

# RULES AND REGULATIONS

## HERITAGE LAKE PROPERTY OWNERS ASSOCIATION (HLA)

Original Effective

March 12, 1977

(Most recent Revisions 05/21/19)

Variances and amendments to these Rules and Regulations may be made at any time by a majority vote of the Board of Directors.

### I. General (rev.10-21-2013)

#### A. Facility Usage: (revised 08/2006)

1. HLA amenities are only available to Members, their families, and guest, only if the member is in good standing and dues and fees are paid to date.
2. The maintenance shop area is not considered part of the HLA common area, and is to be accessed by authorized personnel only.
3. Guests must be accompanied by a member at all times, except when using the streets, the Association office, the lodge; under a rental agreement sponsored by a member, or the campground; when reserved by a member, and all associated parking areas. Members are responsible for all Association rule violations by their guests.

#### B. Alcohol use:

1. Open alcohol on Heritage Lake common properties will only be permitted for members, their families, and their guests who are over the age of twenty-one (21) and only in the following areas: the Lodge and surrounding common areas, excluding the Pool and tennis court areas; the campgrounds; the upper tier area of the beach; or on the Lake. A fine of up to fifty dollars (\$50) per offense can be issued by HLA security.

#### C. Animals (rev. 5-21-2019)

1. All Household Pets must always be on a leash; unless on private property and confined by a fence or electric collar, or within the grounds of the dog park. No Household Pet is permitted to run at large within the Subdivision.
2. Backyard chickens are permitted at Heritage Lake for HLA members in Good Standing and in accordance with the following:
  - a. A one-time \$25 registration fee;
  - b. An annual registration/notice of chickens with the HLA office; and
  - c. Maintain full compliance with the Tazewell County Code
    - i. Title 7, Article 25(c), "Application Procedure"; and
    - ii. Title 7, Article 25(f) "Requirements for Particular Special Uses", Subsection (8), "Chickens/Fowl".
3. No animal, except Household Pets and Backyard Chickens, shall be kept or maintained within the HLA Subdivision.
4. Any complaints and/or violations must be reported to the Tazewell County Sheriff's Department. Any animal control issues should be made to Tazewell County Animal Control.

#### D. Firearms, Hunting and Trapping

1. Recreational firing of firearms, hunting or trapping will be absolutely PROHIBITED.

#### E. Swimming Regulations in Lake (rev. 01-11-92)

1. Swimming is allowed in all parts of the lake, except in the areas of fishing docks, overflow drain or boat launch, and is at the swimmer's own risk.

#### F. Littering

1. There will be no dumping or littering on any Association owned property, including the Lake.

#### G. Building and Environmental Controls, and Zoning can be found in the ECC regulations.

#### H. Offensive Activities:

1. No noxious or offensive activities as may be determined by the Board will be allowed on any lot in the Association, nor shall anything be done on any lot that will become or will be unreasonable annoyance or nuisance to any owner of another lot in the Subdivision.

#### I. Signs:

1. No signs or advertisements larger than 18" X 24" shall be placed on any lot or structure in the Subdivision without prior written approval of the Environmental Control Committee.

#### J. Disposal of Trash:

1. No owner of any lot in the Subdivision shall burn or permit the burning of garbage, trash or other like household refuse, nor shall any such owner accumulate or permit the accumulation out of doors of such refuse on their lot/lots.
2. Dumping of household or personal waste in the dumpsters on Association property will be subject to citation and minimum fine of \$50.

## **II. MOTOR VEHICLE (revised 1-11-92)**

### **A. Speed Limits**

1. No vehicle will be driven upon any road of the subdivision at a speed greater than is reasonable and proper with regard to traffic conditions and the use of the road or endangers the safety of any person or property.
2. No person will drive a vehicle upon any road of this subdivision greater than the applicable statutory or posted maximum speed established by the Association.
3. Unless some other speed restriction is established under these Rules and Regulations, maximum speed limit in the subdivision is:
  - a. Heritage Drive - 30 miles per hour (rev. 1-15-92)
  - b. Bradford Drive – 30 miles per hour (rev. 1-15-92)
  - c. Westminster Drive - 30 miles per hour (rev. 1-15-92)
  - d. All other roads - 20 miles per hour (rev. 1-15-92)

### **B. Weight and Height Restrictions**

1. No vehicle, trailer, or cargo may be driven upon any Subdivision roads exceeding a weight limit of 6 tons (12,000 lbs.) from the period of January 1 through April 15. Unless given proper permission by the Subdivision Board.
2. A minimum fine of \$500.00 (five hundred dollars) will be levied for road weight limit violations. All fees and costs associated with collection of fines will be applied against the property of the Heritage Lake Association member responsible for contracting the overweight vehicle.

### **C. Mufflers**

1. All motorized vehicles shall have the proper muffler device.

### **D. Parking**

1. No vehicle, boat, or camper, or other motor vehicle shall be parked on any street or shoulder in the subdivision for longer than 48 hours, unless parked on a designated, ECC Committee approved parking space on the Member's property.

### **E. Operation of Motor Vehicle - Valid License (Adopted 11-13-93)**

1. No person shall operate a licensed motor vehicle on property located within Heritage Lake Subdivision unless that person shall have first obtained a driver's license or instruction permit valid in the State of Illinois or some other state at the time and place of operation.

### **F. Citations**

1. Citations must be paid within thirty (30) days of issuance.
2. Fines are \$50.00 (fifty dollars) if paid within the thirty (30) day period; \$100.00 (one hundred dollars) if paid within thirty one (31) to sixty (60) days; \$150.00 (one hundred fifty dollars) if paid after sixty one (61) days, except when filing an appeal, where upon the period shall start on the day the appeal is denied.
3. Appeals must be brought before the Board of Directors at the next regular monthly meeting; the appeal must be submitted to the office within 5 days of receiving a fine.

### **G. Vehicle Identification**

1. All members must have the current year Association Member sticker visibly displayed on each vehicle that they own (excluding motorcycles) no later than March 15.

## **III. Golf Cart, Utility Cart and ATVs Policy (Added 5/21/2019)**

### **A. Policy** - To ensure the safe operation of golf carts, utility vehicles, and ATVs on HLA property.

1. All golf carts, utility vehicles and ATVs [hereinafter "carts"] operated on HLA property must be registered with the HLA Office.
2. HLA will provide a sticker for each registered cart. The sticker shall be displayed on the left front fender of the cart.
3. All cart drivers must have valid driver's license.
4. Carts shall be operated with courtesy, care, and consideration for the safety of pedestrians and property.
5. Carts shall only be driven on established HLA roadways and parking areas.
6. Carts driven on HLA roadways must adhere to all Illinois traffic laws and regulations, including, but not limited to, speed limit, DUI, and distracted driving laws, such as the prohibited use of electronic devices. Carts must also adhere to the HLA rules and regulations concerning motor vehicles.
7. Carts shall yield the right-of-way to all other vehicular traffic and pedestrians.
8. Carts shall only be operated on HLA property during daylight hours – not earlier than one-half hour following sunrise and not later than one-half hour before sunset.
9. Headlights and taillights on carts are to be illuminated during operation.

### **B. Equipment**

1. Carts shall be equipped with a rear-mounted slow-moving-vehicle orange triangle.
2. Carts shall be equipped with a rear-viewing mirror.
3. Carts shall have working headlights and taillights, which shall be used at all time.
4. Carts shall be equipped with an audible horn or other warning device.
5. Carts shall not be modified in any manner that affects the manufacturer's recommended mode of operation, speed, or safety.
6. Carts shall have working headlights and taillights.

### **C. Citations/Violations**

1. Failure to comply with the HLA Golf Cart, Utility Vehicle, and ATV Policy may [in addition to any other remedies available to the HLA] result in a warning, fine, and/or revocation of the HLA cart registration privileges. The fine assessment range is not less than \$25 and not more than \$100 per incident, depending on the egregiousness of the violation.

#### **D. Accidents**

1. Drivers involved in any accident must immediately report the incident to the Tazewell County Sheriff's Office. A copy of the police report will be submitted to the HLA office.

#### **E. Insurance**

1. Cart owners are responsible for any personal injury or property damage caused by cart operation. HLA assumes no liability for accidents, misuse, theft, damage, injury, or any other occurrence or mishap arising from cart operation on HLA property.
2. The owner of any cart operated on HLA property must purchase a golf cart, utility vehicle, and/or ATV insurance policy covering the basic liability coverage recommended by the State of Illinois to cover vehicles traveling on public roadways.

### **IV. AMENITIES**

#### **A. Campgrounds (rev. 10-21-2013)**

1. All campers must be courteous to the other campers.
2. Camping fees for improved sites are \$5.00 per night; unimproved/tent sites are \$3.00 per night. Extended stay sites must pay in advance \$100.00 dollars per month (rev. 10-21-2013)
3. QUIET HOURS are from 11:00p.m. until 7:00 a.m.
4. Campgrounds will be open from Memorial Day to Labor Day weekends.
5. Campers or RVs may camp for the entire campground season, if paid in advance, and if the owner maintains and keeps the camp sight clean and free of trash.
6. All campers including tents must display their lot and unit number, of the member, or the sponsoring member.
7. Motor vehicles must be on hard surfaces at all times.
8. All campground users must comply with all of the Heritage Lake Rules and Regulations.
9. Two or more complaints or the breaking of any rule may result in eviction by security.
10. Heritage Lake Association IS NOT responsible for personal property at the campgrounds.
11. Campsites are available on a first-come first-serve basis. No campsites may be reserved.
12. All trailers are to be kept mobile at all times.
13. No waste water is to be drained on the ground, but only in a closed container and emptied periodically by the owner. (COUNTY HEALTH DEPARTMENT ORDERS)
14. All campfires are to be in a metal rim only. No fires on the ground.
15. No dishes are to be washed in the bath house, other than in the sink area by the wash house.
16. No supplies are to be removed from the bathhouse, please be courteous to other members.
17. Fish cleaning is to be done only at the designated place, and all leftovers are to be put in a plastic bag and disposed of properly.
18. All pets shall be on a leash except in the fenced area designated for dogs and pets, and kept under control by the owner. Owners are responsible for cleaning up after their pets.
19. All groups of ten (10) or more are to check in at the Association office.
20. No one camper shall monopolize a hydrant. Water shall be available to all campers in the area.
21. Picnic tables MUST be left at the campground.
22. No storage area will be available.
23. Campsites must be maintained and picked up before leaving.

#### **B. Lodge Usage**

1. Refer to the LODGE LEASE AGREEMENT for rules and fees, copies available at HLA office.

#### **C. Boating Restrictions**

1. No watercraft or floatation device of any kind over 30 feet in length is permitted on the lake unless approved by the Subdivision Board.
2. Boats with the facilities to discharge waste SHALL NOT allow discharge of such waste into the lake.
3. No boating is allowed in the marked beach area.
4. Operation of gas motors in Heritage Lake is prohibited (unless specifically approved in writing by the HLA Board of Directors)
5. Boats can only use Electric motors that are limited to a maximum equivalent of a five (5) horsepower gasoline motor.
6. All boating rules and regulations apply and boaters are to use safe and courteous conduct.
7. Boats that are stored out of the water on the shore east of the boat ramp, must be registered at the office and must be clearly marked with name and lot number. Boats can only be stored at the boat ramp area between Memorial Day and Labor Day.

#### **D. Dock Restrictions**

1. All lake front owners may beach their boat, on their personal property. A lake front lot owner must have an approved permit from the Environmental Control Committee to erect a dock or pier, which is required to conform to CCE&Rs regulations.
2. All non-lake front lot owners must launch their boat at the designated launching ramp.
3. No boat may be beached on another property owner's lake front property without the owner's written permission.
4. Docking and boat care is the lot owner's responsibility. Boats left in the water over the winter are the responsibility of the owner to remove if damaged during winter months.
5. The docks along the Dam and beside the boat ramp are for launching boats and for fishing only.

#### **E. Fishing Restrictions**

1. Trout line and jug fishing will be permitted in Heritage Lake by PROPERTY OWNERS ONLY from 9:00 p.m. to 6:00 a.m. All trout lines and jugs must have proper identification. (unit and lot numbers)
2. Minnow fishing will be permitted in Heritage Lake. All minnows must be hooked in such a manner that if they become detached from the hook, they will die immediately. No minnow buckets that contain live bait shall be dumped into Heritage Lake.
3. Site specific fishing regulations must be obeyed. See posted signs for fishing limits.
4. Members must accompany guests at all times while fishing. (adopted 11-12-94)
5. Absolutely NO FISHING allowed in the beach area AT ANY TIME.

#### **F. Swimming Pool and Pool Area (rev.10-14-2013)**

1. Children are not to use the pool without a lifeguard in attendance. Anyone using the pool does so at their own risk.
2. No glass, food, drink or smoking allowed except in designated areas.
3. Running in the pool area is forbidden.
4. For health reasons, persons with sores or open cuts are not allowed to use the pool.
5. Regular bathing suits must be worn (cut-offs, Bermuda's, etc. are not allowed).
6. The diving board is for DIVING ONLY (do not play on or around the diving board).
7. Any child left in pool unattended must meet height requirement of four (4) foot. The child must be able to swim the width of the pool and back when tested, to be allowed to remain at the pool without a responsible adult present (no floaties accepted while testing)
8. Any person unable to swim the width of the pool and back, must remain in the shallow end. Arm wings and life vests will be allowed in the shallow end. If the child (unable to swim) cannot keep their head above the water when standing in the shallow end, a responsible adult must be in the water with the child at all times.
9. If a child is disruptive and does not respect the direction of the lifeguards, the child will be asked to leave the pool with no refund. If a child is disruptive multiple visits to the pool the lifeguards may refuse service for the remainder of the season.

#### **G. Tennis Courts**

1. The court is normally available on a first-come, first-serve basis. If the court is in use, please start a waiting list and limit playing time to 1 hour when others are waiting.
2. Members and guests are asked to observe RULES POSTED on the court
3. Court is subject to closing for tournament play, one day per month maximum.
4. No food, drink or smoking allowed within the tennis court enclosure.
5. NO WET CLOTHING ALLOWED ON TENNIS COURT.
6. Tennis court to be used for the sports as designed.

**Your cooperation in the observance of the rules contained herein, will be greatly appreciated. If any member (child or adult) of Heritage Lake Association repeatedly breaches any of the rules contained herein, the Board of Directors may suspend the rights of the member to use the property, facilities, and equipment of the Association for such time and upon terms as it shall deem necessary for the protection and preservation of the rights of other members.**