

RULES AND REGULATIONS FOR THE LAKE SUMMERSET ASSOCIATION

A. INTRODUCTION

This book (known as the Redbook) contains the regulations governing the use of Lake Summerset and its facilities by property owners and their guests. The original regulations were duly considered and officially adopted in 1971 by the Board of Directors of the Lake Summerset Association (herein called LSA) with the advice and assistance of the Community Relations Committee. This new edition reflects all the changes up to December 2022 and supersedes all previous editions. For revisions made after publication, check with the LSA office.

For purposes of identification this Redbook defines LSA as having two geographic areas: 1) Lake Summerset with all its grounds and waters surrounding it, and 2) the campgrounds.

LSA members are classified as Principal, Associate, Junior, or Tenant. 1. Principal member refers to each adult person having equal/equitable ownership, with one voting number for each lot. 2. Associate members means significant others (i.e. spouse, adult children, parent (s) etc.) living with and in the same principal residence. 3. A Junior Member is an Associate Member under the age 23 legally living in the same principal residence. 4. Tenant member means regular occupants of a residence in LSA (LSA approval in written application for associate membership required). Associate, Junior, and Tenant members may not necessarily have the same privileges as a Principal member.

Principal members are responsible for the actions of themselves, their family, guests, and all others having access to Lake Summerset under their authority.

VIOLATIONS OF THE REDBOOK OR BLUEBOOK RULES MAY RESULT
IN CITATIONS AND/OR FINES AGAINST THE PRINCIPAL MEMBER,
AND IGNORANCE OF THE RULES WILL NOT BE CONSIDERED A VALID
EXCUSE. REFER TO LSA FEE AND FINE SCHEDULE (LSA DOC 5)
POSTED ON THE LSA WEBSITE.

The Lake Summerset Association desires to make quite clear to the members and to all persons who are properly allowed to use its amenities, that it is NOT a law enforcement agency and it does not exercise any arrest or criminal law enforcement powers. The relationship between Lake Summerset Association and its members, is one of private, civil contract. Members choose to acquire property at the Lake, and voluntarily agree to become members of the Association, and to be subject to, and abide by, the LSA covenants, by-laws, rules and regulations.

1. Members and guests on occasion may be requested by LSA public safety or other staff to temporarily stop and answer questions when a strong and honest suspicion exists that an Association rule is being violated.
2. Any member, and any guest properly present within the Lake Summerset Subdivision, who declines to stop and answer questions when so requested by LSA public safety or other staff, shall be deemed to have violated a rule of the Association.

3. A member or guest shall be deemed to have been requested to stop and answer questions if alerted by lights of an LSA public safety patrol vehicle, by a verbal or gestured signal by LSA staff member or by flagging or other clear indication of a request to stop, by an LSA patrol boat on the waters of Lake Summerset.
4. A member or guest who uses the water of Lake Summerset is required to allow inspection of fishing and boating equipment, and of any fish caught, upon the request of LSA public safety or other staff.
5. A member or guest who declines to stay and allow inspection as above provided, shall be deemed to have violated a rule of the Association. *3/2013*
6. Additions and amendments to our rules will always be a necessity and will be approved on an annual basis, in September of any given year. These changes will be posted in the LSA newspaper for a period of 60 days for Member review. These changes will be formally approved by the Board at the December Board meeting and shall take effect on January 1st. The Redbook will then remain unchanged for the following twelve months.

Exceptions: Midyear changes can be made by the Board if such a change will improve or enhance the safety of our Members and Guests. Midyear changes can also be made if our rules are in conflict with local, State, or Federal laws. *1/2023*

As our LSA community grows, all of the regulations have been formulated with one foremost aim, namely to establish orderly and reasonable procedures for governing activities and for maintaining the integrity of LSA while allowing as much individual freedom as possible. Individual freedom does not condone the use of profane, obscene or abusive language to any member or staff. The application of common sense and courtesy together with respect for one's neighbor and his property are the primary requisites to ensure that LSA will be a truly enjoyable place to live and play. Additionally, it is to be understood that all activities engaged in at LSA, at any time of the year, are at the sole risk of the participant.

In addition to these Regulations, you should read and be familiar with the Declaration of Restrictions (Bluebook) which has been recorded in the offices of the Winnebago and Stephenson County Recorders, and which is binding upon title to, and the owners of, lots in LSA. All of the restrictions are incorporated by reference and made a part of these regulations, but in the event of any ambiguity between the Bluebook and this Redbook, the Bluebook will prevail.

B. ENTRY PROCEDURES AND GUEST REGULATIONS

1. General Regulations Pertaining to Members and Guests

- (a) Except for members using valid gate passes, the Main Gate is to be used for all general entry and exit from LSA. Traffic entering through the Main Gate must STOP and receive permission from the guard in order to proceed. Guests and visitors may be required to provide a government issued photo I.D., such as a driver's license or passport for entry authorization. The Public Safety Staff has the right to refuse entry of guests if warranted.
- (b) Members who have paid the required fee and have been issued an annual RFID gate tag from the LSA office, may use the automated gates after

permanently affixing the issued RFID gate tag to the inside driver's side of the windshield, but must comply with gate regulations (available at LSA office).

- (c) Junior member guest passes are restricted to their house only unless co-authorized by the member of the same household.
- (d) As a member, you (and guests accompanying you) shall be permitted to enter at main guard house entry only, if you simply display to the guard a current and unrevoked LSA membership card properly signed by you. Membership cards will be issued and revalidated annually after payment of all Association charges. You will be billed each February for the annual assessment.
 - (1) In accordance with the Bluebook Section E "Suspension of Privileges of Membership" entry into LSA for members who are delinquent on dues payment shall be restricted to use of a temporary daily pass (Red Card) issued by public safety at the main gate which allows a direct route from the main gate to the owned property only, but denies use of any LSA facilities (parks, swimming pool, beaches, etc. Lien procedures for any unpaid dues, charges or fees shall be instituted in accordance with Section C, iii of the Bluebook.
 - (2) In accordance with the Bluebook Section E "Suspension of Privileges of Membership", entry into LSA and use of its facilities shall be suspended for guests and visitors of members who are delinquent on dues, charges and fees payments owed to the Association until such delinquencies are paid in full.
- (e) The LSA decal is to be permanently affixed in the inside lower left corner of the driver's side windshield of your vehicle. A vehicle merely displaying a properly displayed LSA decal shall not necessarily be permitted unless the occupants of the vehicle can otherwise establish (e.g., by a membership card) that they are entitled to enter. Guards are authorized to request supplemental identification, such as a driver's license, in any case *9/2019*
- (f) If you do not accompany your guests into LSA, you must give advance notice. Advance notice is given by Fax, Email, Phone, hand delivery or mailing it to the Guard House. A properly completed guest pass request identifies your guest by name, address, and arrival date and includes member's name, lot number and signature. Your guests will then be permitted to enter on the specific date, after identifying themselves to the guard. Blank guest cards are available at the LSA office and the entrance Guardhouse. Guest lists up to 10 persons must be alphabetized on the reverse side of the guest card. Guest lists of 10 or more persons must be

delivered to the guardhouse 24 hours prior to the event. Remember to list member's name, lot number, date of event and location of function.

1. Call-In Pass: Call in passes is for (1) day only Monday- Thursday. They will receive the color of the day and will allow access to all facilities. Guest may NOT bring guest(s).

2. Multi-Day: This pass is issued when a guest card, fax, email is left for more than one day. The beginning date and ending date, lot number of member and an (A-M-G) indicating which kind of person is receiving an up to 4-day pass. When a guest is issued this pass for more than one day a (G) is put in the lower right corner. When a MEMBER is issued this pass when borrowing a vehicle or renting a vehicle an (M) for Member is put in lower left corner. When an Annual/ RFID guest is issued this pass as they are using a non-registered vehicle within LSA an (A) is put in the lower right corner. This Pass is good for up to 4 Consecutive days and maybe renewed by the member at the end of 4 days. This pass allows guest to use all facilities.

a. Guests using this pass must be accompanied by a member to access the pool. See also 1j.

Junior members (under age 23) are not authorized to issue guest passes.
8/2021

Guest lists up to 10 persons must be alphabetized on the reverse side of the guest card. Guest lists of 10 or more persons must be delivered to the guardhouse 24 hours prior to the event. Remember to list member's name, lot number, date of event and location of function.

- (g) Guests not accompanied by you and not identified by advance written notice to the guard service shall be permitted to enter only if the guard can easily reach you by telephone. This service is limited to weekday (M-Th). On weekends (F-Sun) and holidays, guests without advance notice will be required to phone the member asking them to deliver a pass to the guardhouse before admission is granted. Guests may NOT bring their guest card with them, nor borrow a member's membership card to gain entrance to LSA.
- (h) No parties of guests may be brought in by any vehicle carrying or designed and equipped to carry over 12 people. No such vehicle will be admitted through the gate except in connection with a social function or activity officially sponsored by LSA, or for school bussing to district schools serving Lake Summerset, or except with the written permission of the LSA Manager.
- (i) All vehicles not displaying a current LSA windshield decal must have a "temporary" identification slip (guest window pass) taped to the lower

driver's side corner of their windshields when present. The gate guard will supply that temporary identification slip (guest window pass) when he/she authorizes entry of any vehicle not carrying an LSA decal. When on LSA property, all temporary identification slips (guest window passes) must be kept current.

- (j) To avoid overcrowding of the facilities within LSA, you are urged not to allow guests to use the facilities unless they are directly in your company during their stay.
- (k) You are responsible for the action of your guests and any fines that may be levied if they violate these Regulations. You should take care that your guests know and comply with these Regulations and Restrictions.

2. Delivery and Service Personnel

If you contemplate the arrival of delivery or service personnel, you should notify the guard house by Phone, email, or a written notice (handed or mailed in advance) to expect such personnel. Delivery and service personnel will be permitted to enter LSA under the same provisions pertaining to guests. Delivery and service personnel will be logged in and out in the guard's logbook.

3. Contractors

If you employ a building contractor, sub-contractor, etc., **you are obligated** to inform them of the restrictions/regulations governing you (B1a and B4). You should give Email or written notice to the LSA Office of the name of the contractor and you should instruct the contractor to provide the guard house with a list of any sub-contractors who will be employed (and the dates of their work) so that the guard house may permit such contractors and sub-contractors to enter after identifying themselves. You should also inform the LSA Office of the dates when construction is to be started and completed. If an authorizing notice expires before your contractor finishes his work, you may send in a renewed email or written notice. Large trucks and contractors' equipment will not be permitted to enter or exit via the special truck lanes during hours of darkness, except by special permission of the Manager.

- (a) Contractors: The member must fill out a contractor card issued at the office or listed on the members RED pass form. When a contractor enters, they will be issued a Green Pass which permits the contractor to go to the members home and to only use restroom facilities, when necessary, at Harting Park, Lodge, Quarry Park, Main Marina and South Gate Marina. The back of this pass advises the contractor that they are not permitted to fish or use any amenity while under this pass system. 8/2021

4. Entry of Non-Members Under Extended Guest Pass "Red Card" Procedure.

Resident members may apply for this pass for a visiting nurse, babysitter, house check or family member, whom they wish to come only to and from the house AND NOT USE THE FACILITIES. Inquire at the LSA office for further details.

- (a) Any Red Card entrant, contractor, sub-contractor, workman or delivery person admitted through the Main Gate will be given a specially colored temporary identification slip which must be taped to the lower inside driver's side windshield of the vehicle. Vehicles so identified shall travel only between the Main Gate and the lot of the authorizing LSA member. Such admitted persons may not drive around the Development, use or park at any of the various LSA facilities (i.e. lake, lodge, beach, pool, tennis courts etc.).
- (b) If you are the LSA member who authorized the admittance of an Extended Guest Card (Red Card) Entrant, contractor, sub-contractor, workman or delivery person, you are responsible for and must pay any fines levied because they violate any part of these Regulations. This is the same as the provisions in Section B1(k) regarding your social guests.
- (c) Each LSA Principal Member (including non-resident open lot owners) will be allocated up to (6) Annual/RFID passes. Each Principal Member, regardless of the number of lots owned, will be limited to (6) Annual/RFID passes. Each of the Annual/RFID pass may list an entire family (spouse and children). Guests listed will have access to all amenities of Lake Summerset. The list of Annual/RFID passes may be submitted any time during the year and must be renewed by March 1 of each year. The Annual/RFID pass is issued in accordance with limitations found above in Section B Entry Procedures 1 subsection D through K. The form titled Request for Extended Annual/RFID Pass must be completed.

1. Annual RFID Pass: The member must fill out the Annual/RFID form issued at the office ONLY. This form will contain the Annual pass holder name(s) and their vehicle information (Year, Make, Model, Color and License Plate information) the member is authorizing the Annual/RFID pass holder to receive an Annual decal and RFID tag. Only one vehicle per Annual/RFID pass holder is allowed. It is up to the member to decide who will receive the Annual/RFID decal and tag. All decals and tags must be PERMANENTLY affixed to the windshield of the vehicle registered with the office. If annual pass holder enters LSA in a different vehicle without the Annual/RFID tag, they will be issued a Daily Pass in the color of the day for (1) day at a time.

a Annual RFID Pass allows these guest families to use LSA amenities, with the exceptions as follows.

- i. Pool: Photo ID's will be required to use the pool when not in the presence of a member. Annual RFID pass holders are not permitted to bring in guests, only those family members listed on the Annual RFID Pass list. Each Annual RFID family member will need to obtain a photo ID.
- ii Fishing: Fishing is permitted by Annual RFID families based on the current fishing rules established at that time by the FCC.
- iii Campground: Use of the campground is permitted based on current LSA Campground rules

LSA reserves the right to deactivate individual RFID privileges at any time it is deemed necessary without refund. Photo Id's not renewed or deactivated by LSA must be returned to office by member issuing the Pass. *08/2021*

Upon recommendation by the Lake Manager, the Board of Directors may suspend the Amenity Pass program. *April 14, 2008*

5. Renting and Lending of Homes

If you wish to temporarily rent or "lend" your residence to a non-member, you should first contact the Manager to obtain a copy of the applicable SUBREGULATIONS, fill out the required form which will be given to you, and secure the Manager's written approval. Such sub-regulations must be followed before any residence may be rented or "loaned" and before any non-member tenant or resident shall be permitted to enter LSA. For occupancy of more than two weeks, the occupant must apply for, pay the fee, and be accepted into associate membership in LSA.

6. Solicitors

No unapproved soliciting shall be permitted within LSA. However -

- (a) guidelines for approved organizations to solicit are listed **and** available at the LSA office.
- (b) no unapproved soliciting activities of any kind shall be carried on at the main entrance to LSA.

C. VEHICLE AND TRAFFIC REGULATIONS

1. General Regulations

- (a) All rules and restrictions contained in the Illinois Motor Vehicle Code, are hereby incorporated by reference and made applicable to the operator of any motor vehicle within the Lake Summerset development, unless displaced by a particular provision of these rules and regulations. Any vehicle requiring a state license to travel on Illinois streets and highways must bear a state license when in LSA (with the exception of boat or utility trailers or motor-driven cycles owned by members). A "Moped" is considered to be a motor-driven cycle for purposes of these regulations.
- (b) The Rules of the Road as set forth in the official Illinois driver's manual are hereby incorporated by reference and made applicable to vehicle operators as if specifically set forth in these Rules and Regulations and must be observed by the operator of any vehicle within LSA.
- (c) Members and guests on occasion may be requested by LSA public safety or other staff to temporarily stop and answer questions, when a strong and honest suspicion exists that Association rules are being violated.
- (d) Any member, and any guest properly present within the Lake Summerset Subdivision, who declines to stop and answer questions when so requested by LSA public safety or other staff, shall have violated a rule of the Association, and the liquidated damage to be paid to the Association upon such rule violation, shall be assessed.
- (e) A member or guest shall be deemed to have been requested to stop and answer questions if alerted by lights of an LSA public safety patrol vehicle, by a verbal or gestured signal by LSA staff member or by flagging or other clear indication of a request to stop, by an LSA patrol boat on the waters of Lake Summerset.
- (f) Walkers and joggers must face oncoming traffic and shall have the right of way at all times on all roads in LSA. (IL Rules of the Road November 1999).
- (g) A member in good standing (dues paid up on all lots owned) shall receive an LSA vehicle decal for each copy of a valid state vehicle registration provided to the LSA office. Registrations must be legible, clearly showing the name, member's permanent address, and vehicle make and year, and license plate number. Because of the frequency of changes in vehicles, copies of state registrations will be required annually at membership renewal time, and throughout the year whenever vehicle ownership is changed. No verbal requests for decals by telephone will be accepted. The display of a current LSA vehicle decal is prohibited unless that vehicle has been registered with the LSA office.

All vehicle decals shall be permanently affixed in the inside lower driver's side corner of the windshield for easy visibility and identification. Public Safety may request a decal be removed to the correct location. 9/2019

Replacement decals for new vehicles or vehicles sustaining a broken windshield will be issued only upon: proof of windshield replacement such as bill or receipt, or return of the major portion of the decal, which has been removed from the old windshield.

(h) No car or truck may be driven on the ice of the frozen lake in winter, or anywhere other than an established roadway or parking area at any time. On all days when Winnebago County imposes vehicle weight limits on its blacktop roads (e.g., during the spring thaw), the same limits are adopted by reference and shall apply for the roads within Lake Summerset.

(i) All trailers, i.e., snowmobile, boat, camping and campers must have lot numbers at least two inches high of contrasting color in a place highly visible.

2. Adoption by Reference

The adoption by reference of those rules and regulations consistent with the LSA Redbook, as set forth in the Illinois Vehicle Code and the Illinois Rules of the Road, refers to Chapters 11 and 12 of such Code, 625 ILCS 5/11-100 et seq. and 5/12 et seq. Such rules shall govern the use, operation and equipment of motor vehicles operated within the Lake Summerset Subdivision, as rules and regulations of the LSA applicable to and enforceable against its members and their guests, as conditions of membership in good standing, in the LSA. The Illinois Vehicle Code does not otherwise apply to the private property within the Lake Summerset Subdivision except as Illinois law otherwise provides. Violation of any of these rules and regulations incorporated by reference is not intended to result in a violation of Illinois state law, nor to be reported to the Illinois Secretary of State but shall rather constitute a violation of the rules and regulations of LSA and be punishable only as provided in Article M of these rules and regulations.

3. Operator's Permits

Every person operating a licensed vehicle within LSA and LSA Campground must possess a valid State issued operator's permit. (2/21)

4. Speed Limits

The speed limit on all roads throughout LSA shall be 30 miles per hour except where lower limits are posted. All "yield" and stop signs must be obeyed.

5. Parking

- (a) No vehicle shall be parked at any time on any green area or restricted area in LSA. Overnight parking on any street, road shoulder, right of way, easement or green area requires prior written approval from the public safety manager. No commercial truck with a plate classification of D (GVW of 12,000) or higher shall be parked for overnight or longer periods of time except for class D vehicles registered with L.S.A.
- (b) Undriveable and/or unlicensed vehicles may not be parked for storage outdoors on member lots in LSA.
- (c) Vehicles undergoing repair may not be parked outdoors on member lots for more than seven consecutive days.
- (d) Boats/boat trailers and closed popup camping trailers may be parked on open lots as inconspicuously as possible. Only boats and campers registered to the Lot Owner may be stored on the Lot. All such units stored on the lot must have the required and current registration stickers attached. The area around these parked items must be maintained (i.e., free from unsightly growth of vegetation/weeds). 05/2016
- (e) Travel Trailers and 5th wheel trailers may be parked on developed lots. There can, however, be no habitation.

6. Snowmobiles, Motor-Driven Cycles, All Terrain Vehicles, Golf Carts and Go-Carts

- (a) On LSA roadways, every snowmobile, motor-driven cycle, go-cart and any other unlicensed motor vehicle must be registered with the LSA office and must be inspected. No three-wheel All-Terrain vehicle may be operated in LSA. On LSA roadways, the minimum age requirements for driver of the above listed vehicles are as follows:

Golf Carts – 12-years operator age, this includes guest drivers. These vehicles, may only be operated by drivers possessing a valid LSA ISSUED PHOTO ID CARD or in possession of a STATE ISSUED PHOTO ID or State DRIVERS LICENSE. Driver MUST be in possession of ID while driving.

Snowmobiles – Comply with State of Illinois safety course requirements proving successful completion of State sponsored safety course or be 16 years of age and possess a state driver’s license.

Motor Driven cycles, Mini-bikes, Mopeds, Scooters – Driver must possess a state issued driver’s license.

All Terrain and Utility Vehicles – Driver must possess a STATE issued driver’s license.

Go-Carts – Driver must possess a STATE issued driver’s license. Use of Go-Carts will be grandfathered for use until December 31, 2026.

- (b) The provision that motorcycles must be registered shall apply only if:
 - 1) The vehicle does not carry a State license plate or
 - 2) The vehicle carries a State license plate but will be operated in LSA by an individual who has a valid state driver license but does not have the appropriate "L" or "M" classification permitting operation on State roadways.
 - 3) Every motor-driven cycle, snowmobile, go-cart or any other motorized vehicle operator is required to wear eye protection in conformance with State regulations.
 - 4) Helmets are recommended during vehicle operation. (**Helmets are required for all drivers age 12-16 who operate snowmobiles, ATV/UTV, Mini-bikes, scooters, and mopeds.**)
- (c) Re-registration of unlicensed vehicles will be required **annually** and yearly decals to be affixed to the LSA identification plate issued by the LSA office.
- (d) All motor-driven cycles, ATV/UTV, Go-carts and snowmobiles not licensed for the road must display a plate on the rear of the machine bearing the owner's lot number in six (6") high numbers. Snowmobiles must display these numbers on both sides of the machine or on plate attached to rear of machine and have a current LSA decal displayed in windshield.
- (e) Every, Go-cart, and motor-driven cycle with a wheel size of fourteen (14) inches and under, or any other unlicensed motorized vehicle, must display a red or orange visibility flag not less than six (6) feet above ground while being operated with LSA. Snowmobiles are exempt from this rule.
- (f) No more than one person on the following vehicles, (motor driven mini bike, scooter or Moped) unless a second set of foot pegs are provided by the manufacturer’s specifications. On golf carts, where the seating capacity is limited to the seats provided by the manufacturer, passengers are prohibited from occupying the cargo area.
- (g) Any person who is of age 16 or over may operate any motor-driven vehicle **as listed in this section** regardless of engine size if that person possesses a valid State driver’s license and the vehicle is **registered** with the LSA office.
 - 1) All drivers of golf carts must be able to reach the unmodified pedals while fully seated and be able to see over the steering wheel.

- 2) No vehicle may be operated in Lake Summerset while the driver is using a cell phone or similar device.
 - 3) Golf Carts when being overtaken by another vehicle must pull over while staying on the roadway, to allow the other vehicle to pass safely. Golf Carts are required to have a Rear-View Mirror.
- (h) The parent or guardian of any minor is fully responsible and liable for any claims against the minor arising from operation of any motorized vehicle within LSA and LSA campground. A current certificate of liability insurance in the minimum amount of \$500,000, dollars, naming LSA as an additional insured or additional interest will be required for each vehicle before LSA registration will be granted. Such parent or guardian shall be required to sign a waiver of any future claim against LSA for any injury or damage arising from any cause and to sign an indemnification of LSA from any claim of any person arising as an incident to operation of a motorized vehicle within LSA. Such waiver and indemnification are conditions precedent to granting of LSA registration for any motorized vehicle.
- (i) No snowmobile, motor-driven cycle, Golf Cart Go-Cart ATV/UTV or other unlicensed motor vehicle shall be operated in a reckless or unduly noisy manner as determined by LSA Public safety, nor shall they be operated between sunset and sunrise, except those machines that have been inspected and approved by LSA Public Safety for night time operation and display the proper LSA issued permit. Operation between sunset and sunrise is allowed only on LSA owned roads and parking lots. Snowmobiles may be operated until 10 pm on snow only.
- 1) Sunset to sunrise operators must be 18 years of age or older with a valid driver's license. A LSA member must accompany any guest driver, both must be able to produce a State issued drivers license if requested by Public Safety Officer.
 - 2) Golf Carts, Motor Cycles and ATV/UTV's must have full light package, including headlights, brake lights, turn signals, emergency lights and a rear-view mirror. Vehicles must have reflective lit marker Tag as well as reflective tape on the rear and sides of the vehicle. Golf Carts and ATV/UTV must also have a reflective flag as required. It is strongly recommended that each vehicle carry a flashlight with them at all times when operating after dark.
 - 3) Golf Carts of Members who opt for operation after dark must go through an annual Public Safety inspection for all equipment.
 - 4) Any unlicensed operator receiving three (3) citations in a year shall have privileges revoked for a year from the date of the last citation, in addition to monetary fines imposed. Additional driving violations during the year when privileges are revoked will be subjected to a fine, which would double for each subsequent violation during same year.

- (j) Snowmobiles may be driven after 10:00 p.m. only when used for transportation between member residence and the gate through designated areas only.
- (k) All provisions of Illinois laws and regulations pertaining to operation of snowmobiles apply fully within LSA. Any young person who has been certified by the State of Illinois to operate a snowmobile and can produce a copy of certificate upon demand of public Safety is not subject to age restrictions of Paragraph 6a.
- (l) No snowmobiling will be allowed if there is less than 3 Inches of snow on frozen ground.
- (m) Guests may come through the guarded gate on non-member owned snowmobiles only when accompanied by a member and may only ride between the gate and the member residence by the most direct authorized route. A guest tag must be on the snowmobile's handlebar with the member's lot number on it. The member must also escort his guest back to the gate.
- (n) Snowmobiles, motor-driven cycles, go-carts and other unlicensed motor vehicles shall be operated only on the roads and road shoulders in LSA or on any designated trails which are authorized, clearly marked, and shown on maps to be posted at the LSA office. Snowmobiling on private lots or within non-designated LSA parks is prohibited. Snowmobiles may have access to the frozen lake by the Southgate boat launch, Harting Park, Birch Park, Juniper Park, Sunrise Beach and the marina area. Operation of snowmobiles and ATV's on the frozen lake shall be totally at the operator's own risk of injury or drowning. **EXTREME Caution is Urged.**(2/21)

7. All Non-Motorized Recreational Devices, such as Skateboards/Roller Blades and Skates/Cross Country Summer Ski Simulator.

- (a) Only a standing position will be permitted.
- (b) The Illinois "Rules of the Road" shall apply to scooters, bicycles, wagons and skateboards as stated in C1(b).
- (c) Activities regarding the above shall be permitted only during the hours between sunrise and sunset and shall not be allowed at any time on Pier Drive, Lake Summerset and Baintree Roads.
- (d) All such activities shall be at the operator's own risk of injury. **EXTREME CAUTION IS URGED.**

D. SWIMMING, BEACH AND POOL REGULATIONS

1. General Swimming Regulations

- (a) Swimming in the ponds within LSA is not permitted.
- (b) It is recommended that no one should swim alone anywhere including the beach areas.
- (c) Swimming in the lake beyond 100 feet from shoreline is not permitted, except within the marker buoys at the established swimming beaches. While swimming from a boat, swimmers must stay within 50 feet from the boat.

2. Scuba Diving

- (a) Scuba diving can only be done with 2 or more people and must have safety equipment, pass certification, must predesignate diving area and notify LSA office of dive area/time, etc.
- (b) Scuba divers must remain within 100 feet of the shoreline except during nonskiing hours (see Section F-2).
- (c) The areas occupied by a scuba diver must be designated by proper markings such as flags or the like.

3. Beach Areas and Contiguous Green Areas

- (a) Specific Illinois Department of Public Health and LSA rules are posted at the beach areas and must be strictly followed.
- (b) When the lifeguards are not present, the beach areas are to be considered closed and swimming in those areas is at your own risk.
- (c) The lifeguards have full authority over the beach areas and their judgment must be respected. Report any unsafe conditions to the lifeguards. Do not carry on unnecessary conversations with the lifeguards.
- (d) Picnicking and fires are not permitted on the beaches.
- (e) To keep the beaches safe, breakable objects must not be brought into the beach areas. All trash must be placed in containers.
- (f) Pets are not permitted on the beaches or the Concession Stand area.
- (g) No food or drink is allowed on the LSA swim rafts.

- (h) No smoking of any substance, including tobacco, vaping and cannabis, is permitted within the sand boundaries of the beaches, including but not limited to parking lots and shade structures. Tobacco products and vaping may be used only in clearly marked, designated areas. 6/20

4. The Swimming Pool

- (a) Specific Illinois Department of Public Health and LSA rules are posted at the pool and must be strictly followed.
- (b) The pool may be closed at the discretion of the lifeguards during inclement weather and other emergency situations.
- (c) The lifeguards have full authority over the pool area and may suspend your pool privileges if you fail to comply with their directions or with the rules regarding the use of the pool.
- (d) It is recommended all swimmers must take showers before entering the pool.
- (e) Only persons wearing proper swimming attire (no cut-offs) will be permitted in the pool area.
- (f) Children under age 10 must be accompanied by a responsible person age 13 or older. Children are not to be left unattended at any time while in the swimming pool area.
- (g) Soft balls (nerf type) and diving sticks/rings are only allowed in the shallow end of the pool. Flotation suits may be used by children accompanied by parent. All flotation devices and toys are to be lifeguard approved and for safety factors may be removed at lifeguard's discretion. Water wings are prohibited at the pool, due to safety concerns.
- (h) Food, beverages, smoking of any substance, including tobacco, vaping and cannabis and pets are not permitted in the pool area. Food and beverages may be consumed in the picnic area outside the pool area. 6/20
- (i) To help avoid overcrowding of the pool, you are urged to limit the number of guests you bring with you to the pool. A party of ten or more guests must obtain permission from the Manager before those in your party will be permitted to use the pool at the same time.
- (j) The pool may not be reserved for private use without prior LSA approval.

E. BOATING REGULATIONS

1. General Regulations

- (a) The provisions of the State of Illinois Boat Registration and Safety Act are incorporated by reference and made applicable to LSA members as if specifically set forth in these Rules and Regulations. All boats on LSA common property or in the water must have current State/LSA decals.
- (b) Every boat operator is required to know the Boat Registration and Safety Act.
- (c) The racing of powerboats is not permitted.
- (d) No boat shall be operated in any restricted areas, which are marked by buoys, or which may be otherwise so designated from time-to-time.
- (e) Docking of boats is only permitted in posted areas, or on the shoreline of your lot, or on another owner's lot provided the owner has previously given written permission to you. No docking or beaching is permitted on LSA dock areas except as posted. Regulations regarding docking at the marina docks will be published in the newspaper and/or posted at those docks.
- (f) Any boat operator involved in a boating accident must report such accident to the Manager or Public Safety and may be required to fill out State Accident Form.
- (g) No person in any boat shall operate radio, stereo, or electronic device of any sound or amplification system, which can be heard 75 or more feet from boat when boat is standing or being operated on the lake, except for emergency use or official public safety use, or permission of the LSA Manager.
- (h) Houseboats may not be operated on the lake nor may anyone sleep overnight on any boat.
- (i) All boats may cross the lake in the most direct manner at any given time, providing good judgement is used and the safety of others is observed. Nonmotorized boats shall have the right of way.

2. Registration of Boats

- (a) All powered boats and sailboats operated on Lake Summerset must have a current state watercraft registration with the required decals properly displayed on the boat's hull. The Lake Summerset boat length and horsepower regulations and restrictions will be enforced based on the information provided on the state watercraft registration form/card, together

with the LSA boat registration form. Boat lengths will be determined based on the feet designation (only) present on the state watercraft registration form/card. Boats with state watercraft registration forms/cards that do not provide the vessel motor's horsepower will be subject to an inspection for verification of compliance. All non-motorized vessels (canoes, paddleboards, kayaks, etc) are required to display an LSA NONM registration decal with lot number displayed on both sides of the vessel.
1/2023

- (b) All boats operated on the lake must be registered with the LSA office. This includes non-powered boats but are exempt from the following. To register a boat an LSA registration form (available by mail from the LSA office) must be completed and submitted. Registration of all motor or sail powered watercraft must also include:
 - 1) A copy of the current state watercraft registration. *1/2023*
 - 2) A certificate of marine public liability and property damage insurance if the boat is equipped with a motor exceeding 10 horsepower.
 - 3) Temporary registration requires documentation and insurance.
- (c) Each boat seasonally registered with the LSA office in accordance with Section E-2(b) shall be given an LSA colored registration sticker and shall be assigned an LSA registration number (owner's lot number). The sticker must be displayed clearly on both gunwales of the boat. LSA numbers must be of contrasting color to the boat.

LS and your lot number (for example, LS 1) must be displayed on both gunwales adjacent to the stern. The size of the displayed numerals shall be the same as those for the State registration number and may be applied by using the conventional numerical decals available at hardware or marine stores. Any person operating a boat not displaying a current Lake Summerset registration sticker and lot number (except those boats having a valid temporary registration) will be subject to monetary penalty and suspension of boat privileges. Boat "types" as the term is used herein are (i) power boats, including deck boats, (ii) fishing boats, (iii) pontoon boats, and (iv) non-motorized boats (e.g., canoes, kayaks, paddles boats, wind surfers, etc.). No more than one motorized boat of each type may be registered per lot, and up to six nonmotorized boats may be registered per lot in any combination.
07/2021

- (d) A boat registration card will be issued each year with the registration sticker for a boat. Any person taking a boat from Lake Summerset must stop at the main gate and exhibit the registration card to the guard.

3. Speed Limits

- (a) Boats must never exceed a speed, which is safe and reasonable for the prevailing conditions and never above forty miles per hour.
- (b) No boat may exceed a slow, "no wake" speed while between the shoreline and the marker buoys, which ring the lake, or while in other designated restricted areas. "NO WAKE" means flat water without any froth behind the boat.
- (c) No boat may exceed a slow "no wake" speed while between the shoreline and marker buoys, which ring the lake, or while in other designated restricted areas. In addition, no boat may exceed a slow "no wake" speed before 10 a.m. and after 8 p.m. on weekdays and before 10 a.m. and after 6 p.m. on Saturdays, Sundays, and Holidays in all areas of the lake. "NO Wake" means flat water without any froth behind the boat as to not disturb a boat at rest by movement of water created by a boat underway. You must do your fast boat riding and skiing during these middle hours (in the designated areas) and leave the other hours for fishermen, canoeists and sailors. *1/2023*
- (d) Traffic flow for all boats, outside the buoys and all water skiing must be in a generally counterclockwise direction around the lake.
- (e) Boats must stay at least 100 feet from a flag or buoy marking the presence of a scuba diver under the water.

4. Allowable LSA Boat Types, Sizes and Motor Combinations

Types	Length (Max)	Motor Size 10hp (Max)	Motor Size 70hp (Max)	Motor Size 75hp (Max) With C.A.R.B. 2001 Rating (1- Star)	Motor Size 90hp (Max) With C.A.R.B. 2008 Rating (3- Star)	Notes
Power Boat Including Deck Boats	18'	NA	Allowed	Allowed	Allowed	1) 2) 3)
Fishing Boat	18'	NA	Allowed	Allowed	Allowed	1) 2) 3)
Pontoon Boat	20'	NA	Allowed	Allowed	Allowed	1) 2) 3)
Sail Boat	20'	Allowed	NA	NA	NA	3)
Canoe, Kayak, Paddle Boat, Wind Surfer	NA	NA	NA	NA	NA	NA
Note 1)	C.A.R.B. Is an Acronym For "California Air Resources Board". The C.A.R.B. Rating and Star Labeling System Are Industry Standards for Engine Exhaust Emissions.					
Note 2)	C.A.R.B. Ratings Apply to Motors 75 Hp Up To 90 Hp Which Are Replacements on Existing Registered Boats, Used Boat and Motor Combinations, And New Boat and Motor Combinations. These Ratings Apply to Both two- and four-cycle Outboard Motors.					
Note 3)	Lengths Are Defined Per Illinois State Registrations.					

07/2021

(b) Effective July 2021, the maximum HP was increased to 90 HP for pontoon and fishing boats, providing such motors meet or exceed the CARB 2008 rating (three-star rating). 07/2021

5. Personal Watercraft

"Personal Watercraft" means a motorboat that uses an inboard/outboard motor powering a water jet pump or propeller as its primary source of power and that is designed to be operated by standing on, kneeling on or sitting astride the watercraft. Personal watercraft is subject to all State of Illinois Dept. of Conservation boating regulations and LSA boating rules.

(a) No person may operate a personal watercraft BETWEEN SUNSET AND

SUNRISE. (Fast boating hours rule applies per Section 3(c).

- (b) No person may operate a personal watercraft unless each person riding on the personal watercraft is wearing a personal flotation device.
- (c) Jumping the wake of another boat is prohibited
- (d) Racing of personal watercraft is prohibited (see Section E1(c).
- (e) No person may use a personal watercraft to tow a person or any other watercraft or device.
- (f) The motor power output on all personal watercraft may not exceed 550cc's except that all units previously registered over 550cc's will be grandfathered until such time they are replaced.
- (g) Effective June 2, 1995, no "Personal Watercraft" as described in the opening paragraph of Section E-5 shall be allowed to be registered or operated on Lake Summerset. Personal watercraft previously and continuously registered with LSA shall be "grandfathered" so long as ownership of that PWC does not change. Ownership and use of the registered PWC cannot be transferred and the PWC may not be replaced. The rights remain with the owner, not land. (2/21)
- (h) All craft to be operated over, on, in or below the waters of LSA must comply with E4 (restrictions on sizes and types of boats) and E5 (personal watercraft). If not in compliance, the craft is prohibited until LSA approval.
- (i) Transfer/Sale of watercraft. See Article 3, Section 2 of the By-Laws of LSA

F. WATER SKIING REGULATIONS

1. General Regulations

- (a) The provisions of the State of Illinois Boat Registration and Safety Act have been adopted by the Board to be applicable to all water skiing activities on the lake. Water skiing shall be defined to include the usage of towable devices such as tubes, kneeboards and etc., used to carry a person or persons on the water. Any violation of State law is a violation of these regulations.
- (b) Neither a boat towing a skier nor the towed skier may enter any "no wake" restricted areas marked by buoys or which may otherwise be so designated from time to time.
- (c) All skiers must remain 50 feet outwardly of buoys and other markers designating restricted areas.

- (d) Kites, jumps and slalom courses are prohibited unless express written permission is first obtained from the Manager.
- (e) The intentional "dropping" of one or more skis is not permitted except within 50 feet outwardly of the buoys along that shore where an in-shore wind prevails at the time.
- (f) Because skiing is not permitted within the marker buoys, which ring the lake, ski "starts" and "stops" must not begin or end at the shoreline or a dock.
- (g) Simultaneous towing of more than one skier, tube or similar device is prohibited on all Saturdays, Sundays, and holidays. The Water Safety Staff may advise boaters to terminate any activity due to heavy traffic or other unsafe conditions.

2. Hours for Skiing

No water skiing may take place before 10 a.m. and after 8 p.m. on weekdays and before 10 a.m. and after 6 p.m. on Saturdays, Sundays and holidays. Illinois law prohibits water skiing after sundown.

3. Pontoon Boats

- (a) ~~Pontoon boats must adhere to all rules applicable to conventional powerboats, but with the additional limitations that on Holidays (to include the designated weekends of Labor Day, July 4, Memorial Day and the LSA Members Weekend Celebration (aka FamilyFest)), pontoon boats (of any length) must not pull skiers, tubes, etc.~~*3/2010 suspended 1/2019*
- (b) On other days, during fast boating hours if pulling a skier, skiing regulations as set forth in Section F1(c) apply. (All skiers must remain 50 feet outside of buoys and other markers designating restricted areas.)

G. FISHING REGULATIONS

- 1. The regulations of the State of Illinois pertaining to fishing are hereby incorporated by reference and made applicable to LSA members as if specifically set forth in these Rules and Regulations and are applicable to all fishing activities at LSA. Thus, Illinois regulations governing fishing licenses, seasons, limits, legal sizes, etc. must be observed as well all LSA Fishing Rules and Regulations as published in the latest revision of the LSA Fishing Rules and Regulations Pamphlet available on the official LSA website, at the main entrance guardhouse, as well as at the LSA Main Office Building. *1/2023*
- 2. Members and their guests, by fishing the waters of Lake Summerset, shall be deemed to agree to allow inspection of bait, equipment, creel, boat, cooler and any other equipment, by Lake Summerset public safety or other staff, upon request. No

guest or member is or shall be required to stop or be detained for such inspection against his or her will, but failure to allow inspection upon request shall constitute a violation of these rules and subject the member to a fine. 1/2023

H. TENNIS COURT REGULATIONS

1. Occupancy of any tennis court must be relinquished on the hour when other players are waiting for a tennis court. This rule applies no matter how short a period the players have been on a court.
2. When there are players waiting and every court is occupied, those who have been on a court the longest time must give up their court first.
3. If no players are waiting, players may continue to play.
4. Additional or modified rules may be posted at the tennis courts.

I. LODGE REGULATIONS

1. IN GENERAL, YOU SHOULD TREAT THE LODGE AS YOU WOULD YOUR OWN HOME.
2. All posted rules regarding use of the lodge must be strictly followed.
3. No person in bathing attire or with bare feet is permitted in the main room of the lodge. Ice skates may not be worn in any part of the lodge.
4. No food is to be prepared or served in the lodge kitchen facilities and main room unless written authorization is first obtained from the LSA office excepting with respect to social functions organized and conducted by LSA committees for the whole membership.
5. If you wish to use the lodge and its kitchen facilities for a "private" party, you must request and obtain a permit from the LSA office. You should request a permit well in advance of the date you wish to use the lodge and, at the time you make your request, the LSA office will give you a copy of the specific Sub-Regulations regarding reserved use of the lodge. Among other things, a standard fee and guarantee of payment for any damage will be required. If alcohol is to be served, an insurance policy reflecting liability coverage in amounts and terms as established by the Association shall be presented to LSA office at least one month prior to the event. When a private party is in progress the general membership must be permitted to use the washrooms and telephone. No reserved private party's use of the lodge will be permitted that conflicts with any regularly scheduled LSA activity such as committee and/or club meetings or social affairs.

6. No smoking of any kind, tobacco, vaping or cannabis, may be done inside building or on any portion of front patio area or rear decking. Smoking of tobacco and vaping may be done in clearly marked designated smoking areas in the green space off of the rear deck of the Lodge. 6/20

J. CAMPING AND PICNICKING REGULATIONS

1. Camping is permitted only in the designated campground area. Anyone wishing to camp overnight must register with the Campground Host; or if not available, with the gate guard or LSA office.
2. No car, truck, or trailer may be driven on a picnic area or any other green area in LSA.
3. In the camping area, vehicles must keep to the roads and campsite parking spaces and must display either an LSA decal or guest identification slip. Campers may park on green areas only when other parking is unavailable. Recommendation of campground host is suggested.
4. All fires in the camping and picnic area must be contained in a suitable receptacle and must be fully extinguished when the party departs.
5. All campers and picnickers must place garbage and debris in containers provided in the camping and picnic areas and these areas must be left in a clean condition.
6. Detailed Sub-Regulations are available from the LSA office and are posted at the campground and must be followed.

K. PROPERTY MAINTENANCE REGULATIONS

1. All lots must be mowed and kept free of the unsightly growth of vegetation and weeds including immediate area around parked trailers, camper tops and boats. Note from the Restrictions: If you do not mow your lot or have it mowed by a contractor the Association may do so. Substantial monetary penalties will be imposed upon those members who violate this rule and fail to keep their lots mowed to standards published in the newspaper. Guidelines are available at the LSA office.
2. No owner of any lot in Lake Summerset may burn garbage, trash, leaves or other refuse out of doors. Household refuse may not be placed out of doors, except in receptacles which are installed underground or which are so placed and kept as not to be visible from the lake or from any street within Lake Summerset at any time, except at the times when refuse collections are being made. Personal household refuse is not to be emptied in LSA trash containers.

3. Consistent with the Illinois Environmental Safety Lawn Care Products Application and Notice Act of 2010, no phosphorus-containing fertilizer shall be applied to lawns within Lake Summerset, except in the case of new lawns, lawn “starter” fertilizers only shall be allowed. *1/2023*
4. NO weed killers, pesticides, or aquatic plant killers may be applied to or used in Lake Summerset waters.
5. The Association recognizes that title to lots within the Development may be transferred to strangers through tax deeds in the event that real estate taxes levied upon such lots have not been paid. To prevent such transfers of title to persons who may not have applied for membership in the Association, it is required that all lot owners pay such real estate taxes when due. In the event such real estate taxes remain unpaid and are "sold" pursuant to law at an annual tax sale, the Association may at its discretion purchase the taxes upon such lots. A lot owner whose real estate taxes may be so purchased shall thereupon be liable to the Association for all costs incurred by the Association thereby, including by way of illustration and not of limitation, attorneys' fees, title insurance and search fees, court costs, etc. In the event of a tax sale all privileges of membership of *that* lot owner are revoked. In the event taxes are purchased by the Association at tax sale, all of the lot owner’s privileges shall be suspended until such time as all charges attributed to the purchase of the taxes as discussed above have been paid to the Association and the taxes have been redeemed.

L. MISCELLANEOUS REGULATIONS

1. Littering is prohibited anywhere within LSA. Pet waste will be considered litter. *06/2013*
2. Gasoline, any oil, chemical or human waste and trash must not be dumped in any LSA area. Do not pollute.
3. No burning (as specified in Bluebook section 4 E.) is allowed except recreational burning as follows:
 - (a) Brush (tree trunks, limbs, branches, and twigs) may be burned in a controlled condition. No yard waste is allowed.
 - (b) A Controlled condition requires a method of containment of the fire (non-combustible material used as a surround not to exceed six feet in diameter).
 - (c) The fire must not be left unattended at any time.
 - (d) Some form of fire extinguishing device must be available at the burning site.
 - (e) Other burning is only allowed by special written permission from the Manager.
 - (f) Existing firepits as of February 1st, 2013 shall be grandfathered. *2/2013*

4. No burning or trapping is permitted in LSA, except by special written permission from the Manager.
5. No firearms, BB guns, pellet guns, fireworks, slingshots or other missile hurling devices may be discharged in LSA.
6. The use of archery devices is restricted only to LSA approved range.
7. No animals shall be regularly kept or maintained on any lot in Lake Summerset except the usual household pets and these pets must not be allowed to roam. No pets are permitted in the Lodge or in the pool and beach areas and all pets in other public areas must be on a leash. All stray pets should be reported to the LSA office or public safety gate. Lake Summerset requires that pets have a rabies's tag and owner's identification tag.
8. No member or guest may willfully steal, damage, destroy or vandalize any LSA property or private property.
9. Playing, running, sliding or sledding on the back slope of the dam is prohibited. Riprap rocks on the dam must not be disturbed.
10. No rocks at any shoreline location may be thrown into the lake.
11. Any form of verbal or physical abuse or threat directed toward an LSA employee, staff or other person is unacceptable and is subject to a fine. In addition, no activity may be conducted that is or might become a danger or an unreasonable annoyance or nuisance to other members.
12. Anyone under age 18, who is in possession of spray paint in LSA, other than on their own property or in the company of a responsible adult, will be fined. Anyone creating graffiti will be fined.
13. No septic tanks may be installed or used in conjunction with member lots, residences or buildings within LSA, except that portable facilities are permitted for new construction.
14. Sodium vapor, mercury vapor and similar vapor lamps shall not be operated out of doors on any private lots in LSA. Any lamp installed and operating prior to November 8, 1976 shall be grandfathered.
15. Camping tents with a sleeping capacity of up to four (4) persons may be used on a homeowner's lot under the following conditions;
 - (a) no more than two (2) tents may be in place at any one time.
 - (b) a tent(s) may not be in place for more than two (2) consecutive nights.The use of tents for any other purpose must first have approval from the LSA manager.

16. Feeding the ducks and geese are prohibited.
17. All Curfew Laws of the State of Illinois are hereby made a part of Lake Summerset Regulations. In summary anyone under the age of 17: (a) Must be home by 11 pm Sunday through Thursday (b) Must be home by 12 midnight Friday and Saturday. Exceptions include when a parent or guardian is with the minor or when school, religious, or job-related activity requires a minor to travel after curfew. The driver's license of anyone under 18 years of age, will be invalid for the operation of any motor vehicles as follows:
 - (a) Between 11 pm Friday and 6 am Saturday
 - (b) Between 11 pm Saturday and 6 am Sunday
 - (c) Between 10 pm and 6 am on Sunday through Thursday.
The exceptions are the same as Illinois State Curfew Laws.
18. No person shall install, use, or maintain an outdoor wood-fired furnace or boiler intended for heating a house or other building on a lot within the development of the Lake Summerset Association. *09/2019*
19. Smoking of cannabis is not permitted on any LSA property, including, but not limited to parks, shelters, recreational courts, marinas, beaches and roads. *6/20*

M. ENFORCEMENT OF REGULATIONS AND RESTRICTIONS

Various employees (lifeguards, water patrol, public safety guards, etc.) and members of the Public Safety Staff will be given power to enforce the Restrictions and Regulations and to issue citations for violations. These "enforcement people" will carry identification as evidence of the authority which has been delegated to them by the LSA Officers, Manager, or Public Safety and Standards Manager. Environmental Control Committee (ECC) will wear a bright yellow-green reflective safety vests with ECC on its back.

Remember that the job of the staff is to preserve order and maintain conditions, which are pleasant and enjoyable to the members of LSA. Please respect and comply with their instructions. Interference with their duties or failure to comply with their instructions may result in issuance of a citation and fine. If you feel they have been unfair or unreasonable, you may file a written protest at the office.

If you are cited for a violation you will later receive a written notice from the Manager specifying the time, place and details of the violation and designating any fine or other penalty which has been imposed.

In 2013, the Illinois Supreme Court affirmed the authority of Community Associations such as LSA, to enact and enforce rules and regulations as a voluntary association. Additionally, the Court held that a private public safety officer does not commit false imprisonment when such acts are committed on the basis of a strong and honest suspicion that Association rules are being violated. LSA wishes to make clear to all of its members that LSA public safety and other staff, do not have and cannot exercise arrest powers. However, as a matter of LSA rules and regulations and NOT as a matter of Illinois Criminal law, all LSA members and through them, their guests, are required to stop and give information or allow inspection upon request of LSA public safety or other staff. Refusal to do constitutes a violation of LSA Rules and Regulations and may result in a fine of and enforcement as set forth in this Article M. of the Redbook.

1. PROCEDURE FOR REQUESTING A CITATION REVIEW

- (a) If after receiving notification of a citation a member desires to appeal the citation before a Citation Review Panel, he/she shall, within 15 days after the date of such notification, submit a written request to the LSA office staff to schedule a hearing. Citations related to dead trees and grass height shall be brought directly to the Lake Manager, bypassing the Citation Review committee. Issues involving the height of grass will be reviewed immediately. 2/2015
- (b) The member shall provide written documentation of reasons for disputing the citation and names of supporting witnesses, if any, to participate in the appeal hearing.
- (c) Within 15 days thereafter, the LSA office staff shall provide written notice of receipt of the request for an appeal and advise the member of a mutually agreed upon date, time and location where the hearing will be held.
- (d) Upon request, the LSA office shall provide to the member any documentation in the Citation Review Panel file supporting the original citation. Witness names and the names of those providing written statements, along with their addresses shall be redacted.
- (e) Any oral presentations by the member and/or/ his/her witnesses to the panel shall be limited to a total of 5 minutes.

2. PROCEDURE FOR REQUESTING LSA BOARD OF DIRECTORS SPECIAL HEARING

If a written protest and/or a request for a hearing before the Community Relations Citation Review Panel is not received to the LSA office within 15 days, the fine or penalty so imposed will be deemed incontestable. Fines will become part of the LSA assessments against your property upon issuance. If fine is protested and later

waived by the review panel, the fine will be removed from your account. (see Section M1).

Any fine so levied and not protested or which is made final by the Review Panel after protest and/or hearing, is payable after it becomes incontestable or final. (see article VII By-Laws LSA) Fines will be published in the LSA newspaper.

The member may, within 15 days after completion of a Citation Panel Review (or in the case of decisions by the Lake Manager related to dead trees or grass/mowing citation), make a request for a special hearing before the LSA Board of Directors by submitting a written request to the LSA Manager giving his reasons for disputing the decision of the Citation Review Panel or Lake Manager. 2/2015

- (a) The Citation Review Panel Moderator shall make available to the Manager all available evidence including proceedings of the Citation Review Panel hearing, citation/incident report, testimony of witnesses, etc.
- (b) The Manager shall present the request for a special hearing and all evidence to the LSA Board for its review and determination as to whether or not to hear an oral appeal.
- (c) Appealing member shall be notified in writing of the Board's decision. If a hearing is granted, the notification shall include the date, time and place of the appeal hearing.
- (d) Only those witnesses who testified and evidence submitted before the Citation Review Panel may be present during a Board appeal hearing.
- (e) A citation appeal before the LSA Board shall be upheld or denied by a majority vote of the Board members hearing an appeal.

3. LIEN FOR UNPAID FINES

Fines levied for a violation of any of the Rules and Regulations set forth in the Redbook which become incontestable or which are upheld by the Community Relations Citation Review Panel, as the case may be, may, at the option of the Association, be subject to claim for lien in the same manner as provided for delinquent Association annual dues. Such lien may be separately claimed and filed for record or may, at the option of the Association, be combined with the offending member's next payable annual dues thereafter and treated for all purposes as additional annual dues.

4. CHARGE FOR LIEN

Whenever a lien is imposed on a residential lot in the subdivision on account of delinquent annual dues, an unpaid fine for violation of a Rule or Regulation set forth in the Redbook, or otherwise, the owners of the affected lot shall in addition to all other sums, be liable to the Association for the administrative costs in lien preparation, filing and the furnishing of a release of lien upon payment of all delinquent amounts. If a lien released is reissued, an additional sum is owed.

Although the entire LSA area is privately owned property, remember that all law enforcement officers and federal authorities, and their agents, have the power to enter, make arrests, and conduct official business. This includes criminal and civil action, and investigative procedures. Members are not immune from law enforcement authorities, both federal and local and their agents. Any member or guest may call in or lodge complaints with such authorities under appropriate circumstances.

Finally, in a spirit of friendly cooperation --and without vindictiveness -- you are urged politely to remind any other owner or guest of the Restrictions and Regulations when you see a violation being committed. If the violation persists, please report it in writing to the Manager or for referral to the appropriate committee.

5. LATE FEES

A late fee will be assessed on all payments received after March 1 of any year, unless a periodic payment arrangement has been established. Said charge shall be in addition to any other remedies afforded to LSA and shall not be deemed exclusive of other remedies.

N. CROSS-REFERENCE TO RECORDED DECLARATION OF RESTRICTIONS (BLUEBOOK)

As mentioned in the introduction (Section A), you should become familiar with the Restrictions (Bluebook), which are a part of these Regulations. If you intend to build any type of structure or improvement on your lot, you should give careful advance consideration to the Bluebook Restrictions. This includes such things as retaining walls, berms and drainage projects. Plans and an application for a building permit must be submitted and advance approval received from the Environmental Control Committee (ECC) before construction begins. Building and/or Improvement Packets, which explain requirements, are available at the LSA office.

In addition to the building provisions, the Restrictions contain certain provisions relating to day-to-day activities at LSA and not all of the latter provisions have been repeated in these Redbook Regulations. For these provisions please read the Bluebook, By-Laws, Standing Rules and especially note the following from the Bluebook:

1. Section 1-G (Page 5) - Maintenance of Lots and Improvements
2. Section 1-H (Page 6) - Association's Right to Perform Certain Maintenance
3. Section 4-I (Page 8) - Removal of Trees
4. Section 4-K (Page 9) - Docks, Piers, etc.
5. Section 4-L (Page 9) - Ditches and Swales
6. Section 9-C (Page 15) - Power of Property Owner's Association to levy and Collect Charges, and Impose Liens
7. Section 9-E (Page 16) - Suspension of Privileges of Membership
8. Section 10 (Page 17) - Speed Limits

O. BUILDINGS AND IMPROVEMENTS REGULATIONS SUMMARY

General Criteria

No house, addition or improvement may be built or placed on any lot without ECC approval. Said home, addition or improvement such as a shed must be in harmony with the general surroundings of the Lot and/or adjacent buildings or structures. It should not closely duplicate an existing house within 400 feet. See also Bluebook, page 12, Part 5(A), paragraph (i) through (iv).

Any tree, with a trunk diameter greater than three-inches in diameter at four-feet above the ground, planned for removal must have prior written approval of the ECC or will be subject to a fine.

Any construction started before posting of a building permit will result in a fine, plus the cost of permit fees, and a stop on construction.

Where required by ECC, contractors or homeowners shall install acceptable siltation barriers and maintain same until grass is established for the following improvements: houses, house additions, garages, ditches, berms, swales, lake front stabilization and landscaping.

Please note- It is the obligation of the Association Property owner to ensure they and/or their contractor(s) comply with the Redbook requirements. Further, it is the property owner's responsibility to ensure that they and/or their contractor(s) call the ECC for the required inspections for their specific project. The LSA office will note the dates and times of inspection requests on the approved project packet. The specific project inspection report form will have the inspection date and result of the inspection phase.

1. Houses:

(a) New houses are expected to be wood/metal framed (sometimes referred to as "stick-built") using the current building codes adhered to by Winnebago County Illinois independent of the house being located in Winnebago or Stephenson counties. Prefabricated houses and log cabins are also acceptable but, again, must adhere to Winnebago County Illinois codes. Houses built using repurposed Intermodal Shipping Containers or other repurposed materials are prohibited. 1/2023

(b) All houses, existing with additions and/or improvements, or new construction must comply with the restrictions in the Bluebook. For consideration of construction, the ECC needs 3 sets of house plans and 3 plot plans. Please check with LSA office for procedure.

(c) For consideration of construction, the ECC requires one copy of a certified topographical survey must be submitted with plans for any new home or building addition.

- (d) House plans must show all exterior elevations with all exterior materials and colors specified. All dimensions must be shown. Additionally, the following must be included on any plans for a new home, building addition, garage and/or as applicable, shed:
- i. Concrete footing and wall details including appropriate reinforcement placements.
 - ii. Concrete floor details including any required reinforcing wire mesh.
 - iii. Wall section showing details including, but not limited to, size of lumber to be used for walls, rim boards, joists, rafters, trusses including truss manufacturer's design load information, insulation, venting, etc.
 - iv. Complete electrical layout.
 - v. HVAC supply and return layout.
 - vi. Types and colors of roof and siding.
- (e) The original and finish grade lines must be shown, and the lot stakes must be marked to show the finish grade lines.
- (f) It is recommended that grade lines to lot sidelines should not slope more than 1-1/2" per foot.
- (g) No more than 12" bare cement on foundation or retaining walls may be exposed.
- (h) Maximum height of exposed metal smoke stacks is 18".
- (i) Culvert diameter and length will be determined by the ECC.
- (j) No extensions or protrusions such as porches, decks, LP tanks or air conditioners may extend into the setback areas. LP tanks are to be shrouded from view of the neighboring lots and LSA streets by a natural barrier. Use of a manmade barrier requires approval from the ECC.
- (k) Plans should make allowance for future garages, decks and porches.
- (l) The lot must be staked showing the location of the proposed house, building addition and/or shed or detached garage. An onsite inspection by a representative of the ECC will be necessary before approval. Lot boundary marker location is the responsibility of the applicant. As applicable, no LSA building permit will be posted until the legal corners of the lot are clearly marked per ECC guidelines.
- (m) Owner or contractor must provide a Security Deposit, which will be refunded in full on completion if no violations occur.

- (n) Owner must sign Form 1, a contract between the owner and the Association, agreeing the construction will be completed as approved within 6 months. Any necessary changes must be approved by the ECC.
- (o) Owner must sign the checklist (Form 2). This shows an awareness of the regulations and procedures.
- (p) Owner and contractor must sign the inspection report agreeing to notify the inspector when certain stages of construction are reached and inspections are to be made.
- (q) County and LSA building permits must be posted before construction begins.
- (r) House numbers using American decimal system numbers and no less than four inches high in a contrasting color to the house must be installed on all new houses. On all existing houses that do not have numbers, numbers must be installed within 60 days after change of ownership.
- (s) Manhole lids must not be covered. If adjustment to height of manhole frame and lid is required, OCLUD can coordinate having this done, at homeowner's expense.
- (t) There can be no more than two unsold spec homes per contractor. When one sells, another can be erected. Spec homes must be approved for existing ECC requirements than go to the LSA Board for approval or disapproval.
- (u) The minimum living space elevation for the construction of new lakefront homes, additions to existing lakefront homes and structures on LSA property above the LSA dam shall be at an elevation of 830' above mean sea level. 03/2013

2. Additions and Improvements

- (a) All additions and improvements must comply with the same basic setbacks as houses.
- (b) Line of sight is used only on lakefront lots. Line of sight setback is established by using the closest corner to the lake of existing structure on each side of the lot requesting a building permit. If existing structures are on an angle the closest corner to the lake will be used. New structures cannot move closer to the lake than existing structures on either side. Existing structures that are significantly out of line with other existing structures in the same area will not be used to determine line of sight for proposed new structures. The next nearest structure that is in the same area and in the same general line of sight will be used in these cases. Structures include house, garage, gazebo, enclosed covered or screened decks or any other structure that is under a roof. Rooflines, open decks and ground level screened patios are excluded from this measurement.

To determine line of sight, ECC will use existing plats of houses on each side that are being used for the establishment of proposed line of sight. ECC will require owner or

builder of proposed new structure to submit a diagram, which shows existing structures in relation to proposed new structure. ECC will make an on-site inspection to verify that the diagram matches the area staked out as to foundation and elevation before issuing a permit. Any changes that could affect the line of sight must be approved by the ECC. A copy of the line of sight rule will be given to all lakefront owners or builders when they request a permit for building.

- (c) Three sets of plans and plot plans are needed for approval. These plans should show all elevations, dimensions, materials and colors.
- (d) A recent certified topographical survey to determine exact lot lines will be required.
- (e) Any addition or improvement not specifically covered below is still subject to consideration for ECC approval.

Additions or improvements to existing houses that require a building permit, (e.g. deck, porch, or any other structure added to, but not included on the original house or plot plan on file with the LSA office), may also require a security deposit at the discretion of the ECC to be retained until final inspection is completed.

Specific requirements for various additions and improvements are in the paragraphs which follow:

1) Garage:

- (a) No garage will be approved unless the lot for which it is proposed has an existing house. The garage must be compatible with the architectural design of the existing house.
- (b) An attached garage must be on a permanent foundation with 42inch deep footings that are reinforced with the appropriate reinforcement. Foundation walls must be pinned to existing home's foundation wall. A detached garage may be on a permanent foundation or on a concrete floating slab at least 4 inches thick with outer edges being 14 to 16 inches minimum depth. All concrete slabs must be reinforced with the appropriate reinforcement. Floor drains in a garage are not permitted. *09/2019*
- (c) Any wood frame garage must be of at least 2" x 4" construction.
- (d) The garage roof must be same as existing house with same pitch.
- (e) The roof shingles must be the same color and of similar style to existing house.
- (f) The siding must be the same color and of similar style to existing house. For garages of brick homes, the siding must be of similar color and of material that

projects the style of the house. The garage building trim color must match the house trim color.

- (g) All utilities to a detached garage shall be underground or within the structure or combination of both.
- (h) Garage construction shall comply with Winnebago County building codes.
- (i) Spec houses must construct an attached garage at time of house construction.
- (j) If an electrical system for charging of Electrical vehicles is to be installed during new construction, the owner must provide ECC with plans for the system which must follow all [current and applicable Winnebago County Building Codes] for this type of installation. *09/2019*

Before the LSA ECC conducts a final inspection of the garage project having an Electrical vehicle charging station, the garage and said station must have passed the Winnebago County's Building Department's inspection *if the project is located within Winnebago County's jurisdiction*. If said garage project is within Stephenson County, the garage and charging station system must pass an inspection by the LSA ECC.

2) Sheds:

The shed is limited to a minimum footprint of 100 square feet and a maximum of 240 square feet. A storage building with a footprint larger than 240 square feet will be considered a garage.

- (a) Metal, plastic and/or resin sheds are prohibited. Sheds with flat roofs are also prohibited. *1/2023*
- (b) A shed that is a complete commercially made unit whose primary structure is made of natural material(wood) and is complete with roof, walls, floor, doors, windows and/or skylights will be reviewed and may or may not be approved by the ECC. The siding and roof color and styles are predetermined by the manufacturer. For approval consideration, these will have to have colors very similar to the home on the lot where this type shed is proposed to be installed.
- (c) A shed that is constructed of wood must have, as a minimum, 2" x 4" studs, plates and rafters/trusses used in the construction. Siding and roof colors of the shed must closely match the roof and siding colors of the house.
- (d) Owners are urged not to attach the shed to the house and/or garage and whenever possible not place the shed any closer than 10-feet from the home. Doing contrary to either recommendation could create a potential fire safety issue. *09/2019*

- 3) Dog Runs:
- (a) Plans for construction of a dog run are subject to consideration for ECC approval.
 - (b) The dog run can be constructed only on a lot that already has an existing residence and may not be placed in the setback areas.
 - (c) The dog run should be in back of house or behind garage out of sight and shall have a minimum footprint of 100' sq. ft and 240' sq. ft max. Detailed plans must be submitted.
- 4) Decks and Porches:
- (a) Decks and porches may not extend into the setback areas.
 - (b) Decks should be constructed to blend with and enhance the house.
 - (c) Deck designs shall conform to the current Winnebago County Building Code. All designs must have readable plans prepared for the ECC's review.
- 5) Docks and Piers:
- (a) Docks, piers and boatlifts may not extend into the lake beyond 15 feet from the platted lot's existing shoreline. The ECC will inspect to ensure compliance.
 - (b) Docks, piers, boatlifts and other watercraft storage racks such as those for canoes and kayaks may not be placed within 10 feet of the adjacent lot sidelines. Furthermore, watercraft storage racks located on land may not be placed within 10' of the shoreline. The ECC will inspect to ensure compliance.
1/2023
 - (c) Lot numbers using American decimal system numbers and at least four inches in height clearly visible from lakeside are to be displayed on the ends of the docks and piers so they are visible from at least 25 feet. *1/2023*
 - (d) The following dock and pier restrictions shall apply to lots 1 thru 4 on the south shore and lots 208 thru 214 on the north shore:
 - i Existing lake frontages are grandfathered, but when redone shall comply with new requirements.
 - ii All piers and decks that are cantilever shall be cantilevered 3' or less beyond the shoreline.
 - iii In situations where it is necessary to exceed the above limitations, the piers and decks shall be removable.
 - iv Boat lifts shall be placed parallel to the shoreline or placed in inlets cut into the shoreline so that the boat lift doesn't extend any more than 10 feet from water's edge (shoreline). *01/2013*

- 6) Screened Patio Enclosures:
- (a) If of permanent nature, their colors must blend with the house and be on a permanent foundation. Their structural and appearance details must be submitted for ECC approval.
 - (b) If temporary, their structure and appearance details must be submitted for ECC approval. A permanent foundation is permitted but not required for this type structure. The structure must be securely mounted to the base upon which it is placed.
 - (c) Screened patios are excluded from the application of the Line of Sight Rule.
- 7) Satellite Dish/Antenna:
Plot plan must be submitted to ECC for any receiver or antenna **not** attached to the house.
- 8) Solar Panels:
System Design and Placement Requirements: *09/2019*
- (a) The proposed system must meet applicable State of Illinois, Winnebago and Stephenson County health and safety standards, requirements as imposed by State and County permitting authorities.
 - (b) The proposed system must meet all applicable installation and performance standards established by the International Building Codes 2015 International Solar Energy Provisions, International Fire Code, and accredited testing laboratories, such as Underwriters Laboratories.
 - (c) To the maximum extent possible, a roof-mounted system shall be installed so as to minimize its line of sight exposure when viewed from LSA roads/streets, neighboring Lots and association properties (such as common areas).
 - (d) Any roof mounted system can only have solar panels that are determined to be non-reflective, non-glare.
 - (e) Any system component mounted outside the home such as inverters, switchgear, cooling fans, etc., are to have a dB level at or below 50-dB at the unit's location.
 - (f) Any system panel, mounted on front or side-facing roof surfaces, which are visible from areas open to common access and neighboring lots, must be mounted in the plane of the roof surface while minimizing stand-off distance from the roof. The top edge of the solar panel may not extend above the roof peak nor may its sides extend beyond the roof side edges (fascia).

- (g) All system panels must be located entirely within a boundary defined by the roof eaves and peak. The underside of the panels shall not be able to be viewed from areas open to common access or neighboring lots.
- (h) Small solar panels, such as those used for landscape lighting, will be considered for placement in the front or side of the house on a case by case basis and judged on its own appearance merits as to the visual harmony of the Lake Summerset community. This does not apply to the small, individual, stand-alone units that can be pushed into the ground adjacent to flower beds, sidewalks, etc.
- (i) A solar energy panel frame, any and all support brackets and attendant hardware, or any visible piping or wiring to be either powder-coated finished (dull) to coordinate with the roofing material and/or finished so as not to be reflective and not be a color that contrasts with the color of the host-home's roof.
- (j) If the system is used to heat water, it must be certified by a recognized solar rating certification corporation or another nationally recognized certification agency.
- (k) In consideration of neighboring property's safety, the home with the solar energy system installation must ensure that it is securely mounted to the roof to prevent movement and/or separation during normal weather events, including snow and icing conditions which may put additional shear loads upon said mountings and related surfaces. The system must have at least a 90 MPH wind rating.

Application Requirements:

All solar power-generating systems, including solar hot water panels, will require ECC approval. The following documents must be included along with the required LSA property improvement form at the time of application:

- (a) The appropriate County building and solar installation permits.
- (b) Plans showing the system's actual location and probable visibility of the system from areas open to common or public access (that is, streets, neighboring Lots and homes, or association properties/Common Areas).
- (c) An understandable and readable drawing (with dimensions) showing the proposed location of the system on the roof of the home must be provided. The drawing must also show how the equipment will be mounted, as well as a description of any visible auxiliary equipment with its location and mounting methodology.

- (d) A certified statement from a licensed architect, addressed to the Association's ECC, showing the applicant's home's roof will be able to withstand the additional load imposed upon it by the added system's weight and wind loads.
- (e) Manufacturer literature must provide information about the proposed systems specifications, components, evidence of a testing laboratory's approval, acceptable mounting standards, color, materials system is made from and fire safety information.

9) Shoreline Stabilization:

All stabilization work of any type must be approved by the ECC and the Army Corps of Engineers. No digging, filling or construction may begin until a permit is placed on the property. A plot plan showing an overview of the project with all dimensions shown and a plan showing a cross section of the work will be required. A security deposit will be required.

Placing any material (i.e., sand, gravel, rocks), directly into the lake or on the lake shore where they can be washed into the lake by the wave action or storm water runoff is prohibited without obtaining a permit from ECC. Existing private sand beaches are grandfathered. However additional sand may not be placed on these beaches without installation of a solid permanent barrier approved by the ECC parallel to the lake shore that will prevent sand from being washed into the lake by wave action or storm runoff water. A solid barrier parallel to the lake is required for all new lakeside sand boxes. 4/2018

10) Snow Fences:

Request must be made to LSA General Manager for approval each year. Indicate where it will be located on your lot. It may be erected after October 31 and must be removed by April 1.

11) Natural Material Fences:

Earthen, rock, or live vegetative material which serves the purpose and has the practical effect of constituting a "fence" or of substantially interfering with the view of Lake Summerset from adjoining property, shall be deemed to constitute a "fence" within the meaning of the prohibition in the Bluebook and shall not be permitted, except pursuant to exception granted by the ECC as set forth under Section C "Fences" in the LSA Bluebook.

12) Composting:

Information can be obtained at the LSA office.

13) Lakeside Storage Containers:

Plans must be submitted to ECC for approval. Container should be temporarily affixed, removable when necessary. Maximum dimensions: Length – 6', Width – 3', Height – 30". Color to be earth tone. Non-metallic material shall be used. Limit

of 2. Existing containers prior to this rule are ‘Grandfathered’ but can only be replaced per this rule.

14) Ponds:

Ponds, as part of a landscaping scheme, must be approved by the ECC and a permit for their construction issued. Submit drawings. Ponds may not be greater than twenty-four (24) inches in depth, may not exceed one hundred and forty-four (144) square feet in total area and may not be in setback.

Electric service shall be a minimum of twelve (12) inches underground and originate in a GFI outlet per code. Ponds placed in adjacent owned lot must be removed if and when lot is sold.

15) Outdoor Hot Tubs: *1/2023*

- (a) Outdoor hot tubs shall be installed on a stable surface, such as concrete pad or paver blocks. Decks intended for supporting a hot tub shall have sufficient structural integrity for supporting the intended full load weight of the hot tub.
- (b) Outdoor hot tubs shall be wired in accordance with the National Electrical Code. A disconnect is required for the electrical supply wires and must be at least 5 ft but not more than 50 ft from the water’s edge and within sight of the hot tub. The electrical supply for the hot tub shall be GFCI protected. For cord- and plug-connected hot tubs, the cord shall not be more that 15 ft long and its electrical supply shall be GFCI protected.
- (c) At least one (1) GFCI protected electrical receptacle must be located between 6 ft and 20 ft from the inside wall of the hot tub. No other receptacles can be less than 6 ft from the inside wall of the hot tub.

16) Lake Mats: *1/2023*

These are mats specifically designed to be submerged in the lake for weed control. Plans providing the type of mat, mat manufacturer, proposed location of the mat (drawing), current type of shore stabilization and plan for securing the mat must be submitted to the ECC for approval.

17) Swimming Pools:

Neither in-ground nor aboveground swimming pools may be installed at any time. Wading pools with sidewall not to exceed twelve (12”) inches in height, no motorized filter or pump and no ladder or steps for entry.

18) Aquatic Aerators & Pumps *1/2023*

The use of aerators, pumps and heating systems is prohibited in the lake from October 31st thru April 30th. Operation of this equipment has proven to inhibit the ability of the lake surface to freeze properly causing open water and unsafe ice for some distance from the open water thereby creating a potential safety hazard for winter activities on the lake

2. ECC Approval, Permit, Security Deposit and Lot Pin Location and Plot Plan are Required for the Following Improvements: *09/2019*
 - (a) New Home Construction –Plan
 - (b) House Addition
 - (c) Garage – Attached/Detached
 - (d) Decks, Porches, & Patios – Replacements and New
 - (e) Gazebo
 - (f) Storage Sheds
 - (g) Shoreline Stabilization – lot pin location required, silt barrier required
 - (h) Docks/Piers
 - (i) Three/Four Season Rooms – line of sight required on lakefront
 - (j) Permanent Screen House
 - (k) Ponds
 - (l) Lakefront Boardwalks, Patios and Retaining Walls (within 20’ feet of shoreline)
 - (m) Solar Panels and/or Solar Powered Electrical Systems

3. ECC Approval and Permit Required, NO Security Deposit Required for the Following Improvements: *09/2019*
 - (a) Dog Runs
 - (b) Non-Portable Fire Pits
 - (c) Satellite Dish Not Attached to House but within easements Refer to item 8 if a repair.
 - (d) Siding replacement
 - (e) Roofing replacement
 - (f) Outdoor Hot Tub *1/2023*

4. ECC Approval, NO Permit, NO Security Deposits Required for the Following Improvements:
 - (a) Tree removal
 - (b) Lakeside Storage Containers
 - (c) Satellite Dish Not Attached to House but not in easement
 - (d) New Driveway Pads, Sidewalks, Walkways
 - (e) Fence Exceptions (Bluebook page 8C)
 - (f) Culverts
 - (g) All retaining walls within the 10’ side lot setback of the property needs to be reviewed by ECC. Refer to item 9 if a repair.
 - (h) Lake Mat *1/2023*

5. NO ECC Approval, NO Permit and NO Security Deposits Required for the Following: *09/2019*

- (a) Window Replacement
- (b) Doors Replacement
- (c) Any Interior Work: Finish off basement, Remodel Kitchen, Remodel Bathroom

6. Improvements Defined:

- a. For the purposes of these provisions, O. (3, 4, 5) improvements shall mean substantial alterations of the structure, fixtures, fittings or décor of a building or other works on a residential lot within the Lake Summerset development. Such alterations require ECC permitting and approval.
- b. Minor cosmetic alterations require no permit.

7. Repairs Defined:

For the purposes of these provisions a repair shall be defined as work that maintains an existing improvement in good working order or condition. It does not materially change the structure, appearance, dimension or function of the existing improvement. Repairs do not require permitting or approval, so long as, work is cosmetic in nature, using similar materials to the original and no structural elements are altered.

8. Replacement Defined:

Replacement of an improvement shall mean the substantial reconfiguration or substitution of an existing improvement with another.

P. LSA BOARD OF DIRECTORS

General: The Lake Summerset Association is managed and operated on a non-profit basis with the voluntary participation of its membership. Included are the Board of Directors and various Board of Directors standing and recognized committees. Conscientious participation through these committees is certainly welcome. The membership may attend any Board or committee meeting unless it is designated as an "executive session".

The Board of Directors hereby authorizes the Recording Secretary or other Association officers or Board members or staff members the right to record the Board meetings and committee meetings either by tape recorder (audio) or camera (video). No Lake Summerset Association member is allowed to record these meetings without the majority vote of the Board of Directors. Tape recordings of these meetings will be held in the LSA office for sixty (60) days and may be reviewed during normal business hours in the office by an LSA member upon written request to the Association manager. Also, to be included under Section 9, page 5, supplemental to Article V, Section E, second paragraph of the By-Laws.

BOARD OF DIRECTORS

Seven members elected by membership. The secretary's position may be filled by one or more persons who are non-voting members appointed by the Board to perform the duties of recording secretary, corporate secretary and assistant secretary.

Three-year terms. Two or three elected or re-elected each year.

Function: Manage and control affairs of the Association defined in detail in the By-Laws of LSA (copies available at the LSA office).

RECOGNIZED SOCIAL ORGANIZATIONS:

Beautification Club:

Unlimited membership by participation.

Function: The focus of the LSA Beautification Club will be the aesthetic improvement of the Lake Summerset community. The club will identify areas within the LSA property that would benefit from enhancement. Our volunteer members who comprise this group will commit to working collaboratively with the LSA Board to improve the aesthetic of our community.
(11/2021)

Bocce Ball Club:

Unlimited membership by participation. Officers elected by members

Function: To promote fun & fellowship through game playing for all ages & genders.

Fish Club:

Unlimited membership by participation.

Function: The Fish Club serves the Lake Summerset Community by providing recommendations to preserve and improve fishing in the Lake, by promoting participation by all Lake Summerset Members in fishing and Fish Club activities, by providing information to the Fish Conservation Committee on fish and fishing, and by sponsoring social gatherings and community service activities. 09/2021

Garden Club:

Unlimited membership by yearly dues payment. Officers elected annually by membership.

Function: To promote discussion and exchange of ideas on garden planting, design and maintenance.

Lake Summerset Book Club: 07/2021

Unlimited membership by participation.

Function: To read and discuss books of interest to the members.

Lake Summerset Community Vegetable Garden Club:

Unlimited membership with deposit fee upon space availability

Function: Opportunities for residents to improve personal and family health through planting, growing, and consuming safe, naturally grown vegetables; participate in personal healthy exercise, family activities, and recognition of budget savings and develop positive community relations and potential new acquaintances.

Lake Summerset Dog Park:

Unlimited membership by yearly payment of the Dog Park fee.

Function: To facilitate the social interaction of dogs and their owners in a safe environment.

Lake Summerset Ladies of the Lake: 4/2019

Unlimited membership by yearly dues payment. Officers elected annually by membership.

Function: To promote fundraising events to benefit children nationally and locally.

Lake Summerset Quilt Club:

Unlimited membership by participation.

Function: To promote discussion and exchange of ideas, design and techniques on all aspects of hand and machine quilting.

LS Yacht Club:

Unlimited membership by participation.

Function: To promote sailing activities for LSA membership.

L & M Weigh-ins Club:

Unlimited membership by participation

Function: Losing & Maintaining your weight, accomplished by facing the scale each week, awarding prizes or money, and giving support by group discussions.

New Life Women's Bible Study:

Unlimited membership by participation.

Function: Study God's word, prayer ministry and Christian fellowship

Red Hat Society:

Unlimited membership by participation.

Requirement: Must attend wearing a red hat and purple attire.

Function: Strictly for fun. No skills required. To provide a social group for any women to attend and offer outside events.

Social Card (Bridge, Duplicate Bridge, 500, etc.) and Mah Jongg Clubs:

Unlimited membership by participation.

Function: To promote fun and fellowship through game playing activities.

Writing Gals:

Unlimited membership by participation.

Function: To support and critique each other's work in the craft of writing.