

**LAKE WILDWOOD  
ASSOCIATION  
RULES AND REGULATIONS  
THE RED BOOK**

Approved by the Board of Directors on May 15, 2019  
Last Updated May 8, 2021

## **LAKE WILDWOOD RULES AND REGULATIONS (“RED BOOK”) INTRODUCTION**

### 1. Other Restrictions:

In addition to these Regulations, property owners, members of their families, and other persons residing within the Development should become familiar with the Declaration of Restrictive Covenants hereafter referred to as Restrictions, which have been recorded in the Office of the Recorder of Marshall County, Illinois, and which are binding upon all lots in the Lake Wildwood Development and the owners thereof. In the event of any conflict between the Restrictions and the Regulations, the Restrictions shall control.

If a member intends to build any type of dwelling, addition to a dwelling or accessory outbuilding, careful advance consideration should be given to the Restrictions. Plans and a written request must be submitted to, and advance approval received from the Environmental Control Committee. Rules and Regulations governing construction, instructions for obtaining ECC approval and inspection procedures are available at the Association Office. A schedule of fines for non-compliance of the Development’s building regulations is contained in the builders’ regulations and requirements packet available at the Association Office.

In addition to the building provisions, the Restrictions contain certain provisions relating to day-to-day activities at the Development and not all of the latter provisions have been repeated in these Regulations. For these provisions, please make reference in the Extract of Declaration of Restrictive Covenants and By-Laws for Lake Wildwood (Blue Book) to the following:

- (a) Section 2 (h) - Maintenance of Lots and Improvements
- (b) Section 2 (i) - Association's Right to Perform Certain Maintenance
- (c) Section 3 (b) - Ditches and Swales
- (d) Section 6 - Certain Activities Prohibited
- (e) Section 8 (b) - Purposes of the Property Owners' Association
- (f) Section 8 (c) - Power of Property Owners' Association to Levy and Collect Charges, and Impose Liens
- (g) Section 8 (d) - Purpose of Assessments
- (h) Section 8 (e) - Suspension of Privileges of Membership
- (i) Section 9 - Speed Limits

### 2. Application:

This booklet contains the Regulations governing the use of the Lake Wildwood Development Property and its facilities by all persons within the Development, including property owners, members of their families or other persons residing therein, and guests.

### 3. Enactment:

Upon the recommendation of the Rules and Regulations Committee, and in accordance with the By-Laws of the Lake Wildwood Association, Inc., these Regulations were duly adopted by the Board of Directors of the Association on the 7th day of April 1976 and amended thereafter.

### 4. Intention:

All of the Regulations have been formulated with the primary goal of establishing orderly and reasonable procedures for governing activities and for maintaining the integrity of the Development while restricting individual freedom as little as possible. The rules are developed with fairness and relevancy to all members. Therefore, it is hoped that voluntary compliance through cooperation will take precedence over the use of citations. Ignorance of Rules and Regulations is not a valid excuse.

## **A. Enforcement of Rules and Regulations**

### 1. Enforcement of Rules & Regulations

Various employees and any other designated persons will be given power by the Board of Directors to enforce the Restrictions and the Regulations and to issue citations for violations. These Security officers will carry numbered badges as evidence of the authority that has been delegated to them.

### 2. Citation Fees

Citations will be issued according to the following schedule:

Class I: A warning will be issued. If the violation is corrected immediately, no further action will be taken. If a citation is issued for the same violation within a twelve-month period, a Class II fine (see fee and fine schedule) will be issued for each occurrence or 24-hour period the violation exists.

Class II: A minimum fine (see fee and fine schedule) will be issued. If a citation is issued for the same violation within a twelve-month period, the fine will be doubled from the prior amount issued.

Class III: A fine (see fee and fine schedule) will be issued. If a citation is issued for the same violation within a twelve-month period, the fine will be doubled from the prior amount issued.

Class IV: If a member/guest commits offensive conduct, examples of which include but are not limited to: damage to or destruction of property owned by the Association, other members or their guests, behavior that unduly disturbs the peace, violent or threatening

acts or repeated infractions of the rules), the Board of Directors, and its agents including the Association General Manager and Security personnel, shall have the authority to direct such offending member/guest to remove himself or herself from the amenities and/or temporarily ban such offending member/guest from the amenities.

An additional fine (see fee and fine schedule) may also be assessed by the Board of Directors against such member/guest for each such incident. The Board of Directors shall have the authority to suspend some or all of the amenity privileges of a member or guest for a period of up to one year for violations of this rule. The suspension of amenity privileges of a member or a guest as provided by this rule must be approved by four members of the Board of Directors. A member, if he or she requests it, may meet with the Board of Directors to discuss the situation leading to the suspension vote.

All violations will be mailed by certified mail with the cost of postage being added to the citation fee.

### 3. Appeal Procedure

If a member, associate member, or guest of a member is cited for a violation of the Rules and Regulations or Restrictions governing the use of the Lake Wildwood Development, the member will thereafter receive a written notice from the Association Office specifying the time, place and details of the violation and nature of the penalty, as set forth in section 2 above, which may be imposed as a consequence thereof. If the member wishes to appeal the citation, he/she must file with the Association Office a written demand for hearing within 30 days of receipt of the ticket. The Office will notify the Community Relations Committee chairperson, who in turn will set a date and time for an appeal hearing to be held. The member may attend the appeal hearing that has been set either in person or by such video conferencing means as may be prescribed by the Community Relations Committee.

If the member does not file a request for a hearing within the prescribed time, the penalty imposed (whether monetary or disciplinary in nature) will be deemed final (incontestable and non-appealable) and any monetary penalty imposed will be due and payable within 30 days of the date it was imposed.

If receipt of this written notice is refused by alleged violator, the penalty is automatically imposed and the right to an appeal hearing is waived. If the assessed penalty is not paid, it will be added to the lot owner's dues.

Should the member fail to appear on said date at the stated place and time, the demand for a hearing shall be deemed withdrawn. The Community Relations Committee is then authorized to recommend to the Board of Directors that the ticket be upheld.

If such penalty is not paid within the 30-day period, the amount thereof shall become a lien against the member's property within the Development and collectible by court action or otherwise as provided for by the By-laws of the Association.

The Community Relations Committee shall hold meetings, at a minimum, on a quarterly basis.

#### 4. Appeal Hearing

(a) Security states case.

(b) Community Relations Committee questions Security.

(c) Security signs appeal statement.

(d) Security is dismissed.

(e) Member states case.

(f) Community Relations Committee questions member.

(g) Member signs appeal statement.

(h) Member is dismissed.

(i) Full discussion by the Community Relations Committee of all evidence as well as the Rules and Regulations that apply thereto.

(j) A vote is taken by the Community Relations Committee. A majority vote of at least a quorum of its members shall determine whether a violation did occur.

(k) The Committee's recommendation is signed by its chairperson and secretary.

(l) All statements are sent to the Board of Directors.

(m) Board of Directors makes a determination whether to uphold or dismiss ticket. This action will be taken at the next regularly scheduled Board of Directors' meeting.

(n) The Board of Directors then notifies the member of its decision.

#### 5. Additional Violation Costs

Additionally, the Board of Directors may assess the member for all costs associated with the repair and replacement of any property damaged or destroyed as a result of the violation of any Lake Wildwood Association, Inc. Rule or Regulation.

#### 6. State Police, Sheriff's Police and Conservation Officers

Although the Development is privately owned property, the State Police, Sheriff's Police and Conservation Officers have the power to make arrests for criminal trespass, disorderly conduct, and infractions, which constitute legal misdemeanors or felonies. Members and guests are not immune from prosecution by law enforcement authorities and any Security officer or member may call in or lodge complaints with such authorities under appropriate circumstances.

### **B. MEMBERSHIP**

In accordance with the Lake Wildwood Association, Inc. Covenants & By-laws.

#### 1. Member

(a) Owner in the real estate in the Lake Wildwood Development in accordance with Lake Wildwood Association, Inc. By-laws, Article V - Membership in the Association.

(b) An owner that is a "Member Not in Good Standing", automatically loses all privileges including, voting, RFID gate access, all guest privileges except for realtor or service personnel, and the use of amenities and facilities.

#### 2. Associate Member - Tenant

(a) All persons wishing to be considered for approval as an Associate Member as defined in the By-laws of the Lake Wildwood Association, Inc. must:

- i. Submit the completed Associate Membership form to the Association Office
- ii. Tenants must annually by March 1 submit the completed Association Membership form and a copy of the 12-month lease agreement for the new period of the Association Office to be reapproved for another 12-month Associate Membership
- iii. Pay a required yearly assessment equal to the yearly membership dues as established by the Board of Directors - Assessment is not prorated or refunded - failure to pay annually by March 1 will result in immediate eviction from Lake Wildwood - the member is responsible in full for all delinquent or unpaid Tenant payments and violations

(b) Privileges of an Associate Member - Tenant and their spouse or legal partner, if applicable:

- i. Eligible to apply for a Radio-frequency Identification (RFID) tag

- ii. May call in guests
- iii. May use all the amenities excluding the campground
- iv. May park in member parking
- v. May register recreational vehicles other than motorized watercraft
- vi. Will not be eligible for a watercraft slip in the Marina

### 3. Associate Member - Regular Occupant

(a) All persons wishing to be considered for approval as an Associate Member as defined in the By-laws of the Lake Wildwood Association, Inc. must:

- i. Submit the completed Associate Membership form to the Association Office annually by March 1
- ii. Be a full-time resident of a residence located at Lake Wildwood as proven by the address on their Driver's License or be named on the deed of a house or lot at Lake Wildwood

(b) Privileges of an Associate Member - Regular Occupant:

- i. Eligible to apply for a Radio-frequency Identification (RFID) tag
- ii. May use all the amenities
- iii. May park in member parking

### 4. Associate Member - Child of a Member

(a) All persons wishing to be considered for approval as an Associate Member as defined in the By-laws of the Lake Wildwood Association, Inc. must:

- i. Must be under the age of 26 at the time of application
- ii. Submit the completed Associate Membership form to the Association Office annually by March 1
- iii. Submit a valid Driver's License or Illinois ID showing the applying child has the same principal residence as the member

(b) Privileges of an Associate Member - Child of a Member:

- i. Eligible to apply for a Radio-frequency Identification (RFID) tag
- ii. May use all the amenities
- iii. May park in member parking

## **C. Entry Procedures**

STATEMENT: The main gate is the primary entrance to and exit from Lake Wildwood. Members are responsible for the actions of their guests including realtors and prospective buyers and any fines levied. Therefore, any violation of the Rules and Regulations by the

guest becomes a part of the member's record. The member is responsible for making their guests aware of Lake Wildwood Association's Rules and Regulations.

### 1. General Regulations

(a) All vehicles not displaying a valid Radio-frequency Identification (RFID) tag must stop at the main gate to be issued a temporary access pass. Class III.

(b) The temporary access pass must be taped to the lower left inside corner of the vehicle windshield while present in Lake Wildwood and is valid only for the date(s) issued. Vehicles driving within the Development on expired or invalid temporary access passes will be issued a citation. First offense - Class II; Second offense - Class III.

(c) Radio-frequency Identification (RFID) tags may be issued to employees and others as approved by the General Manager.

### 2. Member Access - In Good Standing

(a) Radio-frequency identification (RFID) tags will be issued to members after payment of all Association charges. Proof of state vehicle registration in the member's name must be provided at time of RFID issuance. Guards are authorized to request supplemental identification in addition to the member's state vehicle registration to confirm vehicle ownership.

- i. Non-members whose name is on the deed of a lot may apply for an RFID decal. Proof of ownership is required. Limit 1 per lot.
- ii. Members in good standing with a company vehicle not registered in their name may apply for an RFID decal. Proof of registration and insurance in company's name along with proof of employment will be required. Limit 1 per lot.

### 3. Member Access - Not In Good Standing

(a) Members Not in Good Standing will receive admittance only through the guest gate and may only go to their property.

### 4. Associate Member Access

Radio-frequency Identification (RFID) tags of Associate Members will be blocked by March 1 each year until the Associate Membership is reapproved.

(a) Radio-frequency identification (RFID) tags will be issued to tenants of residences situated in the Development only after meeting the following criteria:

- i. Annual approval of Associate Membership status
- ii. Submission of proof of state vehicle registration in the applying tenant's name



(b) Radio-frequency identification (RFID) tags will be issued to regular occupants of residences situated in the Development only after meeting the following criteria:

- i. Annual approval of Associate Membership status
- ii. Submission of proof of state vehicle registration in the applying regular occupant's name

(c) Radio-frequency identification (RFID) tags will be issued to children of a member only after meeting the following criteria:

- i. Annual approval of Associate Membership status
- ii. Submission of proof of state vehicle registration in the applying child's name

#### 5. Temporary Guest Access

Advance notice must be given to the main gate by the Association member in order for their guest to gain access to Lake Wildwood. Guests without proper authorization shall not be permitted to enter the Development. Properly authorized guests will be issued a Guest Access pass at the main gate. This Guest Access pass authorizes use of Lake Wildwood Association amenities.

(a) To avoid overcrowding, guest use of amenities on weekends and holidays is permitted only if the host member is on the premises of LWA. Class II and guest removed from amenities.

(b) A Guest Access pass may be issued for up to seven days at a time. Guests leaving and re-entering the Development are required to stop at the main gate to verify the validity of the Guest Access pass. Class II.

(c) Prior permission of the LWA Manager is required for the admission of any bus except for those serving LWA schools.

#### 6. Temporary Contractor, Service, and Delivery Personnel Access

Members shall provide advance notice to the main gate of an expected delivery or anticipated arrival of contractor or service personnel. Properly authorized contractor, service, and delivery personnel will be issued a temporary Support Worker Access Pass at the main gate.

(a) This Support Worker Access Pass strictly prohibits the use of any amenity other than the Concession Stand. Class II.

### 7. Temporary Realty Persons Access

Realty persons must always escort prospective purchasers through the Association. Failure to comply with Association Rules & Regulations may result in loss of Realty Pass privileges.

(a) Properly authorized prospective purchasers will be issued a Realty Person's Access Pass with the word "BUYER" at the main gate. This realty person's access pass strictly prohibits the use of any amenity other than the Concession Stand. Class II.

(b) Realty persons are responsible for the action of their clients and any fines levied will be issued to the realtor. Realty persons must take care that their clients comply with these regulations and with the restrictions. Class II.

### 8. Frequent Guest Access

The purpose of the Frequent Guest Access system is to eliminate the need for providing advance notice to the main gate for guests who frequently visit members. The process begins with a form that must be completed by the member and returned to the Association Office. The Frequent Guest List may not exceed five (5) individuals per lot.

### 9. Southwest Gate Access

The Southwest Gate Access is available only to vehicles displaying a valid Radio-frequency Identification (RFID) tag.

(a) Use of the Southwest Gate access by vehicles displaying temporary access passes or no passes is strictly prohibited. First offense Class III.

## **D. Vehicle and Traffic Regulations**

### 1. General Regulations

(a) The Illinois Vehicle Code (including the Rules of the Road) stated in Illinois Compiled Statutes, Chapter 625, together with any amendments thereto, shall be obeyed by the operator of any motor vehicle within the Development together with any Rules and Regulations governing the ownership, registration, or operation of motor vehicles within the Development adopted by the Association. In those instances where the Illinois Vehicle Code (including the Rules of the Road) conflict with the Association's Rules and Regulations, the Association's Rules and Regulations shall be paramount and shall control the operation of the motor vehicle. Class II.

(b) Pedestrians must stay to the side of the road facing oncoming traffic. Under no circumstances should anyone be playing on the roadway. First offense - Class I; Second offense - Class II.

(c) No motorized vehicle shall be driven on common property other than with the permission of the General Manager. Class II.

(d) No motorized vehicle shall be driven on the dams or the spillways. Class IV.

## 2. Operator's License Permit

(a) Every person operating a motorized vehicle on common property must possess a valid operator's license or permit (when accompanied by a licensed driver) as set forth in the Illinois Vehicle Code. Class II.

(b) No person without a license shall operate any farm or construction machinery on the roads of the Association. Class II.

## 3. Speed Limits, Weight Limits and Signs

Signs posted by Lake Wildwood Association require full compliance by all persons within the Development.

(a) No vehicle shall be driven on any street within the Development at a speed in excess of the posted limits, including temporarily posted limits. The speed limit throughout the Development is 30 mph unless posted otherwise. First offense – Class II plus an additional fine (see fee and fine schedule) per every mile over the speed limit; Second offense - Class III plus an additional fine (see fee and fine schedule) per every mile over the speed limit.

(b) No vehicle shall be driven on any street within the Development in excess of the posted weight limits. Class III.

## 4. Parking

(a) No vehicle, including boats, trailers, and campers, shall be parked on any street or shoulder overnight. First offense - Class I; Second offense - Class II.

(b) No boats, trailers, or campers shall be parked in parking lots overnight. Class II.

(c) No vehicle, including boats, trailers, or campers, shall be parked in areas marked "NoParking". Class II.

(d) Parking at the Association beaches on weekends (Sat. & Sun.) and holidays (Memorial Day, Fourth of July, and Labor Day):

- i. At West Beach, parking is restricted to vehicles displaying a valid Radio-frequency Identification (RFID) tag. Class II.
- ii. At East Beach, vehicles not displaying a valid Radio-frequency Identification (RFID) tag may only park in the lot in front of the Lodge. Class II.
- iii. Parking is permitted at both beaches for vehicles with handicap tags or handicap license plates.

## **E. Swimming, Beach & Pool Regulations**

### 1. Swimming Regulations

(a) The Lake Wildwood Association, Inc. has designated certain portions of Lake Wildwood to be beach areas, and lifeguards are on duty unless otherwise posted. Swimming by any person at other than the designated beach areas or at the designated beach areas when lifeguards are not on duty shall be done at the risk of the swimmer. Swimming areas may be closed at the discretion of the lifeguards or General Manager during inclement weather.

(b) Swimming in Lake Wildwood beyond 50' from the shoreline is not permitted, except within the marker buoys at the two established swimming beaches. First offense - Class I; Second offense - Class II.

(c) A 12" orange flag is required to be displayed when swimming off a boat in the no wake area. Swimmers must be within 15' of the boat. Class II.

### 2. Beach & Pool Regulations

(a) Specific rules are posted at the swimming pool, beach areas, and on the website and must be strictly followed. First offense - Class I; Second offense - Class II.

(b) Bonfires are not permitted on the beaches except by permission of the General Manager. Class II.

(c) Breakable objects shall not be brought into the beach areas, and all trash must be placed in containers. Class II.

(d) If a member(s) wishes to use any LWA beach for a party of 25 or more, the member(s) must notify the Office in advance. Class II.

(e) Dogs are permitted in posted areas only and shall be tethered at all times. Beach 1 - Lodge drive closest to the Fish Cleaning Station. Beach 2 - Right of the picnic area. Class II.

(f) To help avoid overcrowding of the pool, members are requested to limit the number of guests brought with them to the pool on weekends and holidays. If a member has a party of 10 or more guests permission must be obtained from the General Manager before the party will be permitted to use the pool. Class I.

### 3. Scuba Diving

(a) Members must notify Security before scuba diving. Class I.

(b) Scuba divers must remain within 100' of the shoreline. Class I.

(c) The areas occupied by a scuba diver must be designated by the proper markings such as divers' flags, buoys, and a person in a boat on the surface. First offense - Class I; Second offense - Class II.

(d) Watercraft must stay at least 100' from a flag or buoy marking the presence of a scuba diver under the water. First offense - Class II; Second offense - Class III.

## **F. Boating and Lake Regulations**

### 1. General Regulations

Lake Wildwood Association is under the control of the State of Illinois Department of Natural Resources.

(a) The provisions of the State of Illinois Boat Registration and Safety Act have been adopted by the Association to be applicable to all watercraft operated on Lake Wildwood and Lake Tanglewood. In instances where the rules in the Redbook differ from this Act only those Redbook rules that are more restrictive will apply. Class II unless otherwise designated below.

(b) Only electric trolling motors can be used on Lake Tanglewood. First offense - Class I; Second offense - Class II.

(c) No docking or beaching of watercraft is permitted in or on any common area or property, except in designated areas. No docking or beaching of watercraft is permitted on any privately owned lot without the owner's permission. Class II.

(d) No person shall operate any watercraft in a careless or heedless manner as to endanger any person or property. Security shall have the authority to ban the lot from watercraft usage for a period not to exceed 24 hours. Class III.

(e) Unless otherwise posted, motorized watercraft speeds exceeding 'no wake' are only permitted between the hours of 8:00 a.m. and 8:00 p.m. from May 15 through August 15. All other times are 8:00 a.m. to Sunset. Class III.

(f) Age restrictions for the operation of a motorized watercraft:

i. No person under 10 years of age may operate a motorboat. Class II.

ii. No person born on or after January 1, 1998, unless exempted by subsection (i) of Illinois General Assembly (625 ILCS 45/5-18), shall operate a motorboat with over 10 horsepower unless that person has a valid Boating Safety Certificate issued by the Department of Natural Resources or an entity or organization recognized and approved by the Department. Class II.

iii. Persons at least 10 years of age and less than 12 years of age may operate a motorboat with over 10 horsepower only if the person is under the direct on-board supervision of a parent or guardian who meets the requirements of (ii) above or a person at least 18 years of age who meets the requirements of (ii) above and is designated by a parent or guardian. Class II.

iv. Persons age 12-17 may operate a motorboat with over 10 horsepower only if the person meets the requirements of (ii) above or is under the direct on-board supervision of a parent or guardian who meets the requirements of (ii) above or a person at least 18 years of age who meets the requirements of (ii) above and is designated by a parent or guardian. Class II.

v. The owner of a motorboat or a person given supervisory authority over a motorboat shall not permit a motorboat with over 10 horsepower to be operated by a person who does not meet the Boating Safety Certificate requirements of the Illinois General Assembly (625 ILCS 45/5-18). Class II.

(g) Any watercraft operator involved in a boating accident must report such accident to the General Manager or Security as soon as possible, but not later than two hours after the occurrence. Class II.

## 2. Speed Limits

(a) No watercraft may be operated at any time at a speed above 30 mph. Strictly enforced. Class III.

(b) The racing of watercraft is strictly prohibited. Class III.

### 3. Traffic Regulations

(a) Traffic flow of motorized watercraft must be in a counterclockwise direction around the lake including the no wake zone. First offense - Class II; Second offense – Class III.

(b) Crossing the lake is allowed perpendicular to the shore. Class III.

(c) No watercraft shall be operated in any restricted areas which are marked by buoys or which may be otherwise designated from time to time. First offense - Class II; Second offense - Class III.

(d) Moving buoys is strictly prohibited. Class III.

### 4. Wake Conditions

“No wake” speed is defined by the United States Coast Guard as a speed whereby there is no "white" water in the track or path of the vessel or in created waves immediate to the vessel.

(a) When the lake is 4" over pool stage (elev. 580'4") or 36" below pool (elev. 577'), the entire lake will be posted "No Wake" until the level of the lake decreases beyond 575' and is expected to maintain or exceed that level. No watercraft shall be operated in such a manner during "No Wake" posting as to cause a wake. Class III.

(b) No watercraft shall be operated in such a manner that a wake will be caused while entering or operating in designated "No Wake" zones on the lake. Class II.

### 5. Skiing and Towing

(a) Neither a watercraft towing a person, nor the towed person may enter any "No Wake" restricted areas that are marked by buoys or which may otherwise be designated from time to time. Class II.

(b) Kites, jumps and slalom courses are prohibited on both lakes at all times unless Board written approval is provided to the requesting member for a specific purpose, function or event. Class II.

(c) When towing a person on water skis, aquaplane or similar device, the towing vessel must have a certified capacity of at least three persons, and must be occupied by at least two people, one of which serves as a spotter to alert the driver of the watercraft when the skier goes down. Class III.

(d) Flags Required:

- i. A downed skier warning flag is required equipment for towing. It must be bright orange and a minimum of 12" square. The flag is to be displayed by the spotter when a person is downed and must be visible for 360°. Class II.
- ii. Per the State of Illinois Department of Natural Resources, 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 re-entry into the boat when the activity has ceased. Class II.

(e) All watercraft operators in the vicinity of a displayed downed skier warning flag are required to operate at idle speed if closer than 100' to the watercraft displaying the flag. Class III.

(f) Any watercraft following in the path of another watercraft pulling a towable device must stay a minimum of 300' back and 100' to either side of the towboat and its towable device. Class III.

## **G. Recreational Vehicles**

### 1. General Regulations

(a) All motorized recreational vehicles must be registered with the Association Office through completion of the appropriate Recreational Vehicle application.

(b) All registered recreational vehicles require a valid Lake Wildwood Recreational Vehicle Decal before operating within the Association. All recreational vehicles must clearly display a valid decal by May 1st of the current dues year. Class II.

### 2. Watercraft - Registration

Watercraft categories are as follows:

1. Motorized Watercraft - any watercraft propelled by machinery, whether or not such machinery is the principal source of propulsion. Types of Motorized Watercraft are limited to:
  - i. Power or Deck Boat
  - ii. Pontoon Boat
  - iii. Fishing Boat (25HP or under)
  - iv. Jet Ski



(a) All member-owned watercraft entering or being operated upon the waters of Lake Wildwood or Lake Tanglewood must be registered with the state in which the owner resides if registration of that boat is required by the laws of that state. All such watercraft must clearly display the state registration number and decal. Class II.

(b) In order for a member to receive a Lake Wildwood Recreational Vehicle Decal for their watercraft, members must have on file:

- i. A current copy of the State Watercraft Certificate of Numbers clearly showing the watercraft is member-owned.
- ii. A current certificate of marine liability insurance qualifying property damage and bodily injury (\$100,000 minimum) if the watercraft is equipped with a motor exceeding ten (10) horsepower.
- iii. A completed New Watercraft application.

(c) Each watercraft registered with the Association Office shall have a Lake Wildwood Recreational Vehicle Decal displayed on the port (left) stern (back) gunwale and member lot numbers displayed on both sides of the watercraft on the gunwale near the stern. Any member with any watercraft on LWA waters which is not properly registered or not properly displaying current decal or not displaying lot numbers will be subject to a monetary penalty, and/or suspension of boating privileges. The member lot numbers must be in at least 3" numbers that clearly contrast with the boat color. Class II.

(d) Watercraft trailers must have the member's lot number clearly displayed in a conspicuous position. Class II.

### 3. Watercraft - Restrictions:

(a) A member may register one motorized watercraft of each type (as defined in the manufacturer's specifications sheet) per dues-paying lot.

(b) Maximum allowable length measurements:

- i. Pontoon Boats: 25'
- ii. Mid-engine boats as approved by the USA Water Ski & Wake Association for ski tournament towing, except for those boats that are designated as wake boats or for use in wake events: 21'
- iii. All other power boats: 19'

(c) The measurement of watercraft will be the overall length of the boat according to the manufacturer's specifications.

(d) Houseboats may not be operated on Lake Wildwood nor may anyone sleep overnight on a boat unless the boat is docked at a private lot improved with a residence. Class II.

(e) No hovercraft, airboats, or boats specifically manufactured to enhance the wake are allowed. The use of any wake enhancing devices, including ballast tanks, wedges or hydrofoils, or other mechanical devices, or uneven loading of person or gear, is prohibited. Class II.

(f) Guest watercrafts are prohibited unless Board written approval is provided to the requesting member for a specific purpose, function, or event. Class II.

#### 4. Golf Carts/Motor-driven Cycles - Registration

Types are as follows: Motor-driven cycles, all-terrain vehicles (excluding three-wheeled ATV's), mopeds, minibikes, go-carts, golf carts, and snowmobiles. Any recreational vehicle that differs from the types listed must have Board of Directors' approval before being registered or allowed to operate within the Development.

(a) In order for a member to receive a Lake Wildwood Recreational Vehicle Decal for their golf cart or other motor-driven cycle, members must have on file:

- i. A copy of a current certificate of public liability insurance in the member's name.
- ii. A completed New Recreational Vehicle application.

(b) All vehicles in this category must display (on both sides of the vehicle) the member's lot numbers in at least 3" high digits that clearly contrast with the color of the vehicle. First offense - Class I; Second offense - Class II.

(c) While being operated, every vehicle in this category must display a red, orange, or yellow visibility flag not less than 6' above ground. First offense - Class I, Second offense - Class II.

#### 5. Golf Cart/Motor-driven Cycles - Restrictions

(a) All vehicles in this category shall be operated by individuals with a driver's license or a permit to drive (when accompanied by a licensed driver) as set forth in the Illinois Vehicle code unless operated within the boundaries of the member's lot for which it is registered. Class III.

(b) Occupants of any moving vehicle must be seated. Class II.

(c) No vehicle in this category may be operated after sunset or before sunrise as established by the United States Naval Observatory, unless the vehicle is equipped with headlights, taillights, and working brake lights. In such cases, the properly equipped vehicles may be operated until 10pm provided all equipment is operational and in use. Class II.

(d) All vehicles in this category shall not be operated in a reckless manner at any time. Class II.

(e) No vehicle in this category may be operated on anything other than a Lake Wildwood Association roadway, designated parking area, within the boundaries of the member's lot for which the vehicle is registered, or other designated areas identified by the Board of Directors. Operation on common property, parks, and amenities is strictly forbidden. Class II.

(f) Guest vehicles in this category are strictly prohibited unless Board written approval is provided to the requesting member for a specific purpose, function, or event. Class II.

(g) No three-wheeled ATV's will be operated at Lake Wildwood. Class II.

#### 6. Camping Units - Registration

A camping unit is defined as a trailer, camper, or motorhome. Any camping unit that differs from the types listed must have Board of Directors' approval before being registered or allowed to operate within the Development.

(a) In order for a member to receive a Lake Wildwood Recreational Vehicle Decal for their camping unit, a member must provide proof of ownership (title or license registration) and provide proof of liability insurance coverage qualifying bodily injury and property damage (\$100,000 minimum).

(b) Each registered camping unit shall have the member's lot numbers clearly displayed (in at least 3" high digits that clearly contrast with the color of the camping unit) on the driver's side of the unit towards the forward window or on the forward portion of the unit. Class II.

(c) Borrowed or rented camping units may be brought in by members for the member's camping use only, are not eligible for a LWA decal, and are only eligible for daily site camping. Current license plates, proof of liability insurance qualifying bodily injury and

property damage (\$100,000 minimum), and title/registration must also be provided on such units. Class I.

### 7. Camping Units - Restrictions

(a) Only one camping unit may be registered per lot.

### 8. Bicycles

(a) Bicycles must display a red, orange, or yellow visibility flag not less than 6' aboveground when used on Association roads. Class I.

(b) Bicycles must ride as close to the right edge of the road as is practical and ride in the direction of other traffic. Class I.

## **H. Fishing**

### 1. General Regulations

The regulations of the State of Illinois pertaining to fishing have been adopted by the Association to be applicable to all fishing activities within the Development. Thus, Illinois regulations governing fishing licenses, seasons, limits, legal sizes, etc., must be observed within the Development. Lake Wildwood security and/or private security empowered by the Association is authorized to enforce and check creel limits. Class III.

### 2. Use of Minnows

Releasing unused minnows into Lake Wildwood and Lake Tanglewood is strictly prohibited. Class II.

### 3. Depositing of Fish

Fish (including goldfish) from other areas must not be deposited in Lake Wildwood or Lake Tanglewood unless authorized by the Manager. This regulation must be strictly observed to avoid populating the lake with "rough" fish. Class II.

### 4. Trot Lines & Jug Fishing

The use of trot lines and jug fishing is prohibited. Class II.

## **I. Lodge and Pavilion**

### 1. General Regulations

(a) All posted rules regarding use of the Lodge and Pavilion must be strictly followed. Class II.

(b) Restrooms are not to be used for cleaning of cooking utensils, fish, or bathing animals. Class II.

(c) No recreational equipment other than handicapped equipment is permitted inside the Pavilion, in the Lodge or inside any other Association buildings. Class II.

## 2. Lodge Regulations

(a) Outdoor cooking equipment shall not be used in the Lodge. Class III.

(b) Members wishing to use the Lodge for a private function must request and obtain approval and sign a contract with the Association Office. The contract includes terms and conditions as approved by the Board of Directors. Members and their guests must comply with the rules regarding use of the Lodge. A standard fee and deposit as established by the Board of Directors will be required. When a private function is in progress, the general membership must nevertheless be permitted to use the restrooms in the lower level.

## 3. Pavilion Regulations

(a) If a member wishes to use the Pavilion for a party of 25 or more, they must notify the Office at least 48 hours in advance. Class I.

(b) No grills should be used inside the Pavilion shelter. Class III.

(c) Picnic tables may be moved from the Pavilion shelter but must be returned to the original position after use. Class I.

## **J. Camping Regulations**

### 1. General Regulations

The term "Camper" throughout this section refers to any member/guest using the camping facilities of Lake Wildwood. The term "camping unit" throughout this section refers to any trailer, camper, motorhome, or tent.

Non-compliance with rules may make member and guest subject to removal from the campground and/or other amenities.

Lake Wildwood Association and/or its designated agents are not responsible for any damage incurred to camping units while performing site maintenance or moving camping units.

(a) Camping is permitted only in the designated campground area campsites, or on a lot with a dwelling. Class II.

(b) All gray water (dish water, bath water, etc.) and black water (sewer) must be emptied into closed containers per State regulations and disposed of at the dump station provided in the campground for this purpose. Class III.

(c) The use of portable generators is prohibited. Class II.

(d) Disturbing the peace at any time is prohibited. Campground quiet hours begin at 10:00 p.m. and end at 8:00 a.m. Class II.

(e) Only existing fire circles should be used for open fires. These circles must not be moved from original location and must be attended at all times. Open fires (other than grills) are prohibited during fire bans. Campers must adhere to any posted sign regarding safety adherence to fire bans. Class III.

(f) Damaging, trimming, or removing of live trees is prohibited. Trimming of trees must be approved by the Campground Committee and General Manager. Class III.

(g) No more than two vehicles are allowed on the member's camping site. Additional vehicles must be parked in designated overflow parking areas. At no time may any camping unit or vehicle be parked on the roadway or obstruct any roadway within the campground. First offense - Class I; Second offense - Class II.

(h) A utility or boat trailer is only allowed at the campground when the member is signed in. A trailer must be hitched to a vehicle and in the designated overflow parking area. At no time may a utility or watercraft trailer be permanently parked or stored anywhere in the campground. As an alternative, members with assigned camping spots may at no cost park or store a watercraft in the designated area of the Lake Wildwood storage lot. Class II

1. Spaces are on a first come, first serve basis.
2. Spaces are available April 15 through October 15.
3. Following October 15, members with an assigned camping space for the following year may remain in the space for the non-reserved fee (see fee and fine schedule).
4. Members may only use the free parking on days when they have paid for camping.

(i) Temporary platforms must follow the regulations below:

1. Size must not exceed 8' x 25'.
2. Single level platforms only (no poured concrete footings).
3. 24" maximum height (measured from the lowest point of the platform).
4. Railing prohibited except on stairs.
5. Platforms must be set back a minimum of four feet (4') from the campsite border.

6. Any construction of new platforms, or alterations to existing platforms that amend the existing footprint, must be approved by the Environmental Control Committee.  
Class II

(j) Skirting that encloses the underside of a camping unit is prohibited. The use of screening to shield or protect the waste valves is permitted. Class II.

(k) Temporary outdoor storage units must not exceed 52 cubic feet. Class II.

(l) Temporary screen rooms must not exceed 12' x 12'. Class II.

(m) No fish cleaning at Campground, only at fish cleaning station by the Marina. Class II.

(n) All camping units (including all slide-outs) must be within the boundaries of their assigned campsite. Class II.

(o) The bathroom electric is to be used for bathroom items only. Class II.

### 2. Members, Associate Members and Guests

Members, associate members (excluding Associate Member - Tenant), and guests are permitted to camp in the Campground.

(a) Guest camping units are permitted in the campground only when a member is present.  
Class III.

(b) No persons under 18 years of age may camp without a member being present and registered at the same site. Class II.

### 3. Registration and Fees

Fees established by the Board of Directors each year can be found on the fee and fine schedule found in the Sunbeam, online, and Association Office.

(a) All daily campsites must be registered at the main gate. Campsite registration expires at 6:00 p.m. Site registration must be renewed before expiration time or camping unit must be removed. Class II.

(b) A sign-in/sign-out sheet is posted at the Welcome Center for Seasonal Site and Same Site Camping.

i. It must be signed by the member when camping on a site both at the beginning and conclusion of each camping period.

- ii. Only members for which the site is registered to can sign the sheet. First offense – Class II; Second offense - loss of site and denial of future seasonal site privileges.
- iii. Failure to sign out will result in those camping days not being included in the usage tabulation.

(c) Same site camping may have a maximum of two tent units (in addition to their primary camping unit) on a site at no additional charge.

(d) Proof of liability insurance coverage qualifying bodily injury and property damage (\$100,000 minimum) must be shown at time of registration on all guest camping units excluding tents.

(e) Camping units are limited to a 16-day site registration at any given site within the campground, except for those sites designated as seasonal or same site.

(f) A member may register one unit at member rates and two tents used for children under 18 years of age at any one time. Additional units may be registered at guest rates.

(g) A limit of three tents per primitive camping site is permitted unless approval is granted by the General Manager.

#### 4. Summer Seasonal Camping

(a) Camper is to assume all responsibility for placement, mowing and storage of any unit within the designated seasonal site. Grass must be mowed when it reaches 6" in height. Class II.

(b) Assignment of campsite is contingent upon the number of applications received and space available at date of application. A lottery will be held when the number of applications exceeds the available campsites. The lottery process begins with a Summer Seasonal Camping Application form.

(c) Camper is to pay a seasonal campsite fee (see fee and fine schedule) and follow the camping unit registration and decal process before placing unit on the site. Class II.

(d) Camper may move unit to assigned site beginning May 1st and must remove the unit from assigned site the weekend of Annual Meeting. Class II.

(e) In case the holder of a site is unable to take the site, it will be offered to the first member in good standing on the waiting list. Holders of a site may not sell, rent, or give



away, either with or without a trailer, their site. A prorated refund will be given only if there are members in good standing on the waiting list who agree to take the site and pay the balance of the fee.

(f) If applicant's name is on the waiting list, the first available site must be accepted by applicant or his/her name will go to the bottom of the list as of that date.

(g) The site is for use by the member applicant for his/her own personal recreational use. Guest usage is not permitted unless member is present. Class III.

(h) Campers must use the assigned site at least a minimum number of 20 nights or loss of seasonal site for the following year.

#### 5. Winter Seasonal Camping

(a) Camper is to assume all responsibility for placement and storage of any unit within the designated seasonal site.

(b) Assignment of campsite is not guaranteed by submission and/or payment of fees. It is contingent upon the number of applications received and space available. Campsites are not assigned but are available after November 1st on a first come/first served basis.

(c) Camper will pay a winter seasonal campsite fee per site, per unit, per season and follow the camping unit registration and decal process before placing unit on the site. ClassII.

(d) The site is for camping use by the member for his/her own personal recreational use and the camping unit must be registered in the member's name. Guest usage is not permitted unless member is present. Class III.

(e) Winter seasonal camping is limited to a maximum of 20 actual camping days. If a camping unit is used more than the maximum 20 days, the member is to pay the appropriate daily electric fee for each additional day/night used. The member winter camping must log campsite usage at the Welcome Center tracking the number of day uses. ClassII.

#### 6. Same Site Camping

(a) Camper is to assume all responsibility for placement, grass mowing and storage of any unit within the designated seasonal site. NOTE: grass must be mowed when it reaches 6" in height. Class II.

(b) Initial same site is contingent upon winning the use of an available summer seasonal campsite in the annual lottery held in April of each year with move-on May 1st. Subsequent renewal of the campsite is contingent on use of the summer seasonal campsite during the prior season. The same site member Camper must be signed in at the Welcome Center and stay in their camping unit at least 20 nights to be eligible for renewal. Failure to meet the 20 nights will require participation in the lottery for the following year. In addition, the member Camper must be a member in good standing. Penalty - Loss of seasonal site for the following year.

(c) Same site camping members must pay half of the same site camping fee by November 1 and the second half of the same site camping fee by May 1 of each year. Should a same site Camper fail to pay the required fees by the required dates, Lake Wildwood Association assumes they no longer wish to maintain their site and they must immediately remove their camping unit from the site. The next member in good standing on the waiting list will be offered the site. If applicant's name is on the waiting list, the first available site must be accepted by applicant or his/her name will go to the bottom of the list as of that date. Statement.

(d) Members not eligible or not renewing for same site camping for whatever reason must remove their unit from assigned site not later than May 1 for the summer season or the weekend of Annual Meeting for the winter season. Class II.

(e) Sites may not be sold, rented, or given away either with or without the trailer. There will be no refund. Statement.

(f) The site is for use by the member applicant for his/her own personal recreational use. Guest usage is not permitted unless member is present. Class III.

(g) Winter same site camping is limited to a maximum of 20 actual camping days. If a camping unit is used more than the maximum 20 days, the member is to pay the appropriate daily electric fee for each additional day/night used. The member winter camping must log campsite usage at the Welcome Center tracking the number of day uses. Class II.

(h) If a Camper permanently vacates their same site camping spot during the season the site must be offered to the next available member on the waiting list.

(i) No same site camping spot may be switched without prior notification and approval of the Campground Host and Association Office.

## **K. Marina Rental Slips**

### 1. General Regulations

(a) Members are responsible for watercraft placement in assigned slip and removal of watercraft by October 15th. Class II.

(b) Assignment of a rental slip authorizes Lake Wildwood Association and/or its designated agents to move watercraft from assigned slip for the purpose of maintenance to the marina slips. Lake Wildwood Association and/or its designated agents are not responsible for any damage incurred to watercraft while performing slip maintenance or moving watercraft.

(c) Members agree to reimburse any costs incurred to Lake Wildwood due to any damage that may occur to the rental slip as a result of operations of said watercraft. Class II plus damages.

(d) Members agree to release and forever discharge Lake Wildwood Association, Inc., and all persons a part of the Lake Wildwood Association, Inc. from any and all claims, demands, and causes of action by reason of damage, vandalism, theft, or loss of watercraft; and together with any personal property contained in said watercraft.

(e) No fishing allowed from marina docks. Class II.

### 2. Slip Assignments

A lottery for slip assignments will be held in April of each year when the number of applications exceeds the available slips. Slip assignment is contingent upon availability and is not guaranteed by submission of the Marina Slip Rental application or deposit. Persons applying for a handicap slip must provide proof of a State issued handicap placard.

(a) Only watercraft registered to the member selected for a slip assignment may be stored in the assigned slip. Class II plus loss of slip, deposit, and full rental payment.

(b) Members agree to pay a sum (see fee and fine schedule) for use of the boat slip assigned through the lottery. Slips may be occupied from May 1 through October 15, unless otherwise posted. A deposit (see fee and fine schedule) and the Marina Slip Rental application is required to enter the lottery.

(c) Trading of slips is allowed only between members who were selected for a slip assignment. The office must be notified before any trade takes place. Class II.

## **L. Storage Lot**

### 1. Non-member Units

(a) Non-member owned units cannot be stored on LWA property.

### 2. Removal of Recreational Vehicles

Vehicles, trailers, boats, recreational vehicles, etc., and other personal items may be removed from LWA common areas and placed in public storage and/or sold at public or private sale at owner's expense for continued noncompliance of LWA rules and regulations. Such removal shall not be done without first:

- i. Attempted notifications to the last known address of the owner by registered or certified mail.
- ii. Board approval of removal of item from LWA common amenities and/or property.
- iii. After removal of aforementioned item, attempted notification to the last known address of the owner shall be made by registered or certified mail, advising of the disposition of such an item.

### 3. Items

(a) When unit is in storage, items may not be stored outside a unit. Class I.

### 4. Storage Lot

Campers, trailers, watercraft or like vehicles will be charged a fee for using storage areas. Fees, time periods, terms, and conditions will be established by the Board of Directors. Storage agreement will be required.

(a) Members will be assigned a designated area to store their units. Only that member who is paying for a designated or assigned area and subject to specific storage requirements by application may use the storage area. Any and all personal properties stored on common amenities or stored in designated storage areas must be:

- i. Identified by lot number on the driver's side of the item.
- ii. Currently licensed, decaled, and registered with the Association.

If a unit in storage does not meet the requirements above, then it must be removed from the Development. Class II.

(b) Storage spaces may not be shared; only one member registration per storage space. Class II.

(c) Units in storage may NOT be occupied. Class II.

## **M. Housekeeping**

### 1. Refuse:

(a) Littering is strictly prohibited within the Development. Class III.

(b) No illegal dumping on any Association-owned property or private property is allowed. Class III.

(c) No owner of any lot in the Development may burn garbage or trash outdoors nor may accumulate such refuse outdoors except in receptacles that are installed underground or where not visible from the lake or any street within the Development, except at times when refuse collections are being made. Class II.

(d) No owner of any numbered lot in the Development (nor guest/contractor) shall be permitted to deposit garbage, trash or other like household refuse in any Association owned or sponsored receptacle unless fee paid at office or Welcome Center. Class II.

### 2. Pollutants:

Pollutants (including but not limited to gasoline, oil, human or animal waste, trash, hazardous materials), leaves, brush, or other organic waste MUST NOT be dumped or purposely blown into the lakes or onto any property within the Development. Class III.

### 3. Lot Upkeep:

(a) Notification must be given to the Welcome Center prior to the burning of any leaves, brush, or debris. Class II.

(b) No burning is permitted during periods when the Development is posted "NO BURNING" at the gate. Class III.

(c) All burning must be attended until all embers are extinguished. Class III.

(d) All lots must be mowed regularly and kept free of the unsightly growth of vegetation and noxious weeds. The Association may mow the lot and charge a fee to the lot owner.

### 4. Unimproved Lot Storage

(a) No boats, campers, trailers, or motor vehicles shall be stored or kept on unimproved lots with the exception of utility trailers for building purposes approved by the Environmental Control Committee. Class I.

### 5. Landscape Dump

Members not using a contractor will continue to be able to dump landscape materials free of charge at any time.

(a) Members and contractors must bring each load to the front gate for inspection and the contractors must pay the required fee before the security guard will issue the key. Class II.

(b) All contractors must pay a fee (see fee and fine schedule) per load. Class II.

(c) The Landscape Dump is for landscape materials only. No building or other contractor materials are to be dumped at any time. First offense - Class II; Second offense - Class III.

(d) At no time may landscape materials be dumped outside of the Landscape Dump gates. Class II.

## **N. Miscellaneous Regulations**

### 1. Hunting & Trapping

(a) There shall be no commercial or recreational hunting or trapping within the Development except for those animals deemed by the General Manager to be a nuisance or dangerous. Class III.

### 2. Use of weapons and explosives:

(a) No firearms, pellet or B.B. type guns or fireworks (unless approved by the Board of Directors) may be discharged in the Development. Class III.

(b) The use of archery devices with appropriate backstop is restricted to private property. First offense - Class I; Second offense - Class II.

(c) No slingshots nor other missile hurling devices (except archery devices) may be used in the Development. First offense - Class II; Second offense - Class III.

### 3. Pets

(a) No animals shall be kept or maintained on any lot in the Development, except cats and dogs. These pets must not be allowed to roam off member's property or disturb the peace. Class II.

(b) No pets are permitted in the Lodge or in the pool and beach areas unless an area is designated specifically for use by pets, and all pets in public areas must be on a leash. Pet owner is responsible for cleaning up after pet. Class II.

(c) A member may have no more than five dogs and/or cats in total. Class II.

#### 4. Health & Safety Hazards

(a) No activity may be carried on in the Development that presents a health or safety hazard to members, guests, or property. First offense - Class II; Second offense - Class III.

#### 5. Curfew for Minors

(a) Curfew for minors 15 years of age or under at all amenities and common areas shall be 11:00 p.m., unless accompanied by an adult member (18 years of age or older) or attending an LWA-sanctioned activity. First offense -Class I; Second offense - Class II.

#### 6. Drug & Alcohol Use

(a) All laws regarding drug (controlled substances) and alcohol use will be strictly enforced and any matter related to this will be turned over to the Sheriff's Department. Class III.

#### 7. Play Islands

(a) Only those play islands approved by the Board of Directors on the lake as of September 15, 2006 will be allowed. An existing, approved play island cannot be replaced. Class II.

(b) Inflatables and floating mats are only allowed in no wake zones and must be removed from the lake during no wake hours. No inflatables or floating mats may be used in the lake after sunset or before sunrise as established by the United States Naval Observatory. Class II.

#### 8. Soliciting within Lake Wildwood

(a) Solicitations by members or non-members seeking to promote the sale of commercial, non-profit, religious or community welfare organizations products or services are prohibited unless otherwise approved by the Board of Directors. Class I.

#### 9. Noise Disturbances

Quiet hours begin at 10:00 p.m. and end at 7:00 a.m. Unless otherwise approved by the Board of Directors. Class II.

### **O. Environmental Control Regulations**

## 1. Alterations Within the 50' Setback of the Lake or Within the Lake

### PURPOSE:

This rule establishes the conditions under which the Environmental Control Committee may grant a member a Revocable License for placing structures in the Lake or a Building Permit for alterations within the 50' setback.

(a) A building permit or revocable license is required for any alterations within the 50' setback of the Lake or within the Lake. This rule shall not conflict with any Lake Wildwood Covenants and Bylaws. In any such case of conflict the Covenants and Bylaws shall take precedence.

(b) Set the length of a structure into the water at a maximum of 20'. A peaked roof or deck over a structure into the Lake shall not extend more than 5' beyond the structure in the Lake, the peak of the roof may not exceed 8' and the length of all structures combined along the shoreline including the roof shall be no greater than cumulative 40'.

- i. Except in coves where the width of the cove is less than 60' from shore to shore then structures must be designed to accommodate the needs of all adjoining property owners except when the ECC determines it is not in the best interest of the Association to allow for a structure of the size proposed
- ii. In no case will the structure in a cove or other obstructed area, such as the inlet, be greater than 1/3 the width of narrowest point of the cove or obstructed area where the structure will occupy
- iii. No walkway shall be wider than 6'
- iv. Floating docks shall be no more than 10' x 20' including the walkway

(c) Allow for nothing permanent on top of the deck over the structure other than a railing no taller than 42".

(d) Steps and landings to the lake may be allowed in the 50' setback with the following limitations:

- i. Maximum width - 8'
- ii. Railings allowed
- iii. Rest landings with a bench will be allowed but may be no greater than 10' x 10' or 100 square feet
- iv. No other structure may be included with the steps either on, beside, under or adjacent to an above grade structure
- v. Steps may be allowed in the 10' setback but not decks, landings or outbuildings



(e) Retaining walls within the 50' setback from the water will be allowed for erosion control only - ECC reserves the right to require a pre-inspection of the site prior to considering the permit.

(f) Storage containers may be placed within the 50' setback from the Lake but must not be placed within the 10' side setbacks. No storage container shall be greater than 5' x 10' or 50 square feet and shall not be taller than 8' at the peak. Every storage container must be secured to the land so as not to be washed or blown into the Lake.

## 2. Tethering and Lot Identification

(a) Requirements: All watercraft, when not in use, and floatable docks, swim platforms, ramps and walkways must be securely tethered to either the lake shoreline or to a structure which is attached to the shoreline. Floatable docks, ramps and walkways that are securely attached to the lake bottom and to the shoreline by means of pipe, posts or pilings driven or otherwise securely anchored into the bottom of the lake and shoreline are exempt.

### (b) Types of Acceptable Tethering

- i. An earth anchor, or post (metal or treated wood), set at least three feet into the ground, which is located at least three feet from water's edge (when measured at normal pool).
- ii. The trunk of a well-rooted tree, with the trunk being at least twelve inches in diameter.
- iii. An existing structure, which is securely attached to the ground.
- iv. Any other means that are approved in writing, by the Association Manager.
- v. A tether may be galvanized steel chain, plastic coated multiple strand steel cable, or marine grade rope of sufficient thickness to secure the floatable to which it is attached. Where applicable, sufficient slack in the tether should be allowed for variations in lake level.
- vi. It is the responsibility of the owner to maintain secure tethering of all affected items.

(c) Lot Identification: Floatable docks, swim platforms, ramps and walkways must also have the appropriate lot number prominently displayed in at least 4-inch-tall numbers which can be readily verified by inspection from the lake.

(d) Penalties: Failure to comply with these requirements will result in a Class II violation. Owners of watercraft and/or floatable docks, swim platforms, ramps and walkways found adrift in Lake Wildwood or Lake Tanglewood will also be subject to an additional fine per

incident plus any cost related to or as a result of the adrift watercraft, floatable dock, swim platform, ramp or walkway.

### 3. Rules for Granting of Contiguous Status

(a) Contiguous Status may be granted only when:

- i. The exterior plan as presented to the Environmental Control Committee (ECC) for permitting is complete as determined by an ECC inspection including:
  - Siding
  - Roof
  - Windows
  - Doors
  - Decks if part of the plan for which a permit was granted
- ii. A Plat of Survey completed and stamped by a licensed surveyor is presented to the ECC showing that the single-family residential structure is at least ten feet (10') over the lot being considered for contiguous status
- iii. The single-family dwelling structure or in the case of an addition to the already existing single family dwelling structure is constructed as a continuous foundation trenched or formed.
- iv. The addition, in the case of an already existing single family dwelling structure, must be attached to the already existing single-family dwelling and must be fully enclosed living space or garage space.

(b) Addition

An Addition, for the purpose of this rule, is defined as a structure consisting of walls and a roof that is used as living space or garage space so that a breezeway, walkway, hallway, or bridge used only as passage between the main dwelling unit and another structure will not qualify as a structure in order to approve contiguous status.

(c) Elimination of Dues

The elimination of one or more dues owed per lot as a result of the ECC approval of Contiguous Status will only be granted for structures completed by March 1 and approved by the ECC prior to March 1. Structures completed after March 1 of any Lake Wildwood Fiscal Year will not receive dues credit for Contiguous Status until the following Fiscal Year.

### 4. Removing Trees

(a) All lot owners must check in advance with the Manager in order to remove from parks, roads or access areas downed or standing trees. Insurance naming Lake Wildwood Association, Inc. as an additional Insured will be required. Class III.

**P. Purposely Left Blank for Future Use**