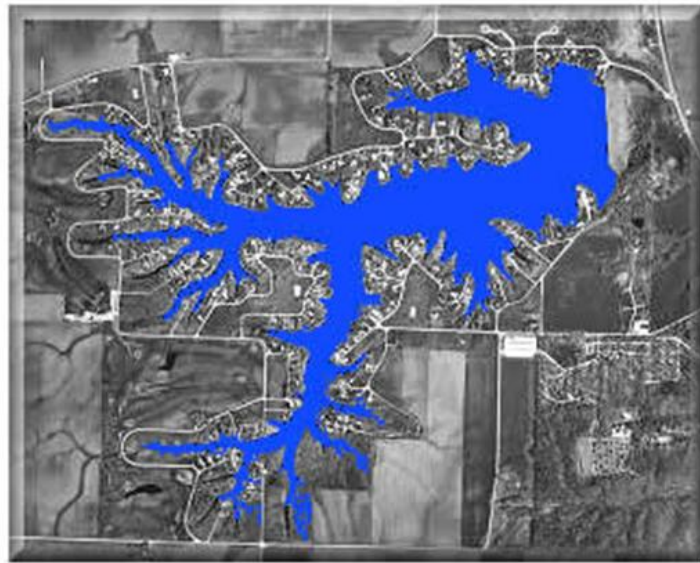


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# Rules and Regulations for Lake Petersburg Association



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

**Effective: April 10, 2017**

# 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 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	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

## Rules and Regulations for Lake Petersburg Association

Release No.	Date	Revision Description
Rev 16 (continued)		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
Rev 23	2/8/16	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.) 1. 1.2.3.F Candidate Eligibility 2. 7.1.2 Authority 3. 7.2.A Citations for Violations: 4. 7.2.1 Fines and Penalties: 5. 7.2.2 Other Penalties:
Rev 24	3/8/16	Approved by Board of Directors Changes to the following sections to allow for conversion vans 1.1.P Introduction and Definitions – Vehicles 5.4 Motor Vehicles and Trailers
Rev 25	4/11/16	Approved by Board of Directors Add clarifications for utility trailers 5.4.E & G Motor Vehicles and Trailers
Rev 26	5/9/16	Approved by Board of Directors Add clarifications for setbacks from roof lines not foundation 8.3.F Building Codes and Structure/Size
Rev 27	7/11/16	Approved by Board of Directors 4.17 Fishing Structures to add information on fishing structures 4.22 Boat Ramp to add info on barges

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<b>Release No.</b>	<b>Date</b>	<b>Revision Description</b>
Rev 27 (continued)		5.4.G Motor Vehicles and Trailers to clarify temporary parking. 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”.
Rev 28	8/8/16	Approved by Board of Directors 4.6.B.4 Registration Decal Display to allow for paddleboards
Rev 29	9/12/16	Approved by Board of Directors 4.16.H Fishing to set new limit for crappie
Rev 30	10/10/16	Approved by Board of Directors 4.2.D to clarify safe boating direction applies to motorized water craft 5.2.B, 5.4.F, 5.7 changes that specify what is not allowed in ditches
Rev 31	12/12/16	Approved by Board of Directors 6.4 Subleases section to coincide with Bylaws
Rev 32	4/10/17	Approved by Board of Directors 4.6.B7 Personal Watercraft to specify what is prohibited and allowed.

# Rules and Regulations for Lake Petersburg Association

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# Rules and Regulations for Lake Petersburg Association

## 1 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.
- B. **Board:** Board of Directors of the Association.
- C. **Craft:** includes any 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. **Footprint:** For the purpose of these Rules and Regulations, footprint must include all roof extensions.
- I. **High Water Line:** the contour known as 584, referred to United States Government elevations, as obtained from the bench mark established in the city.
- J. **Lessee:** any lessee from the Association of any marginal land for residence purposes.
- K. **Marginal Land:** the land owned or controlled by the Association adjacent to the shoreline and not flooded by the waters of the reservoir.
- L. **Members:** means a regular member or associate member of the Association who is in good standing.
  - 1. **Regular Members.** A Regular Member is a person who has leased a lot owned by the Corporation 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 sub-rents a lot from a regular member for a period of up to one (1) year. Associate Members may be granted lake privileges but are not entitled to vote on any items submitted to the Regular Members.
- M. **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.
- N. **Reservoir:** the artificial lake and water impounded therein.
- O. **Shoreline:** the extended point where the plane of the surface of the waters of the reservoir touches the land.
- P. **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.

# Rules and Regulations for Lake Petersburg Association

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.
- Q. **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	Future Years
Notice of Election Letter	Month of October
Candidate Nomination Forms Become Available	First 2 weeks in November during Office Hours
Petition Filing Period Ends	3 <sup>rd</sup> Wednesday in November by the end of office hours
Petitions Reviewed & List of Eligible Candidates Compiled	Last week in November
Position on Ballot Drawing	Determined by the order the Nomination forms are submitted
Newsletter with Profiles	eMailed or available in the Office 1 <sup>st</sup> week in December
Ballots Available for Early Voting	Available in the Office 2 <sup>nd</sup> week in December
Election Day & Ballot Return Deadline	Annual Meeting – 2 <sup>nd</sup> Saturday in January
Ballots Reviewed & Counted	Annual Meeting – 2 <sup>nd</sup> Saturday in January
Election Winners Seated	Annual Meeting – 2 <sup>nd</sup> Saturday in January

### 1.2.2 Election Procedures

#### 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 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. The same election procedure as a regular election will be followed to fill out vacant Director Terms.



# Rules and Regulations for Lake Petersburg Association

## 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 Lake Petersburg Association;
- B. Candidate must have reached the minimum age of twenty-one (21) by election day;
- C. Candidate must have had a membership in the Lake Petersburg Association for a minimum of one (1) year prior to election day;
- D. Candidate cannot be employed by or doing business with the Lake Petersburg Association;
- E. Only one person from any membership can be on the Board of Directors at any one time;
- F. Candidate must be current on all dues, fees, fines, penalties and claims for payment owed to the Lake Petersburg Association.
- G. Candidate cannot be a convicted felon.

## 2 SECTION 2: CONDUCT

### 2.1 Signs and Advertising

- A. The erection or maintenance of any sign, bill, poster, the posting or placing of any advertising poster, placard or card or the distributing of any advertising matter by handbills, or otherwise is prohibited. Signs posted by or authorized by the Board and two real estate signs displayed on the individual's property – one on the Lake side and one on the road side are allowed.
- B. Approved signs will be no more than 900 square inches.

## 3 SECTION 3: COMMON AREAS

### 3.1 Parking

Parking restrictions are located in the following section:

SECTION 5: HOUSEKEEPING REGULATIONS

5.4 Motor Vehicles, Tents and Trailers

### 3.2 Lake Association Office

Lake Petersburg Association

17754 North Shore Drive

Petersburg, IL 62675

Phone: 217-632-7492

eMail: [lakepeters@sbcglobal.net](mailto:lakepeters@sbcglobal.net)

Summer Hours: Mon 1-4; Wed 12-6; Fri 9-2; 1st Sat of month 9-12  
(3<sup>rd</sup> Monday in March to the 3<sup>rd</sup> Monday in October)

Winter Hours: Mon 1-4; Wed 12-6; 1st Sat of month 9-12  
(Wednesday after the 3<sup>rd</sup> Monday in October to the Friday before the 3<sup>rd</sup> Monday in March)

**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

Effective 5-15-16 ALL items stored in the common space near the LPA Maintenance Building must have a current LPA decal. Any item stored without a LPA decal will be discarded after 30 days' notice.

Beginning in April/May of 2016 LPA boat decals will have two parts: 1) to be applied to the boat and 2) to be applied to the trailer.

# Rules and Regulations for Lake Petersburg Association

Beginning in April/May of 2016 LPA will also issue decals for trailers other than boat trailers at a fee determined by the Board consistent with other fees for LPA decals. 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.

## 4 SECTION 4: LAKE USAGE

### 4.1 State Boat and Safety

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:

<http://www.dnr.illinois.gov/recreation/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.

### 4.3 Reckless Operation

No boat may be operated in a reckless or otherwise dangerous manner.

### 4.4 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.

- 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.

# Rules and Regulations for Lake Petersburg Association

## 4.5 No Wake - Idle Speed Definition

No wake means any vessel operating in a speed zone posted as "Idle Speed "is to have no wake whatsoever; possibly 600-900 RPMs, depending on your boat. This applies to the posted "No Wake" zones (posted with a buoy) and all channels or inlets that have homes.

## 4.6 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 lot owner.
- B. 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 must be accompanied by the payment of the annual license fees at the Association Office as follows:
  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.
  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 25 horsepower. There may be any number of boats without a motor.
  4. **Registration Decal Display.** Decals shall be displayed adjacent to state registration numbers. 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) either on the bottom or 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).
  7. **Personal Watercraft.** Airboats, electric surfboards and all jet propelled watercraft including jet boats, jet skis, and bumper boats are prohibited. Boats with inboard, outboard, inboard/outboard motors along with, pontoons, sailboats, canoes, paddleboats, paddleboards, rowboats, kayaks or hull type deck boats are allowed (all within regulation length). Any other type of watercraft needs approval by the Lake Board.
  8. **Sale of Any Boat or Craft.** The registration issued shall cease to apply when a boat or craft is sold, but such registration and the registration number may be transferred to any other qualified boat or craft then owned by the vendor upon his written application and payment to the Association of a transfer fee of one dollar. The boat or craft so sold shall be removed from the reservoir or registered by the purchaser in case of original registration.
  9. **Renting and Passengers.** The renting of boats for hire or carrying passengers for hire on the reservoir is prohibited.
  10. **Houseboats.** No houseboats shall be permitted on the reservoir.
  11. **Toilet Facilities.** No boat or craft used or operated on the reservoir shall be equipped with toilet facilities.
  12. **Pollution of Waters.** 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.
  13. **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.

# Rules and Regulations for Lake Petersburg Association

14. **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.
15. **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.

## **4.7 Falsification of Registration**

Anyone who knowingly or willingly 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.

## **4.8 Pollution of Waters**

- A. No person shall place, throw, discharge or cause to be discharged, any sewerage, 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 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 there from 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.
- B. **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.

## **4.9 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..

## **4.10 Aerators and Deicers**

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

# Rules and Regulations for Lake Petersburg Association

## 4.11 Swimming, Bathing and Wading

- A. Swimming, bathing and wading is prohibited except by Members, their families and guests.
- B. Swimming out of boats 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.
- D. Water skiing and surfboard riding
  - 1. No motor boat 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.
  - 2. 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.
  - 3. Jet skis are prohibited.

## 4.12 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.

## 4.13 Tubing, Wake Boarding and Skiing

- A. Towlines are to be 75 feet or less.
- B. Watercraft and pulled skiers, wake boards or tubes must maintain a safe distance from all other watercraft, structures or shorelines.
- C. Any device that is towed behind a watercraft that is capable of sustained flight is prohibited.
- D. Width of towed devices shall not exceed eight (8) feet.

## 4.14 Jumps

Jumps and slalom courses are prohibited.

## 4.15 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. Thus, Illinois regulations governing fishing licenses, seasons and legal methods of fishing must be observed by Members, their families and guests.

## 4.16 Fishing

- A. **Association Membership.** Fishing by other than Members, their families and guests is prohibited.
- B. **State License Required.** No person required to be licensed by the laws of the state shall take, catch or attempt to take or catch any species of fish, frogs or turtles without a current state fishing license issued to such person and in his 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, or to promote the improvement or convenient maintenance. The posting of any authorized sign in any part 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.

# Rules and Regulations for Lake Petersburg Association

- 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.
- 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.

## 4.17 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 and 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.

## 4.18 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.

## 4.19 Rough Fish

It is requested that any rough fish (i.e. carp, suckers) caught not be returned to the lake.

## 4.20 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.

## 4.21 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 to not present any hazard to operations on the lake.

## 4.22 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.

## 4.23 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,
  - 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

# Rules and Regulations for Lake Petersburg Association

5. Proof of the contractor's insurance with Lake Petersburg Association 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 launch 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 the contractor.

## 5 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 or anything to block mowing efforts. Violations are subject to fine.

### 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 to 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.

# Rules and Regulations for Lake Petersburg Association

- C. Except as provided for below, 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 personal property, 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 park facilities. Parking in ditches adjacent to lake owned property is prohibited.
- G. Members shall call the Association Office when it is necessary to **park temporarily** (for a maximum of three (3) days) any type of vehicle (or utility trailer) in a restricted parking area (common areas including lake roads and ditches) 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.

## 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 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 is prohibited. Waste materials such as paper, cardboard, leaves, dried grass clippings, tree limbs, etc. may be burned by Members on their own leasehold. 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

- 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.
- C. The occupancy limits contained in paragraphs (b) and (c) may be temporary 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.

## 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.

## 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.

# Rules and Regulations for Lake Petersburg Association

## 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.

## 6 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 the Lake Manager or a Board authorized person. Any violation must be corrected before the Board will approve and sign off on the transfer of a lease agreement.

### 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 in their entirety no later than 1:00 P.M. on the day of 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 and the necessary fees when turned into the Association Office or they will not be approved.
- B. The Board also offers a special lease assignment transfer meeting on the fourth (4th) Wednesday of each month at a cost of \$200.00 per lease assignment transfer. Two (2) members of the executive committee and the office manager 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 not later than 5:00 P.M. on the third (3rd) Wednesday of the month. 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). The lease assignment transfer documents for the meeting must be in the Association Office in their entirety no later than 1:00 P.M. on the fourth (4th) Wednesday of the month so that the documents may be reviewed before being presented to the special lease assignment transfer committee for approval. These documents must have all of the original signatures and necessary fees when turned into the Association Office.

### 6.4 Subleases

- A. A Regular Member may sublease the entire lot and all improvements thereon for a period of up to 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.
- C. Associate Member Dues shall be due and payable on a prorated basis prior to the commencement of the sublease.
- D. A Regular Member shall remain obligated to pay Annual Membership Dues during the course of the sublease.
- E. A Regular Member entering into a sublease shall be jointly and severally liable for any and all dues, fees, fines, damages, and any other debt or liability incurred by the sub-lessee 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 sub rent lots of Regular Members for a period of one month to one year.
- B. Persons who sub rent lots of Regular Members shall become Associate Members, and shall be assessed annual dues in an amount established by the Board.

# Rules and Regulations for Lake Petersburg Association

- C. No boat stickers are to be issued until annual membership dues, assessments, fees, fines, penalties or claims for payment are current..
- D. The Lake Petersburg Association, Board of Directors has set annual dues and assessments as provided by the Association By-Law.

<b>Fees (Approved May 14, 2012)</b>	<b>Amount</b>	<b>Due Date</b>
New Membership Fee:	\$500.00	
Annual Membership Dues:	\$250.00	May 15
Associate Member Dues (Renters):	\$250.00	May 15
Annual Lot Rent:	\$30.00	July 31
Annual Sewer Assessment:	\$350.00	July 31
Annual Dredging Assessment:	\$30.00	July 31
Lease Transfer Fee:	\$100.00	July 31
<b>Boat Sticker Fees:</b>		May 15
Non-Motorized	\$10.00	
25 HP and Under	\$20.00	
Over 25 HP	\$30.00	

- 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 Member's 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, 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.
- B. Any Member who shall be ten (10) days late in payment of any dues or assessments shall incur a thirty five (\$35) dollar late fee. Members who are delinquent in their payment of dues, assessments, fees, fines, penalties or claims for payment will also incur a two percent (2%) penalty per month until full payment is received. When members are in default of dues, assessments, 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

## 7 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 will 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.
- 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 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.

#### 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 <b>Fine doubled (\$500) after 14 days of non-compliance. Fine tripled (\$750) after 30 days of non-compliance.</b>	\$250.00
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
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 offences and tripled (\$750) for third and subsequent offenses within one (1) year of the date of the same offense.</b>	\$250.00

# Rules and Regulations for Lake Petersburg Association

Violation	Fine
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 offences 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. <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
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, fines, penalties and claims for payment unless otherwise stated, will be doubled for second offences and tripled for third and subsequent offenses within one (1) year of the date of the same offense. <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>	

## 7.2.2 Other Penalties

- A. If non-payment of fines and any accrued late fees are turned over to the Lake Attorney, the legal fees and 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. Membership privileges will be suspended

# Rules and Regulations for Lake Petersburg Association

including, but not limited to, use of the Lake, 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 calling or eMailing the Lake Office within fifteen (15) days of the receipt 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.

## 8 SECTION 8: BUILDING REQUIREMENTS AND PERMITS

### 8.1 Obtaining Building Permits

- A. A building permit must be secured from the Association before any construction begins (includes houses, docks, boat lifts, garages, additions, decks, outbuildings, gazebos, pools, dog runs, storage buildings, fences, swim platforms, retaining walls higher than 2 feet on the lake side, etc.). Before a building permit can be secured, the applicant must submit detailed plan for the proposed structure, together with an inspection fee as required by the Board at the time. 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 or anchored or stationary raft shall be placed, constructed or altered unless a permit in writing is granted by the Lake Manager or a Board authorized person, 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 Lake Manager or Board authorized person shall notify the petitioner of his decision to approve or disapprove the permit application within ten (10) business days of receipt.
- C. The Lake Manager or 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. Any construction which is done without a permit will be subject to removal, at owner's (Member's) expense, within ten (10) days of written notification from the Association Office.
- F. The Lake Manager or Board authorized person shall be responsible for reviewing all lots for permit conformance prior to lease transfer.

### 8.2 Site Plan

- A. A site plan must be included with building permit application. This site plan normally consists of a computer or handmade drawings (aerial view) of the lot. In certain cases, written descriptions may be used in place of drawings. The site plan contains 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 identify property lines (location of pins) before a permit will be issued. A minimum scale of 1"-20' is required.
- B. The site plan should include:
  1. **Property pins:** Location of property pins, setbacks and easements;
  2. **Buildings:** All existing and proposed buildings location and orientation;
  3. **Driveway and parking areas:** Location, width and size, material composition and location of culverts, if required;

# Rules and Regulations for Lake Petersburg Association

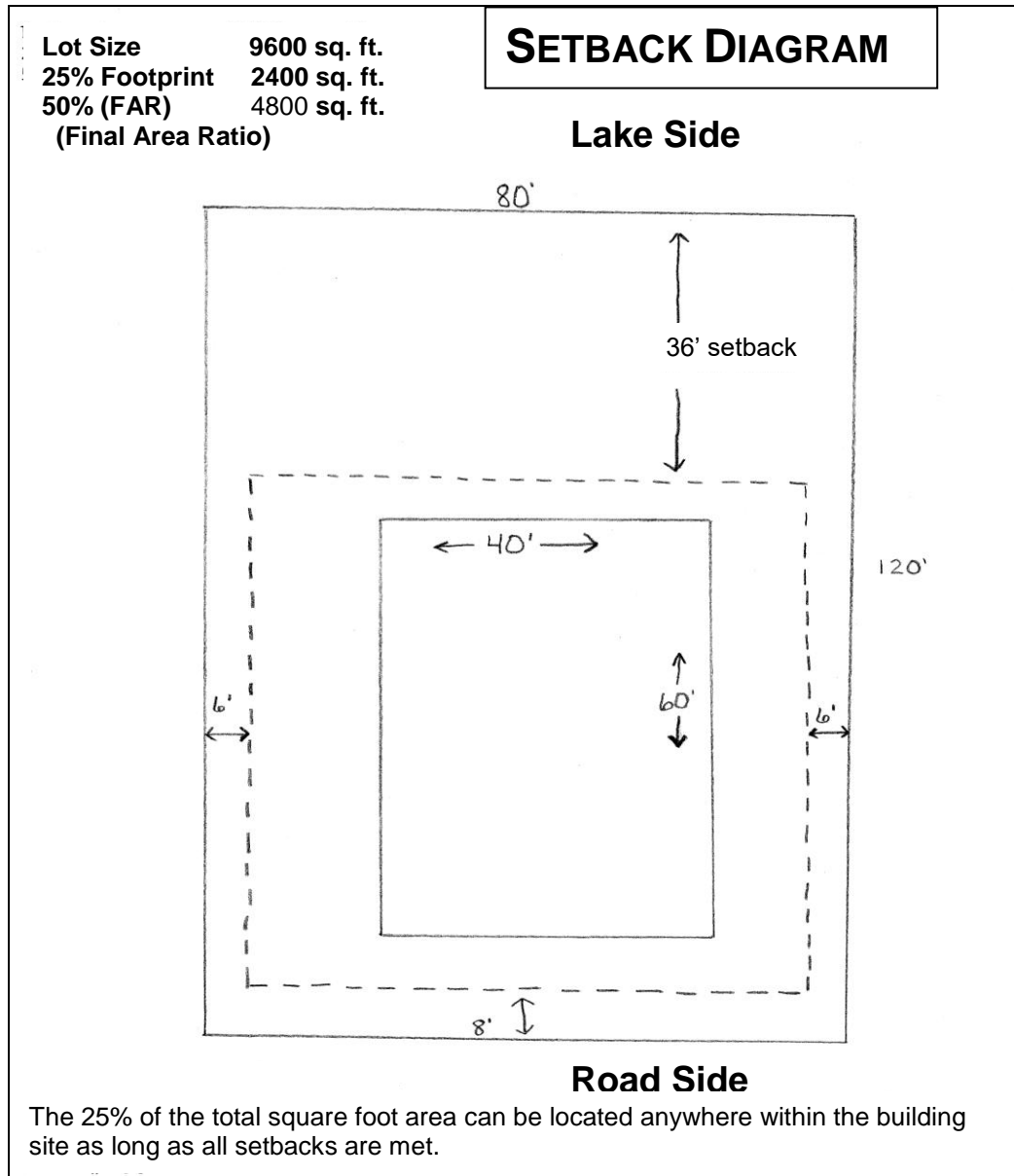
4. **Site drainage - surface and substance:** Location of ditches and swales and location and method of discharging subsurface drain tiles, sump lines and down spouts;
5. **Erosion control:** Location and method of preventing soil erosion during construction;
6. **Impact control:** Location and method of insuring minimal disturbances to vegetation, drainage and existing roadways, ditches and utilities during construction

## 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. The **footprint** of all structures shall meet all minimum setback requirements. All roof lines and decks or any part of the structure shall be no closer than the following setbacks. The distance is not measured from the foundation.  
Lake Side: 30% of lot center line from water's edge  
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 total square footage of all structures shall not exceed 50% 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.) If for some reason applying the 25% footprint cannot meet the minimum requirement, variances may be requested. The Variance Request will be handled by the Maintenance Committee Chair with the recommendation/request brought to the Board.

The lake side of any structure must be no closer to the shoreline than 30% of the distance from the shoreline to the rear of the lot. (This excludes boathouses and docks.) All roof lines 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 survey pins. (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.

# 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.
- 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:**



# Rules and Regulations for Lake Petersburg Association

1. The construction of fences (other than those around swimming pools and those built in connection with a dog run) is prohibited.
  2. Fences constructed around swimming pools may be constructed for protection provided the fences do not obstruct the neighbors' view of the lake and do not exceed four (4) feet in height.
  3. 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. Fences constructed in connection with dog runs must conform to all other requirements adopted by the Board concerning the construction of dog runs.
- 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. Plastic molded storage units under five (5) feet in height are exempt from the above rules.
  5. No washrooms are allowed.
  6. Sheds are not allowed on the Lake Side or the Road Side of the residence. Side setbacks must be met.
- 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 during the construction process.
- R. **Above-ground swimming** pools are prohibited.
- S. **In-ground pools** must be approved by the Board.

## 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. 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.

## 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 Maintenance Committee Chair with the recommendation/request brought to 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. 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.
- D. 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 Regulation 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.
- 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 Regulation 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.

# Rules and Regulations for Lake Petersburg Association

- 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 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 a Board Authorized Person. 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 the Lake Manager or a Board authorized person, who shall make written reports to the Board. Maintenance recommendations shall be reviewed by the Board. Member owner 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 owner's (Member's) expense.

### C. Number of Docks

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

### D. Specifications for Docks

1. Any portion of a dock over the land shall conform to guidelines for boathouses.
2. The maximum distance that a dock or cover or lift unit, or any combination thereof, that may extend into the reservoir shall be determined by the distance across the reservoir to the closest opposite shore. The distance shall be measured using the point where the center line of the subject lot meets the reservoir as the point of beginning.

Max. Extension Into Reservoir	Extension of Walkway over Water	Shore to Shore Distance
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.

# Rules and Regulations for Lake Petersburg Association

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.

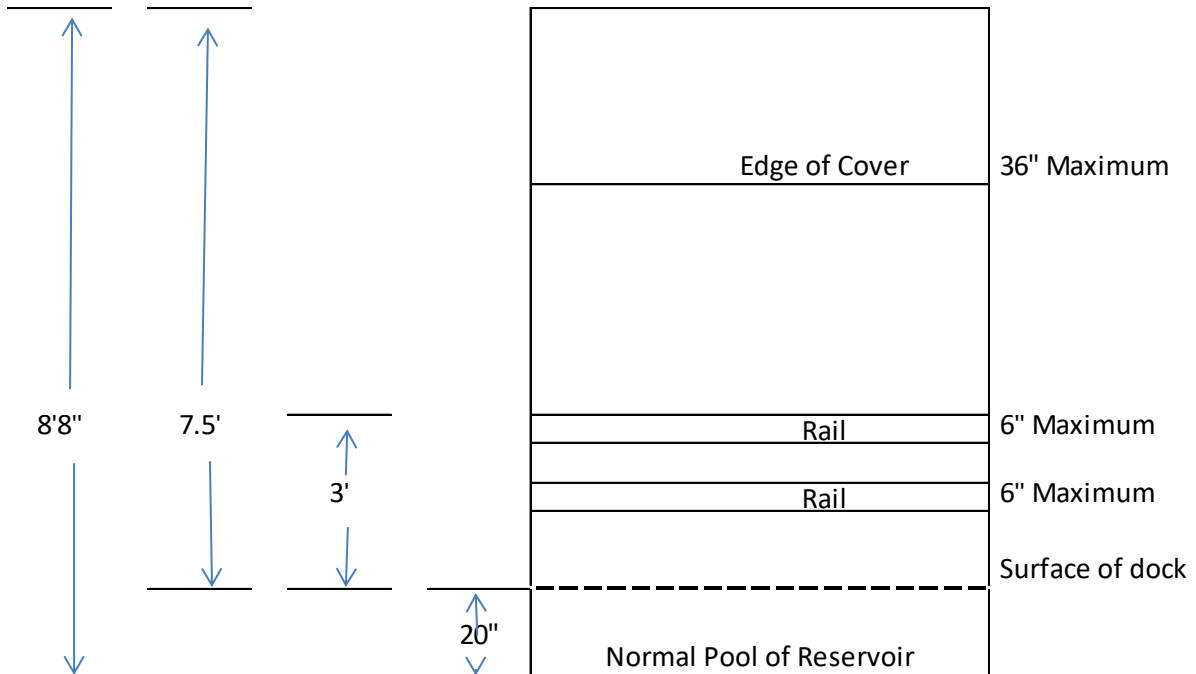
## E. Specifications for Covers

- 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.
  3. Other (including metal) must match or complement the exterior of the residence.

## F. 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:



## G. Floating Docks

# Rules and Regulations for Lake Petersburg Association

“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.

## H. 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.

## 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 Lake Manager. Variances from other sections of these Rules and Regulations are not allowed. Variance requests must include a completed application form, 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 Maintenance 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 next regularly scheduled Board meeting the Maintenance 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.
  3. A decision to grant or disallow the variance will be made by the Board at that meeting.

## 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.

## 9 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. The member can be present at this meeting. The Rules and Regulations Committee will 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. 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.

# Rules and Regulations for Lake Petersburg Association

- 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 change, 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 Complaints**

Complaints will not be recognized by the Board unless they are submitted in writing and signed by the person issuing the complaint.

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

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