

Rules and Regulations  
United Lost Lake Property Owners Association  
Adopted February 19, 2009  
Revised September 16, 2017

## **SECTION 1. INTRODUCTION**

1.01 Introduction. These Regulations were duly considered and officially adopted by the Board of Directors of the United Lost Lake Property Owners Association.

Within these Rules and Regulations are guidelines/procedures for governing activities and maintaining the integrity of the individual community while restricting individual freedom as little as possible. The Rules and Regulations should be accepted in a spirit of cooperation and that the rule of common sense prevails in those instances where the interpretation of a Rule and Regulation is in doubt, or where a specific Rule and Regulation does not exist to cover a particular situation.

The application of common sense and reasonableness, together with respect for one's neighbor and his/her property, are the primary requisites for United Lost Lake to be a truly enjoyable place to live and play.

In addition to these Rules and Regulations, please read and be familiar with the appropriate Declaration of Covenants, Conditions and Restrictions, which empowers the Association with the authority to create and enforce these Regulations. All the Covenants and By-Laws are incorporated by reference and made part of these Rules and Regulations. In the event of any conflict between the Covenants, By-Laws and the Rules and Regulations, the Covenants and By-Laws will supercede, respectively.

All Members of the Community are encouraged to report any violation(s) of the Rules and Regulations as outlined in Section 2, 2.05 Community Participation of the Rules and Regulations.

State and County laws and ordinances will take precedence over these Rules and Regulations except in areas where United Lost Lake has deviated for its own interest.

1.02 Member Defined. Refer to the By-Laws for the definition and privileges of a Member, Associate Member, Temporary Members/Renters, and Member in good standing.

1.03 Notice for Lease. Any Property Owner of the United Lost Lake Property Owners Association desiring to rent or lease their improved real estate to a tenant or tenants must notify the United Lost Lake Property Owners Association in writing of the intent to transfer possession of said property to a tenant. The Board recommends that the Property Owner collect a security deposit of not less than two-hundred dollars (\$200) for unpaid violations/fines of their renters.

1.04 Responsibilities of Members. Each Property Owner or Member of the Association shall be jointly and severally liable and responsible for any damage to Association property or violation of the Rules and Regulations committed by a Temporary Member/Renter. Any fines or damages will be imposed upon the Property Owner or Member in the same manner as if the said violation occurred as a result of the direct conduct of the Member and collected by imposition of a fine or assessment under the procedures established in the Members' Covenants, By-Laws, or Rules and Regulations of the Association.

## **SECTION 2. ENFORCEMENT**

2.01 State Agencies. Although the entire Development is privately owned property, remember that local law enforcement agencies have the power to enter and to make arrests for criminal trespass, disorderly conduct and infractions, which constitute legal misdemeanors or felonies.

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2.02 Security. United Lost Lake security officers have been given the authority to enforce these Rules and Regulations. The private security officers can issue citations for violations. Enforcement personnel will carry identification as evidence of the authority which has been delegated to them by the United Lost Lake Property Owners Association Board of Directors.

2.03 Notice of Alleged Violation. Notice of an alleged violation of the United Lost Lake Rules and Regulations will be served to the Property Owner, in writing, either as a citation or letter of notification and will contain the following:

1. The full name and address of the alleged accused.
2. The time, date, and location of the alleged offense.
3. The nature of the alleged offense with the regulation number and fine listed.
4. The process to request a hearing.
5. The Membership status of the alleged accused (Member, guest, etc.)
6. The issuing authority's name and number and/or a copy of the Member Complaint Form (with the complainant's name removed).

2.04 Enforcement Procedure. If you are cited for a violation after discovery, you will be sent a written notice, specifying the time, place, and details of the violation, and designating any fine or other penalty which has been imposed. A Member may request a hearing before the Board at the next regularly scheduled meeting. Any fine so levied and not protested, or which is made final by the Board after protest and/or hearing, will be payable within thirty (30) days after it becomes incontestable or final; and will become a part of the assessments against your lot if it is not paid.

2.05 Community Participation. In a spirit of friendly cooperation and without vindictiveness, you are politely encouraged to remind any other Member or guest(s) of a Member about the Rules and Regulations when you see them committing some violation. If the violation continues after the Member has brought the violation to the attention of the Member and/or guest, a Member Complaint Form should be filed with the Association office, which can be downloaded from the website ([discoverlostlake.org](http://discoverlostlake.org)) or a copy obtained at the Association office.

2.06 Member Feedback. Members have the right to submit written input to the Board of the Association as to the effectiveness of the above rules and procedures governing the day-to-day activities.

2.07 Rules and Regulation Changes. The Rules and Regulations are subject to change by a vote of the Board of Directors. Enforcement of changes/fines become effective thirty (30) days after publication (ULLPOA website, Lost Lake Newsletter, East/West entrances).

## **SECTION 3. CONDUCT**

3.01 State Law. Applicable Illinois statutes will be enforced at United Lost Lake.

3.02 River Conservancy District (RCD). All River Conservancy District (RCD) Rules and Regulations must be obeyed by all United Lost Lake Property Members and their guest(s).

3.03 Architectural Control Committee/Environmental Control Committee (ACC/ECC). All Architectural Control Committee and Environmental Control Committee (ACC/ECC) Rules and Regulations must be obeyed by all United Lost Lake Property Members.

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3.04 Signs. No business signs or advertisements shall be displayed or placed on any lot in the Community. A limit of two (2) Real Estate For Sale signs will be permitted on improved lots. Any temporary signs (i.e. charitable cause, community special event, construction sign until completion, or school event) are allowed on a temporary basis. **CLASS B VIOLATION**

3.05 Protective Covenants. Members and guests shall abide by the Protective Covenants in their subdivisions and respective plats.

3.06 Garage Sales. Garage Sales shall be allowed to take place only during the annual community-wide designated garage sale day(s), or in the case of a moving sale, estate sale or auction with prior written approval of the United Lost Lake Property Owners Association. **CLASS B VIOLATION**

3.07 Guest Passes and Policy. A valid United Lost Lake Property Owners Association Guest Pass is required when a Member's guest wants to use Association amenities (i.e. lake, parks, green areas and constructed facilities) and the Member will not be accompanying the guest to the Association amenities. Guest passes are not required if the guest only plans to visit the Member's residence. It is the responsibility of a Member to obtain a Guest Pass from the Association office, and only a Member in good standing will be issued Guest Passes. Since guests are subject to the same Rules and Regulations as Members, it is the Member's responsibility to convey to their guest(s) the Rules and Regulations (a copy of which can be obtained at the time of Guest Pass issuance). The Member obtaining the Guest Pass is responsible for any violation of the Rules and Regulations committed by their guest(s). Any deviation from this policy must be approved by the United Lost Lake Property Owners Association on an individual basis. **CLASS B VIOLATION**

## **SECTION 4. VEHICLE AND TRAFFIC REGULATIONS**

4.01 Vehicle Registration. All Members' vehicles licensed by the State of Illinois or any other state for transportation on public roads, and will be driven on United Lost Lake Property Owners Association roads, must register with the United Lost Lake Property Owners Association. All non-licensed vehicles such as, but not limited to golf carts, snowmobiles, four (4) wheelers, three (3) wheelers, all terrain vehicle (ATV) or an off-highway vehicle (OHV), also must be registered with the United Lost Lake Property Owners Association. All vehicles will be issued a United Lost Lake Property Owners Association identification decal and which will be displayed at all times while operating within the Community. Upon purchasing a different/additional vehicle and/or license plate, the Property Owner is required to notify the ULLPOA office. **CLASS B VIOLATION**

4.02 Vehicle Operating Age. A person must be sixteen (16) or older and have a valid driver's license to operate any motor vehicle (licensed and non-licensed) on roads and common areas within the Community. **CLASS A VIOLATION**

4.03 Vehicle Operation. All vehicles are to be operated in a manner so as not to become a nuisance or safety hazard to the Community. **CLASS A VIOLATION**

4.04 Traffic Control Signs. All traffic control signs must be obeyed. **CLASS A VIOLATION**

4.05 Speed Limits. There will be a maximum speed limit of 20 MPH, unless otherwise posted, for all vehicles including, but not restricted to, cars, trucks, snowmobiles, mini-bikes, motorcycles, all terrain vehicles, golf carts, etc. All speed limit signs must be obeyed. Speeding 15 MPH over the posted speed limit will be an automatic \$25.00 fine with NO written warning. Each additional speeding violation in a 30 day period will result in a \$25.00 fine. **CLASS A VIOLATION**

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4.06 Mufflers. Any motorized vehicle operating in the subdivision must be equipped with a properly operating muffler. **CLASS B VIOLATION**

4.07 Decals. Current decals must be displayed on the windshield (driver's lower left side) by March 1. After March 1 of the current year, no warning will be issued, and non-compliance will result in a \$25.00 fine. Transferring a decal to another individual is not permitted and will result in an automatic \$25.00 fine with no warning issued. **CLASS B VIOLATION**

4.08 Inoperable, Unlicensed or Abandoned Vehicles. There shall be no inoperable, unlicensed or abandoned vehicles left on any lot in the subdivision. **CLASS A VIOLATION**

4.09 Non-Licensed Safe Driving Practices. All non-licensed vehicles must follow the Rules, Regulations and safe driving practices for passenger vehicles established by the State of Illinois and the United Lost Lake Rules and Regulations. **CLASS A VIOLATION**

4.10 Snowmobiling. Snowmobiling shall be allowed on the Community roads and right-of-way. There shall be no public snowmobiling whatsoever on platted lots (except your own property). **CLASS A VIOLATION**

4.11 Go-carts. Go-carts are not allowed on Community roads, parks, green areas or other Members' property. **CLASS A VIOLATION**

4.12 Vehicle Parking. No vehicle shall be routinely parked (as determined by the Board) on any street in the Community overnight. No commercial trucks shall be parked overnight (or longer) or stored on any lot in the Community (either covered by a tarpaulin or uncovered), unless the same vehicle is parked so that it is not visible to other lots in the Community, visible from the streets in the Community, or visible from the lake. **CLASS B VIOLATION**

4.13 Truck Parking. No overnight parking of a semi-truck, tractor-trailer or commercial vehicle over 10,000 lbs. is allowed within the Community. **CLASS B VIOLATION**

## **SECTION 5. AMENITIES USAGE**

5.01 Green Area Usage. All parks and green areas shall be closed from sunset to sunrise. **CLASS B VIOLATION**

5.02 Pets on Green Area. All pets must be leashed at all times on parks and green areas and it is the responsibility of the owner to clean up after the pet. According to the RCD, no pets are allowed on the beaches. **CLASS B VIOLATION**

5.03 Motorized Vehicles on Sledding Hill. No motorized vehicles are allowed in the sledding area. **CLASS A VIOLATION**

5.04 Sledding Age Limits. Children six (6) years old or younger must be accompanied and supervised by an adult or responsible person, while sledding on parks and green areas. **CLASS B VIOLATION**

5.05 Sledding Restrictions. Sledding is not allowed on roadways or streets. The pulling of sleds, tubes, disks, skis or persons on ice skates behind a motorized vehicle is not allowed on Community roads, parks or green areas. **CLASS A VIOLATION**

## **SECTION 6. HOUSEKEEPING REGULATIONS**

**6.01 Animals.** No animals shall be kept on a Member's property other than normal household pets. No livestock is allowed. **CLASS A VIOLATION**

**6.02 Dog Identification.** All dogs, while outside, must wear an appropriate collar with an ID tag that will identify the owner, owner's address, phone number, and the dog's name. All dogs must have a current rabies tag. **CLASS B VIOLATION**

**6.03 Pet Control.** Pets, while outdoors, must be confined by appropriate means, either by use of leash, lead, invisible fencing, or other control devices. Members and guests shall have control of all pets, and shall not allow them to roam. Dog(s) not on the Member's lot(s) must be on a leash at all times, which is secured by the Member or someone authorized by the Member to have control of the dog(s). No dog shall be allowed to bark incessantly when outside. Pet owners are expected to clean up after their dog(s) while out in the Community. **CLASS A VIOLATION**

**6.04 Noxious or Offensive Activity.** No noxious or offensive activity shall be carried out upon any lot, beach, or park, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the Community. At no time, except during building construction, shall any power mowers, tools or other noisy machines be operated out of doors before 9:00 am or after 9:00 pm. Loud music from any source is also prohibited. In the case of snow accumulation, which may hamper driving or walking, a snow blower or other snow removal apparatus may be operated prior to 9:00 am or after 9:00 pm. **CLASS A VIOLATION**

**6.05 Trespassing.** Members and guests shall not trespass on other Member's land. Ownership of all lake front property extends to the water line with the exception of River Conservancy District (RCD) easement. **CLASS B VIOLATION**

**6.06 Hunting and Trapping.** No hunting or trapping shall be allowed on any United Lost Lake property without prior permission from the United Lost Lake Property Owners Association. Any discharge of firearms is prohibited. **CLASS A VIOLATION**

**6.07 Littering.** All facilities must be kept clean and all cans and debris must be put in the refuse containers provided. Littering will not be tolerated and violators will be fined. **CLASS B VIOLATION**

**6.08 Drainage.** Drainage ditches and drain tiles must be kept clear of all obstructions (trees, grass clippings, leaves or any landscape materials, etc.). **CLASS A VIOLATION**

**6.09 Lot Maintenance.** Lots should be maintained and kept free of noxious weeds. Note, from the Restrictive Covenants and By-Laws, if a Member does not maintain their lot(s) or have it maintained by a designated date, the Association will do so and fee(s) will be assessed against the Member for that lot. In the event a fallen tree is a danger, a hazard, or an eyesore to the Community, the ULLPOA Board has the right to require it be removed. **CLASS B VIOLATION**

**6.10 Burning.** No Member of any lot in the Community shall burn or permit the burning out of doors of garbage, trash, treated lumber, or similar waste. No fires are to be left unattended. **CLASS A VIOLATION**

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6.11 Trash Disposal. All material must be disposed of in a generally accepted manner. At no time shall branches, tree stumps, excess fill or other construction material be deposited on lots other than your own. The disposal of household refuse is strictly prohibited at any of ULLPOA common properties/parks.  
**CLASS A VIOLATION**

6.12 Holiday Decorations. Holiday decorations must be removed no later than forty (40) days after any given holiday, weather permitting. **CLASS B VIOLATION**

6.13 Boat Storage. There shall be no storage of any boat or boat trailer at any United Lost Lake park, green area or on Community road. All boats must be properly stored on the provided River Conservancy District (RCD) boat racks or on an improved lot. **CLASS B VIOLATION**

## **SECTION 7. VIOLATION DEFINITIONS, FINES AND FEES**

**The Board of Directors of United Lost Lake Property Owners Association or their agent (Security) reserves the right to issue a violation without a first warning, when the offense is very severe in nature, or is of such negligence, that it endangers the safety of persons or community property. Outstanding violations will result in losing “Member in Good Standing” status (see By-Laws, Article I, (L))**

**7.01 CLASS A.** Any violation that is or could endanger other person(s) or private/public property.

CLASS A violations will not receive a written warning and will receive an immediate fine of \$75.00. Any fine not paid within thirty (30) days will receive a late fee of \$50.00 per each thirty (30) days until said fine plus late fees reaches the amount of \$225.00, at which time a lien or small claims court filing will be issued. The Member will lose their “Member in Good Standing” status and will be responsible for all attorney fees, filing fees, court fees and other fees incurred in the collection process.

A second (2<sup>nd</sup>) Class A violation offense within one (1) year will receive a fine of \$150.00. Any fine not paid within thirty (30) days will receive a late fee of \$50.00 per each thirty (30) days until said fine plus late fees reaches the amount of \$300.00, at which time a lien or small claims court filing will be issued. The Member will lose their “Member in Good Standing” status and be responsible for all attorney fees, filing fees, court fees and other fees incurred in the collection process.

Any third (3<sup>rd</sup>) and/or subsequent Class A violation offenses within one (1) year will receive an immediate fine of \$500.00, and the Member will lose their “Member in Good Standing” status. Any fine not paid within thirty (30) days will receive a late fee of \$50.00 per each thirty (30) days until said fine plus late fees reaches the amount of \$650.00, at which time a lien or small claims court filing will be issued and Member will be responsible for all attorney fees, filing fees, court fees or other fees incurred in the collection process.

**7.02 CLASS B.** Any violation that does not endanger other person(s) or private/public property and is in general considered a nuisance or minor violation of the Rules and Regulations.

CLASS B violations (with the exception of decal violations) will receive written warning and thirty (30) days to correct the violation. Non-compliance will result in a \$25.00 fee for each subsequent thirty (30) day period until said fine plus late fees reaches the amount of \$225.00, at which time a lien or small

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claims court filing will be issued. The Member will lose their “Member in Good Standing” status and be responsible for all attorney fees, filing fees, court fees or other fees incurred in the collection process.

A second (2<sup>nd</sup>) offense within one (1) year will get no written warning and will receive an immediate fine of \$75.00 and thirty (30) days to correct the violation. Any fine not paid within thirty (30) days will receive a late fee of \$50.00 per each thirty (30) days until said fine plus late fees reaches the amount of \$225.00, at which time a lien or small claims court filing will be issued. The Member will lose their “Member in Good Standing” status and Member will be responsible for all attorney fees, filing fees, court fees and other fees incurred in the collection process.

Any third (3<sup>rd</sup>) and/or subsequent Class A violation offense within one (1) year will receive an immediate fine of \$100.00, and the Member will lose their “Member in Good Standing” status. Any fine not paid within thirty (30) days will receive a late fee of \$50.00 per each thirty (30) days until said fine plus late fees reaches the amount of \$250.00, at which time a lien or small claims court filing will be issued and Member will be responsible for all attorney fees, filing fees, court fees or other fees incurred in the collection process.