Buildings (Sheds) are not allowed on the Lake Side or the Road Side of the residence. Side setbacks must be met.
  6. Plastic molded storage units under five (5) feet in height are not considered accessory buildings and are permitted. Design and color should complement the home.
  7. Trash can and recycling can storage enclosures (some are made of molded plastic or wood and have a lid and doors) under five (5) feet in height are not considered accessory buildings and are permitted. Design and color should complement the home.
- P. Any **property out of compliance** shall be brought into compliance with applicable codes and regulations prior to lease transfer.
- Q. Any builder or owner of property under any type of construction must **prevent discharge, pollution or erosion** into the lake or onto neighbor's leasehold during the construction process.
- R. **Above-ground swimming** pools are prohibited.
- S. **In-ground pools** must be approved by the Board.

## Rules and Regulations for Lake Petersburg Association

- T. **The real property surrounding the reservoir is property of LPA. Accordingly, alterations of any kind to the shoreline are prohibited. Rip rap that does not alter the shoreline is permitted. Beaches with an approved building permit are allowed.**

### 8.4 Sewage Disposal Systems

- A. All sewer system components must be installed, replaced or repaired by the Board or representative of the Board, and installed by a contractor approved by the Lake Association.
- B. All sewer system components to be constructed, installed, repaired or replaced must be inspected by the Lake Manager or a Board authorized person before the system is backfilled. If the lessee of a lot fails to have the Association inspect the system components before backfilling, then the lessee shall be responsible for the cost to expose the system for inspection.
- C. Subject to Rule 8.4(D) below, The Lake Petersburg Association is responsible for sewer repairs from the lift station, including the pump, toward the City of Petersburg. The member is responsible for all repairs from the lift station towards the member/homeowner's home.
- D. Members shall not place grease or other items harmful to the sewer system into the system. A complete list of these items can be found on the website, [www.lakepetersburg.org](http://www.lakepetersburg.org), Members shall be responsible for any damages as a result of misuse of the sewer system, including but not limited to the cost of repairs, the cost of replacement of the pump, and the cost of pumping the system clean of any offending matter.

### 8.5 Connection to Utility Services – Lot Owner to Call JULIE (811) before Digging

- A. No person shall make any connections with, uncover, alter or disturb any water pipe or main, conduit, electric wire or line, sewer or other utility constructed or maintained, or open any manhole, intercepting chamber or any related appurtenance without first obtaining a written permit from the Association based upon a written application setting forth the location and nature of the work to be done, together with a description thereof or copy of plans or specifications of the contemplated connection or alteration, and depositing with the Association such sum of money as the Association shall estimate will fully cover all damage of any kind which may be caused by the connection or alteration, or filing an appropriate bond, guaranteeing restoration in form and amount and with surety, as approved by the Board, or if requested by the Association to do so.
- B. After such alteration or connection has been completed, the sewer, the water pipe or main, conduit, electric wire or line, manhole or intercepting chamber shall be immediately restored to as good a state or condition as prior to the doing of such work, to the satisfaction of the Association, or by the Association, as the Board may elect. If the completion of the restoration be without expense to the Association and to its satisfaction, the sum deposited shall be refunded, but if any of the work be done by it, the Board shall certify the actual expenses incurred and shall refund to the holder of the permit the difference, if any, between the amount deposited and the amount certified. In the event the amount so certified shall be in excess of the deposit, the holder of the permit shall immediately pay such excess to the Association.

## Rules and Regulations for Lake Petersburg Association

- C. The Lot Owner is responsible to call **JULIE (811)** before digging. JULIE, Inc. (Joint Utility Locating Information for Excavators) is a not-for-profit corporation that provides homeowners and professional excavators with one place to call for safe digging.

### **8.6 Encroachments**

- A. No building, structure or anything erected or constructed on the face of it or in any way connected to it shall extend into, upon or over any road or parkway. Variances require a written application with the location and specifications of the encroachment. The Variance Request will be handled by the Board.
- B. No building material, fuel, or other product may be deposited on any way. Such products may be temporarily deposited in such location, provided a written permit is secured from the Board, upon a written application setting forth the location and approximate time such obstruction will exist, and the amount of the way the same will obstruct.
- C. No dirt, leaves or debris may be put in the lake.
- D. No dumping of dirt or any other matter will be allowed on LPA property without permission and payment of applicable fees.
- E. Any obstruction contrary to any of the provisions of these regulations, may be filled up, or removed by the Association at the expense and risk of the persons constructing, erecting, placing or maintaining the same.
- F. Every person using or obstructing any portion of any way for any purpose shall cause warning lights to be placed and properly maintained in conspicuous places from sunset until sunrise during the time such obstruction shall remain and shall also construct such other and proper safeguards as may be necessary to properly protect the public from injury or, if necessary, maintain a watchman at such obstruction.

### **8.7 Correction of Defects or Removal of Dangerous Buildings**

- A. Whenever the Lake Manager, or any other officer or employee of the Association, shall be of the opinion that any building or structure is a Dangerous Building, a written statement to this effect shall be filed with the Board. The Board shall then determine whether the building or structure is a Dangerous Building as defined in Section 1. Upon finding that the building or structure is a Dangerous Building, the Board shall cause written notice to be served upon the building owner, and upon the building occupant(s), if any, by personal service or registered mail. Such notice shall state that the building has been declared to be in a dangerous condition, and that such dangerous condition must be removed or remedied by repairing or altering the building or by demolishing it, and that the condition must be remedied at once.
- B. Dangerous Buildings shall have all dangerous condition(s) removed or remedied by the owner within fifteen (15) days. Owners shall comply with the provisions of these Rules and Regulations when making any repairs or alterations to such Dangerous Buildings.
- C. If the person receiving such notice has not complied within fifteen (15) days from the time when notice is served upon such person by personal service or by registered mail, the Association may proceed to have the condition remedied or the building demolished and the Association shall bill the owner for the work. No lease transfer shall be approved until the bill for such work is paid in full.

## Rules and Regulations for Lake Petersburg Association

- D. Any building or structure damaged by fire, decay or other cause to the extent of fifty percent (50%) of its value shall be torn down and removed or repaired. Owners shall comply with the provisions of these Rules and Regulations when tearing down and removing or making any repairs or alterations to such Damaged Building.
- E. Whenever the Lake Manager, or any other officer or employee of the Association, shall discover that a building has been severely damaged by fire, decay, or other cause, the Board shall be notified in writing. The Board shall determine whether or not such building or structure has been damaged to the extent of fifty percent (50%) of its value. Prior to the Board's determination of the extent of damage, a written notice shall be served upon the owner of the premises by personal service or by registered mail to his last known address.
- F. At or before the Board meeting required to determine whether the building or structure is a Damaged Building, the owner of the Damaged Building shall notify the Association if said owner intends to repair the Damaged Building. If the owner fails to notify the Association of their intent to repair the Damaged Building by that time, the Association will assume that the owner intends to tear down and remove the Damaged Building.
- G. If the Board determines that the building in question has been damaged to the extent of fifty percent (50%) of its value, it shall be the duty of the owner to tear down and remove or begin repairs to the building within twenty (20) days after the finding of the Board. Owners shall comply with the provisions of these Rules and Regulations when tearing down and removing or repairing such Damaged Buildings. If after said twenty (20) days the building in question has not been torn down and removed or repairs have not begun, the Association may tear down and remove the building and bill the owner for the work. If the Board determines that the owner's removal of the Dangerous Building is violating the provisions of these Rules and Regulations, the Association may tear down and remove the Damaged Building and bill the owner for the work. No lease transfer shall be approved until the bill for such work is paid in full.

### 8.8 Boat Docks, Lifts and Covers

#### A. Permits

Construction must be preceded by a written request, complete with plans, submitted to the Association Office prior to the issuance of a permit. No permit shall be issued until approval is made by the Board. No construction shall be considered authorized without such a permit. Should any doubt about any construction become evident, final approval will be decided upon by the Board.

**NOTE: Any construction which is done without a permit will be subject to removal, at owner's (Member's) expense, within 10 days of written notification from the Association Office.**

#### B. Inspection and Maintenance

All docks and covers, present and future, shall be subject to a periodic inspection by a Board authorized person, who shall make written reports to the Board. Maintenance recommendations shall be reviewed by the Board. Member will be notified of maintenance to be performed at Member's expense, and be given thirty (30) days within which to comply or respond to the Board. Failure to comply or respond will require further action by the Board at Member's expense.

#### C. Number of Docks

Only one (1) dock shall be permitted for each lot.

# Rules and Regulations for Lake Petersburg Association

## D. Specifications for Docks

1. The maximum distance that a dock or cover or lift unit, or any combination thereof, may extend into the reservoir shall be determined by the distance across the reservoir to the closest opposite shore. The distance shall be measured from the location of the proposed dock to the nearest point on the opposite shore across the reservoir. The maximum extension into the reservoir **includes** the walkway over the water.

2.

<b>Max. Extension Into Reservoir</b>	<b>Extension of Walkway over Water</b>	<b>Shore to Shore Distance</b>
4 feet	4 feet	Less than 50 feet
8 feet	4 feet	50-74 feet
12 feet	5 feet	75-100 feet
25 feet	5 feet	Over 100 feet

3. Substantial erosion control measures must be taken and approved before a walkway and/or boat dock permit will be issued.
4. All docks and walkways shall be no closer than six (6) feet from the lake side survey pins (property lines).
5. Surface of a dock over the reservoir shall be no more than twenty (20) inches above the normal pool height of the reservoir.
6. Vertical structure supports shall be no more frequent than every 4 feet and no greater than six (6) inches in width or thickness.
7. Horizontal rails shall be no more than two' (2) along a side above the surface of the dock and no higher than thirty (36) inches above the dock surface. Each of the two (2) rails shall be no more than six (6) inches high.
8. Screening of the sides of docks over the reservoir shall not be permitted.
9. When dimensional lumber is used, it shall be treated lumber such as K33 or equal.
10. When plywood is used, it shall be weatherproof plywood.
11. Flotation material for new or newly renovated docks will be limited to encapsulated polyethylene floats.

## E. Specifications for Covers

- A. The purpose of covers shall be for boat protection only.
- B. Covers shall be permitted as follows:
  1. Over boat lifts.
  2. Over the well created in "U" shaped docks.
  3. Alongside a boat dock where boat will be docked.
- C. Shall not be permitted over docks and walkways.
- D. Shall not exceed ten (10) feet in width.
- E. Shall not exceed twenty-eight (28) feet in length.
- F. Shall not exceed seven and a half (7.5) feet above the surface of dock.
- G. Shall not exceed thirty-six (36) inches from top to bottom of cover.
- H. The following are material options and requirements:
  1. Canvas awning type – no restriction on color.
  2. Shingles must match or complement those on the residence.
- F. Other (including metal) must match or complement the exterior of the residence.

# Rules and Regulations for Lake Petersburg Association

## G. Graphic Aid – Maximum Vertical Dimension

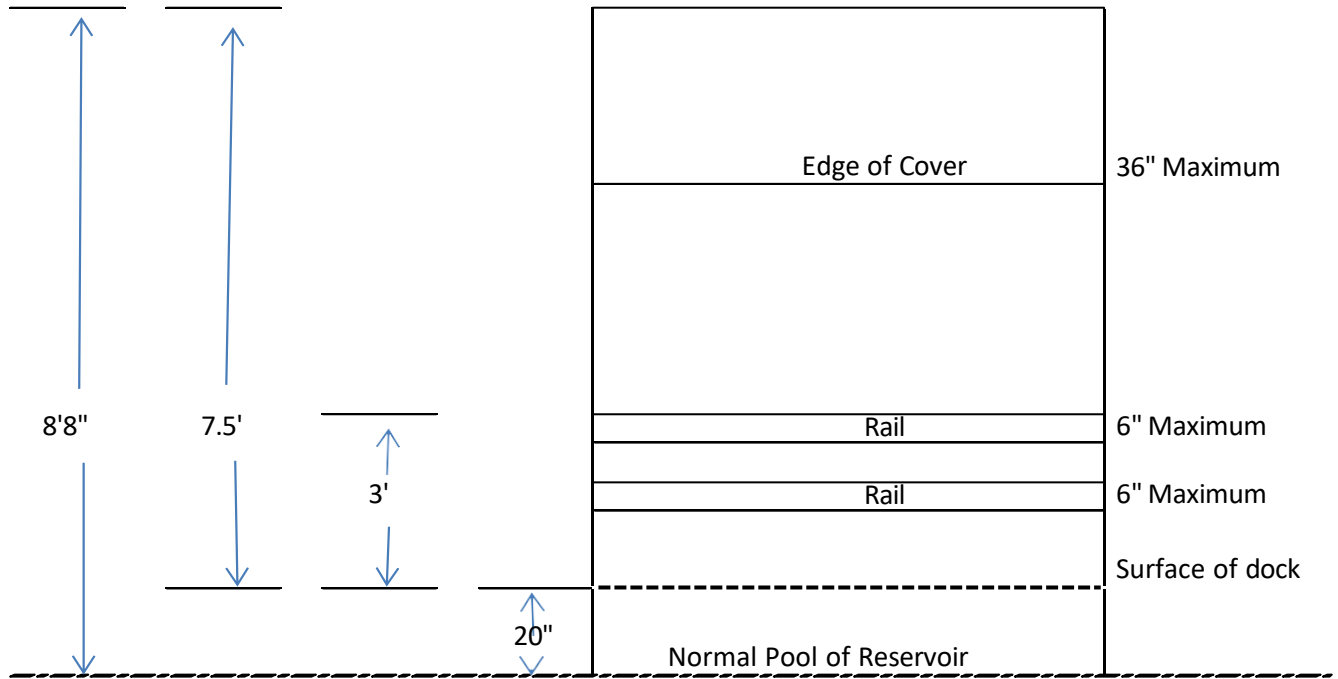
x = 4 feet if shore to shore is less than 50 feet

x = 8 feet if shore to shore is 50-74 feet

x = 12 feet if shore to shore is 75-100 feet

x = 25 feet if shore to shore is over 100 feet

### Maximum Vertical Dimensions:



## H. Floating Docks

“Gangplank” or “Walkway” will be permissible or allowed to gain access to a floating type dock that depends upon a certain depth of water to make it functional. This gangplank shall be movable fore and aft to allow floating docks to be moved closer to shore at full lake level and vice versa. All floating swim platforms and trampolines must be brought in and secured to shore when not in use and by 8:00 P.M.

## I. Boathouses

New boat houses are not permitted. Existing boat houses are permitted but must be maintained in good repair and be structurally sound. No expansion or alteration of an existing boathouse is permitted without Board approval.



# Rules and Regulations for Lake Petersburg Association

## 8.9 Variance Procedure

- A. A request for a variance from requirements contained in this section of the Lake Petersburg Association Rules and Regulations may be made by a Member to the Board. Variances from other sections of these Rules and Regulations are not allowed. Variance requests must include a completed application form and fee, which may be obtained at the Association Office, along with any other supporting information describing why the variance is needed and what the proposed construction specifications would be. Variance requests are initiated on the date when the full application is filed with the Association Office.
- B. The review procedures for filed variance requests are as follows:
  - 1. The Building Committee Chair will review the application and notify Members having property within one hundred (100) yards of the location for the requested variance.
  - 2. At the Member's expense, any variance request for a change in footprint will be reviewed by an LPA authorized professional such as an architect to ensure an accurate representation of the proposed variance.
  - 3. At the next regularly scheduled Board meeting after the application has been appropriately reviewed, the Building Committee Chair shall report the recommendation. The report will include written documentation of the position of each neighbor living within 100 yards of the area of variance.
  - 4. A decision to grant or disallow the variance will be made by the Board.

## 8.10 Lake Shorelines

If the shorelines of a lake are too steep, waves caused by boats will reflect off of them, creating backwash, or other wave turbulence. If the shorelines are gradually sloped, these boat wakes will dissipate as they hit the shorelines and no reflections will occur. The following requirement is written with the intent of minimizing negative impacts of improperly constructed shorelines.

Shorelines that are constructed with steel pilings, concrete, or similar materials that result in a vertical appearance to the lake will not be permitted in the areas of the lake outside of no wake areas. However, these types of seawalls are effective in controlling shorelines and may be approved in no wake areas of the lake.

## SECTION 9: ADOPTION OF NEW RULES AND REGULATIONS

### 9.1 Rules and Regulations

The Board shall have power to establish all rules and regulations as may be deemed advisable or necessary, and may amend and repeal any such rules and regulations at any time.

### 9.2 Procedures for Members to Request Changes

- A. Any Member who wants to request a change to the current Rules and Regulations should submit their request in writing to the Association Office. Such request should include the wording desired for the rule change and the reasons why the change should be approved.
- B. The Committee will notify the member of the date and time the committee will hear the request, if the Committee determines that the request merits consideration. The member can be present at this meeting. The Rules and Regulations Committee may review the requested change asking for additional information if necessary, then postpone or vote on whether to recommend approval, revision or denial of the change to the Board.

## Rules and Regulations for Lake Petersburg Association

Once the requested change is sent to the Board it will also be listed as an attachment to the agenda and sent to the Membership. The Board will review the member's request and the Rules and Regulations Committee's recommendation, and vote to approve, revise or deny the change. The Board's action will be noted in the Board minutes. Ordinarily, the Board shall consider proposed rule changes once a year at its April meeting. The Board shall vote on proposed rule changes at its May meeting.

- C. The Board, at their monthly meeting under New Business will review the member's written request and the Rules and Regulations Committee's written recommendation. Members input can be allowed. Voting will be delayed until the next monthly Board meeting to allow the Board to do additional research, determine various implications and compile community input. If the Lake Board denies the requested change, the Board President will notify the member in writing.
- D. At the following monthly Board meeting under Old Business the request can be postponed or voted on to approve, revise or deny the change. The Board's action will be noted in the Board minutes.
- E. If the Board votes to adopt a change, the Board will notify the Rules and Regulations Committee to incorporate the change into these Rules and Regulations. If the Board votes to modify or deny the request, the Board should also notify the Rules and Regulations Committee.
- F. If the Lake Board denies the requested change, the Board President will notify the member in writing.

### **9.3 Expressing Issues of Concern**

Members may raise issues of concern by mail, email or by appearing and speaking at Board meetings during the Hearing of Members. Members may also call the Lake Office to express minor concerns, but a written expression of concern is preferred.

### **9.4 Adoption of Rules and Regulations**

New rules and regulations will only go into effect after they are approved by the Board.