March
2020
VOL. 37
NO. 2

WOODHAVEN NEWS

What's Inside

Board News
Pg. 5-9

Recreation
Pg. 10-12

Amended Rules & Regulations
-Insert

Visit our website for the most up-to-date information:

WoodhavenLakes.com

1st Assessment Due Date: March 31, 2020

president's letter

Christine Moffett | President, Board of Directors

Last month at my place of work we had a division meeting and all the presenters were asked to deliver a presentation on "Getting to Know You" in which I was a part of the presenter group. The presentation is supposed to be only 10 minutes in length and it is an opportunity for the group to hear about how you grew up, share about your family and more importantly what are your interests, hobbies, etc.

When developing this presentation my mind went quickly to what I wanted to share the most about - Woodhaven. I shared how this little slice of heaven called Woodhaven is one of the largest privately owned recreational associations in the United States. I shared that at times Woodhaven seems like a little village. It has a grocery store, hardware store, nature center, pools, courts, pavilions, onsite bank and more. My co-workers' eyes got wide for those who had not heard of it. I felt like I had just shared a giant secret as to what makes so many of us happy each weekend when we go out there. I heard one of my co-workers mention that she knew several friends from Worth, IL that have a place there and they love it (we just so happen to have a Board Member from Worth as well). I found myself grinning ear to ear with pride and let them know that they could find out all about Woodhaven on our website.

I hope as Property Owners you share the same sense of pride and ownership about Woodhaven and let your friends and family know we have a lot to offer and we look forward to new Property Owners joining Woodhaven Lakes Association. Our last year's Property Owners' survey results told us that the majority of Property Owner sales are through family and friends referrals. What a testimony to our Property Owners' passion for Woodhaven!

You can spread the good word about Woodhaven and grow the Woodhaven Property owner's family by simply showing them all the great upcoming events on our events calendar!

April

25	26
SPRING FLING WEEKEND	
Fishing Tournament	Fishing Tournament
Food Fair	Food Fair
Petting Zoo	Open Market
Pony & Wagon Rides	Petting Zoo
Silent Boat Auction	Pony & Wagon Rides
Tree Sale & Give Away	Prize BINGO

Christine Moffett,
Board of Directors President

INDEX

President's Letter 1
Management Report 3-4
Board News & Meeting Schedules 5-9
Veterans Honor Roll Form 9
Recreation & Activities 10-12
WLRI Residential Properties for Sale 13
New Property Owners | Section Representatives 14
Classifieds 14
Violations and Citations 15
Resource News 16-17
Naturalist Corner 18
ESAC Corner 13
Woody True Value Bargains of the Month 19
Woodhaven Lakes Realty Lots for Sale 20
Amended Rules & Regulations . . . . . see Insert

Woodhaven News
509 LaMoille Road, P.O. Box 110
Sublette, IL 61367
815-849-5209

Copy & Advertising Deadline: First of each month. No issue in February.

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The Woodhaven News disclaims any liability for any advertisements published herein and in no way endorses or guarantees these ads. It also reserves the right to reject any ads submitted.

Letters to the Editor: All letters must be signed, names may be withheld upon request. Please limit letters to 200 words. Woodhaven reserves the right to refuse publication of any letter in the interest of space or objectionable content. Issues must be of interest to a large portion of Woodhaven and will not express personal conflicts or grievances.

For inquiries regarding the Woodhaven News, or to submit a letter to the editor: NLeffelman@woodhavenassociation.com

Comfort Stations Open:

We have begun to close Comfort Stations for the winter season. The following stations will remain open through winter:

3, 10, 17, 25

IMPORTANT PHONE NUMBERS

Association Office Main Number 815-849-5209
Public Safety Main Gate 815-849-5915
Woodhaven Lakes Realty 815-849-5476
General Store. 815-849-5189
Service Center 815-849-5107
Woodhaven Utilities 815-849-5718
Lee County Treasurer 815-288-4477
Lee County Recorder. 815-288-3309

FACILITY HOURS - MARCH

facility hours are subject to change

ASSOCIATION OFFICE/ESAC
MONDAY-SATURDAY | 8:30 A.M.-4:30 P.M.

WOODHAVEN LAKES REALTY
MONDAY-SATURDAY | 8:30 A.M.-4:30 P.M.

LAKEVIEW/LAKESIDE
DAILY | 7 A.M.-10 P.M.

LAUNDROMAT
DAILY | 24 HOURS

WOODY'S TRUE VALUE
MONDAY-SATURDAY | 8 A.M.-4 P.M.
SUNDAY | 9 A.M.-3 P.M.

CLOSED FOR THE SEASON:
POOLS & BEACH
REC PLEX
GENERAL STORE/RESTAURANT/PIZZA PLUS
BAIT SHOP
NATURE CENTER

PLEASE CHECK THE ONLINE FACILITY HOURS CALENDAR AT WWW.WOODHAVENASSOCIATION.COM/FACILITY-HOURS FOR MOST UP-TO-DATE SCHEDULES

Woodhaven News Classified Ad Request

We will run your personal classified ad for $5 per monthly issue (40 words Max.)
Mail this form to:
Classified Ads, Woodhaven News, P.O. Box 110, Sublette, IL 61367
**The deadline to place a classified ad is the 1st of the month prior to the issue desired*
**All ads must be prepaid*
**Businesses may not place classified ads*
*Please run this ad for the months of:*_____ *Amount enclosed: $*_____

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management report

jeff hickey | executive director
amy ackert | g.m. administrative services
randy koehler | g.m. member services

So far this year's weather conditions have been very mild and have not provided many opportunities for those who enjoy outdoor winter activities. For our winter enthusiasts, we hope there will be a few more days where the "Woodhaven Sled Heads" can ride the trails and enjoy some snowy conditions. Regardless of your winter interests, we hope everyone is enjoying their time away from Woodhaven and looking forward to the camping season. Your staff has been able to take advantage of the favorable conditions and we are looking forward to seeing all of you very soon!

Project Updates

The winter months provide us with an opportunity to complete scheduled improvements while also working to plan and prepare Woodhaven for the 2020 summer season. The following bullet points provide information on multiple projects, events, and meetings occurring with an intent to improve service levels in 2020. They include:

- We have been communicating with Twilight IP on planned improvements from Twilight IP offering an Internet connection option for Property Owners. Most of their work to this point has focused on planning the build out of their infrastructure to support Internet services at Woodhaven. On-site activities to install equipment and towers is expected to begin toward the end of February and will continue throughout the year. The build out of their infrastructure will occur in phases and will take some time before it reaches capacity levels allowing for services in all areas of Woodhaven. They have established a preliminary website and more information can be obtained at http://twilightinternet.com/#getstarted. Additional updates will be provided in future issues of the *Woodhaven News*.
- We are reviewing proposals on making improvements at the Administration Building to convert the current keyed entry system to an access control system using proximity card readers for door security. Our intent with this improvement is to test the new system and evaluate it for potential future use on other facilities in Woodhaven. Currently, we have two proposals for consideration and plan to make a final decision and move forward with this project in March or April.
- Funding to proceed with purchasing a new leaf vacuum was approved at the January Board Meeting. This purchase includes custom work and is expected to take about 4 months to BE completed. We will begin the spring leaf vacuum pick up in April using our current leaf vacuum and will switch to the new leaf vacuum when it is received. As noted in the Board Action report, the current leaf vacuum will be taken in as trade as part of the approved purchase.
- A deep cleaning has been completed at Comfort Stations #4 and #6, which are the two oldest stations. We will be proceeding with budgeted improvements at Comfort Station #4 this year. Improvements including the installation of an additional exhaust system, faucets, and upgraded LED lighting are scheduled to occur prior to the summer season. Additional improvements with partitions, plumbing fixtures, and painting will be evaluated at the conclusion of the 2020 summer season.
- SCADA system improvements have been completed at eight lift stations within the Association's sewer treatment system. Six lift stations have been upgraded by adding cellular based communication equipment at these locations. In addition, two lift stations were upgraded by connecting SCADA communications through a fiber cable connection. After April 1st, two additional lift stations will also be connected by fiber cabling to our SCADA system. SCADA is an acronym for supervisory control and data acquisition and is a computer network system designed to gather and analyze real time data from our water and sewer system operations.
- Staff members are meeting to discuss adjustments and changes with the unacceptable material drop-off program for garbage services in 2020. The budget includes funding to establish an unacceptable material drop-off location next to the Maintenance Facility located in Section 9, which will be available to Property Owners every day. Security cameras will record activity at this location and activities will be monitored to determine what other measures may be needed to minimize misuse of these services.
- We are in the process of replacing the Retail Management System (RMS) currently used at the General Store and at the Administration Office. This software is a point-of-sale system which is set to be discontinued in 2021. The recommended replacement software is Retail Management Hero (RMH), which is a direct replacement to RMS. Our goal is to have the new software installed, tested, and working at the General Store when it opens in April. Regarding the Administration Office, we are looking into a demo option using a system called Square at this location. We are currently using the Square System at the Bait Shop, Rec Plex, and Family Center. If we are not able to utilize Square at the Front Desk, we will proceed with also integrating RMH at the Administration Office.
- Woodhaven Lakes Realty attended the Chicago RV and Camping Show in Rosemont on February 13th through the 16th at the Donald E. Stephens Center.

continued on pg. 4

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Assessments

The annual assessment invoicing process has been completed and statements were mailed to Property Owners in mid-January. If you have not received an invoice from Woodhaven, please contact the Association Office to check on your statement. The January invoice will be the only notice sent prior to the March 31, 2020, due date. This issue and next month's issue of the *Woodhaven News* will include reminders of your assessment responsibilities.

The assessment invoice provides Owners with the choice of two payment options. The first is full payment on or before March 31, 2020. When Property Owners choose this option, they will receive a $30 discount on lots with sewer service or a $25 discount on lots without sewer services. The second option is an installment payment plan. The first installment requires 50% of the total assessment due ($680.00 for sewer lots and $617.50 for non-sewer lots) to be paid plus or minus any prior year balance amounts included on the statements. The first installment payment is due on or before March 31, 2020. The second installment of $340.00 for sewer lots and $308.75 for non-sewer lots is due on or before May 31, 2020. The third and final installment of $340.00 for sewer lots and $308.75 for non-sewer lots is due on or before July 31, 2020.

With either option, please make sure your payment is received before the due date. Payments received after March 31, 2020 and later will be assessed an additional late fee of $50. For the second and third installments, payments received after their due dates will be assessed an additional late fee of $25 per installment payment. Again, please make sure your payments are received by the Association on time.

2020-2021 Budget Process

In February, the Finance Committee and Board of Directors completed reviews of the updated five-year operating plans and the monthly projections for the Association's 2020-2021 Budget Process. This information is used to prepare cash flow projections for comparison with actual performance and for other financial planning purposes. Our goal is to complete the budget process by submitting all documents for final approval at the March 23rd Board Meeting.

Regarding premiums for general liability and workers compensation insurance. Most of our general liability coverages are on guaranteed rate policies for one more year and should remain consistent with prior premiums. Our workers compensation experience mode remains very low and renewal rates for workers compensation insurance are also expected to remain consistent with prior premiums. Over the next several weeks, we will work with the insurance companies to limit rate changes while also looking to improve rates and/or coverage. The final premium figures will be presented to the Board of Directors for their review and approval in March.

Delinquent Tax Property Notices

We received a list of properties from Lee County's Delinquent Tax Agent on possible lots to be offered in the County's sealed bid sale planned for later this year. Delinquent owners have until May 14, 2020 to redeem the taxes or their properties will be offered for sale by Lee County. The current list includes 81 Woodhaven lots, with approximately 60 properties current in assessments with the Association. As a courtesy to these Owners, letters have been sent to advise them of their delinquent status with Lee County. If the tax balances are not redeemed, the property will be offered for sale through a sealed bid process later this year.

If you received a courtesy letter and have questions or need more information, please contact the Lee County Treasurers Office at (815) 288-4477 to discuss your options.

In addition to Lee County's Delinquent Tax Agent, we have also received notices from Midwest Tulsa Properties on lots that could be obtained by tax deed. Delinquent owners have until May 15, 2020 to redeem their taxes on the following list of 6 lots:

01-140 - 11-292 - 21-140 - 23-012 - 26-070 - 29-183

If you are the owner of one of the listed properties and have questions or need more information, please contact the Lee County Treasurers Office at (815) 288-4477 to discuss your options.

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5. Replacement cost option on your trailer.
If you would like more information, please call anytime, including evenings and weekends.
JULIE (BAKER) MOREY
(815) 822-4696
jmbakerins@gmail.com

board action report

The following actions were taken or reported by the Board of Directors at their December 10th, 2019 Meeting. *For full meeting minutes, visit the Members tab on our website.*

1. Motion was made to approve the November 12, 2019 – Board of Directors' Meeting Minutes with the following correction: page 3, item 4, the Budget Workshop at Woodhaven will begin at 1:00 p.m. instead of 12:00 p.m.. Motion passed unanimously.
2. Motion was made to approve the November 12, 2019 - Board of Directors' Executive Session Meeting Minutes. Motion passed unanimously.
3. Motion was made to approve the ESAC Board of Review recommendations as presented. Motion passed unanimously.
4. Motion was made to approve the Silver IP Contract. Motion passed unanimously.
5. Motion was made the fourth citation stands as issued and the fine is reduced to $200 for the ESAC Board of Review Appeal for Section 27 Lot 164. Motion passed unanimously.
6. Motion was made to approve the suspension of privileges for Section 14 Lot 96 for failure to comply until the Property Owner completes the membership documentation. Motion passed unanimously.
7. Motion was made to approve the Resolution for the Distribution of Surplus Funds. Motion passed unanimously.
8. Motion was made to approve the Resolution for the 2020 – 2021 Assessments. Motion passed with 5 ayes and 2 nays.
9. Motion was made to approve the bid from H & H Builders for the Service Center roof project for a cost of $34,812 with 26 gauge steel. Motion passed unanimously.
10. Motion was made to approve the Audit Engagement Letter from WIP-FLI. Motion passed unanimously.
11. Motion was made to accept the changes to the Policy and By-Law Amendments regarding the election and to publish these in the *Woodhaven News*. Motion passed unanimously.

The following actions were taken or reported by the Board of Directors at their January 27th, 2020 Meeting. *For full meeting minutes, visit the Members tab on our website.*

1. Motion was made to approve the December 10, 2019– Board of Directors' Meeting Minutes. Motion passed unanimously.
2. Motion was made to approve the December 10, 2019 - Board of Directors' Executive Session Meeting Minutes. Motion passed unanimously.
3. Motion was made to approve the Resolution Amending the Association's Wage and Compensation Plan. Motion passed unanimously.
4. Motion was made to approve the Resolution Amending the Association's Employee Policy 201 Employment Categories. Motion passed unanimously.
5. Motion was made to approve the purchase of the leaf vacuum from Bonnell Industries at the quoted price and at time of delivery, we will trade in the existing leaf vacuum for the current value of the machine. Motion passed with 5 ayes and 2 nays.
6. Motion was made to approve holding the February Meetings at the NIU Conference Center in Naperville; if this site meets our needs, we will book our future meetings at this location. Motion passed unanimously.

continued on pg. 6

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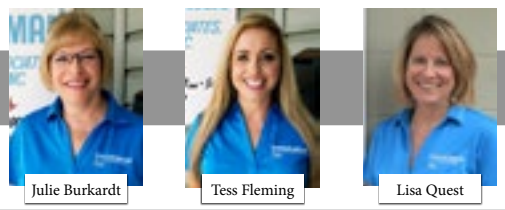

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board action report, ctd.

The following actions were taken or reported by the Board of Directors at their February 11th, 2020 Meeting. *Full meeting minutes will be posted to the Members tab on our website after approval at the February 24th meeting.*

1. Motion was made to approve the January 27, 2020– Board of Directors' Meeting Minutes. Motion passed unanimously.
2. Motion was made to approve Resolution Amending the Policies – Section 2 Board Candidate Requirements – 02-100-1212. Motion passed unanimously.
3. Motion was made to approve the Resolution Amending the Policies – Section 2 02-130-0512 & Section 2 02-140-0514. Motion passed unanimously.
4. Motion was made to approve the Resolution Amending Policy – 08-200-0312 Registration, Certificate to do Business, Construction Permits, and Conduct of Contractors, Vendors, and Realtors. Motion passed unanimously.
5. Motion was made to approve the Resolution Amending the By-Laws – Article VI – Election of Director by the Members. Motion passed unanimously.
6. Motion was made to approve the Resolution Amending the By-Laws – Article VII – The Board of Directors. Motion passed unanimously.
7. Motion was made to approve the Resolution for the Rules and Regulations (Amended February 11, 2020). Motion passed unanimously.
8. Motion was made to approve the purchase of a 2020 Chevrolet Colorado 4WT from Schimmer GM for a cost of $28,176.25. The budget for this project is $36,800.00; the remainder of this budget will be used to equip the vehicle for patrol. Motion passed unanimously.

BOARD & COMMITTEE MEETINGS

**Meetings are subject to change, please check our website to view the most up-to-date schedules before attending a meeting.*

February

17th	Finance Committee Meeting, NIU Naperville Conf. Center	7pm
24th	Board of Directors' Meeting, NIU Naperville Conf. Center	7pm

March

10th	Board of Directors' Meeting, NIU Naperville Conf. Center	7pm
21st	Section Representatives' Mtg., Woodhaven Family Center	9:30am
23rd	Board of Directors' Meeting, NIU Naperville Conf. Center	7pm

New Board Meeting Location!
Northern Illinois University
Naperville Conference Center
1120 E. Diehl Rd.
Naperville, Illinois 60563

RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION

Amending the Policies Section 2 Board Candidate Requirements

WHEREAS, the Board of Directors (the "Board") of the Woodhaven Association (the "Association") has the responsibility pursuant to the By-laws to manage the affairs of the Association including the election of Directors; and

WHEREAS, under the By-Laws Article IV there shall be an election of Directors by the Members every 24 months; and

WHEREAS, the Common Interest Community Association Act under Section 1-25 (a) stipulates elections shall be held in accordance with the community instruments; and

WHEREAS, the Board has established an ad hoc committee of Owners, referred to as the Governing Documents Committee, to critically review and make recommendations on changes to the Policies, Rules, and By-Laws governing the Association.

WHEREAS, the Board has published the recommended changes concerning elections in the January Woodhaven News, encouraging Owner comments.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED as follows:

1. That policy 02-100-1212 will be amended by adding the word "Campaigning" after the word Candidate and before the word Requirements; and by adding the following paragraph after the title as follows:

   02-100-1212 Board Candidate *Campaigning* Requirements

   For the purpose of this policy campaigning shall refer to activities pursued by the Candidate which shall include submitting written information for publication, attendance at forums and meetings or other organized events and opportunities. The Candidate is solely responsible for their campaign efforts.

2. That policy 02-100-1212 subsection #1. be amended by adding the following sentence:

   1.Each Candidate must submit an autobiography by the deadline established by the Board, with no more than 200 words, as counted in Microsoft's Word Program. *Statements of fact that imply the Candidate has achieved, experienced, and/or is accredited must be supported. Agents authorized by the Board of Directors have the right to verify statements if needed.*

3. That policy 02-100-1212 be amended by striking the following sentence, which appears after sub section #8 and before sub section #9:

   ~~The Association will provide 25 color copies of 8 ½ x 11 poster/flyers at no cost; additional copies will be charged $.15/copy.~~

4. That Policy 200-100-1212 sub section #9 be amended by adding the word "Association's" after the word Woodhaven and before the phrase social media.

   9. Candidates are not to use Woodhaven *Association's* social media accounts for the purpose of campaigning.

5. That Policy 200-100-1212 be amended by adding sub section in its entirety and shall read as follows:

John Robeson
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10. Door-to-Door campaigning and/or approaching any person in or around Woodhaven facilities are prohibited except for authorized functions and events.

6. That Policy 200-100-1212 be amended to reflect the date of approval as: 200-100-*0220.*
7. That this Resolution shall be in force and affect from and after its passage and approval.

PASSED AND APPROVED THIS 11th DAY OF FEBRUARY 2020.

AYES: Pamela Smith, Charles Muir, Ryan Grace, Laura Packwood, Christine Moffett, Mike Weinstein

NAYES:

ABSENT: Ivan Martinez

Christine Moffett, President

ATTEST: Charles Muir, Secretary Pro Tem

RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION
Amending the Policies Section 2 02-130-0512 and Section 2 02-140-0514

WHEREAS, the Board of Directors (the "Board") of the Woodhaven Association (the "Association") has the responsibility pursuant to the By-laws to manage the affairs of the Association including the election of Directors; and

WHEREAS, under the By-Laws Article IV there shall be an election of Directors by the Members every 24 months; and

WHEREAS, the Common Interest Community Association Act under Section 1-25 (a) stipulates elections shall be held in accordance with the community instruments; and

WHEREAS, the Board has established an ad hoc committee of Owners, referred to as the Governing Documents Committee, to critically review and make recommendations on changes to the Policies, Rules, and By-Laws governing the Association.

WHEREAS, the Board has published the recommended changes concerning elections in the January Woodhaven News, encouraging Owner comments.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED as follows:

1. That policy 02-130-0512 sub section 2. A will be amended by striking the word "Navision" and replacing it with the words "current data system"
   A. Verify section/lot and/or name, if just name or section lot, check *current data system* for section & lot or name.
2. That policy 02-140-0514 Determining Remaining Term in an Election be stricken in its entirety.

   ~~02-140-0514 Determining Remaining Term in an Election~~

   ~~When a Board seat is vacated and the remaining years of a four year term need to be filled at the next regularly scheduled election, the candidate with the next highest vote after those who fill expired seats will be elected to fill the remaining term of the vacated seat.~~
3. That this Resolution shall be in force and affect from and after its passage and approval.

PASSED AND APPROVED THIS 11th DAY OF FEBRUARY 2020

AYES: Pamela Smith, Charles Muir, Ryan Grace, Laura Packwood, Christine Moffett, Mike Weinstein

NAYES:

ABSENT: Ivan Martinez

Christine Moffett, President

ATTEST: Charles Muir, Secretary Pro Tem

RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION
Amending the Policies 08-200-0312

WHEREAS, The Woodhaven Association ("the Association") is governed by and administered through a duly elected Board of Directors ("the Board"); and

WHEREAS, the Board has the responsibility of managing the affairs of the Association and establishing policy pursuant to the terms of the Declaration of Covenants; and

WHEREAS, under Article VII Section 1. C of the By-Laws "The Board of Directors shall adopt such rules and regulations relating to the use of Association property, and sanctions for noncompliance therewith, as it may deem reasonably necessary for the best interest of the Association and its Members"; and

WHEREAS, the Board has reviewed the Policies governing the business and conduct of contractors, vendors, and realtors doing business at Woodhaven; and

WHEREAS, the Board has established an ad hoc committee of Owners, referred to as the Governing Documents Committee, to critically review and make recommendations on changes to the Policies, Rules, and By-Laws governing the Association.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED as follows:

1. That Policy 08-200-0312 shall be amended in its entirety and shall read in accordance with Exhibit A, attached hereto.**
2. That Policy 08-200-0312 be amended to reflect the date of approval as 08-200-0220.
3. That this resolution shall be in force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 11th DAY OF FEBRUARY 2020.

AYES: Pamela Smith, Charles Muir, Ryan Grace, Laura Packwood, Christine Moffett, Mike Weinstein

NAYES:

ABSENT: Ivan Martinez

Christine Moffett, President

ATTEST: Charles Muir, Secretary Pro Tem

please call the Association Office to arrange a time to view the associated exhibit*

BOARD NEWS

RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION
Amending the By-Laws
Election of Directors by the Members

WHEREAS, the Board of Directors (the "Board") of the Woodhaven Association (the "Association") has the responsibility pursuant to the By-laws to manage the affairs of the Association including the election of Directors; and

WHEREAS, under the By-Laws Article VI there shall be an election of Directors by the Members every 24 months; and

WHEREAS, the Common Interest Community Association Act under Section 1-25 (a) stipulates elections shall be held in accordance with the community instruments; and

WHEREAS, the Board has established an ad hoc committee of Owners, referred to as the Governing Documents Committee, to critically review and make recommendations on changes to the Policies, Rules, and By-Laws governing the Association.

WHEREAS, the Board has published the recommended changes concerning elections by the Members in the January Woodhaven News, encouraging Owner comments.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. That Article VI Election of Directors by the Members has been amended in its entirety and shall read in accordance with Exhibit A, attached hereto**.
2. That this Resolution shall be in force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 11th DAY OF FEBRUARY 2020.

AYES: Pamela Smith, Charles Muir, Ryan Grace, Laura Packwood, Christine Moffett, Mike Weinstein

NAYES: _____

ABSENT: Ivan Martinez

Christine Moffett, President

ATTEST: Charles Muir, Secretary Pro Tem

please call the Association Office to arrange a time to view the associated exhibit

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RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION
Amending the By-Laws
Election of Directors by the Members
Article VII Section 4 & 7

WHEREAS, the Board of Directors (the "Board") of the Woodhaven Association (the "Association") has the responsibility pursuant to the By-laws to manage the affairs of the Association including the election of Directors; and

WHEREAS, under the By-Laws Article VI there shall be an election of Directors by the Members every 24 months; and

WHEREAS, the Common Interest Community Association Act under Section 1-25 (a) stipulates elections shall be held in accordance with the community instruments; and

WHEREAS, the Board has established an ad hoc committee of Owners, referred to as the Governing Documents Committee, to critically review and make recommendations on changes to the Policies, Rules, and By-Laws governing the Association.

WHEREAS, the Board has published the recommended changes concerning elections by the Members in the January Woodhaven News, encouraging Owner comments.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. That Article VII the Board of Directors Section 4., shall be amended by adding sub section e in its entirety and shall read as follows:

   e. Any candidate or Board Member failing to meet any of the qualifications for Candidacy or Board membership contained in this Section may, upon the vote of two-thirds (2/3) vote of the Board, be disqualified from Candidacy or be removed from the Board. Any such Candidate or Board member shall be given written notice of his or her failure to meet any qualification or qualifications within this Section and be afforded an opportunity to so qualify and/or an opportunity to address the Board as to the sufficiency of his or her qualifications for Candidacy or Directorship prior to any Board decision as to disqualification or removal.

2. That Article VII Section 7, Vacancies shall be amended by adding the words "of a Director having held his/her seat for more than 90 days, after the word "Board" and before the words "the remaining members…"

   Section 7. Vacancies. If there is a vacancy on the Board, *of a Director having held his/her seat for more than 90 days*, the remaining members of the Board may fill the vacancy by a two-thirds (2/3) vote of the remaining Board Members until the next scheduled election or until members holding 20% of the votes of the Association request a meeting of the Members to fill the vacancy for the balance of the term.

3. That this Resolution shall be in force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 11th DAY OF FEBRUARY 2020.

AYES: Pamela Smith, Charles Muir, Ryan Grace, Laura Packwood, Christine Moffett, Mike Weinstein

NAYES: _____

ABSENT: Ivan Martinez

Christine Moffett, President

ATTEST: Charles Muir, Secretary Pro Tem

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RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION

Amending the Rules and Regulations

WHEREAS, the Board of Directors (the "Board") of the Woodhaven Association (the "Association") has the responsibility pursuant to the Declaration of Covenants, amended (the Declaration") to manage the affairs of the Association, to preserve and maintain property at Woodhaven Lakes and to protect the health, safety and welfare of the members and campsite owners; and

WHEREAS, under Article III, Definitions of the By-Laws "Rules and Regulations" shall mean and refer to the Rules and Regulations of the Association as approved and adopted from time to time by the Board; and

WHEREAS, under Article VII Section 1. c of the By-Laws "The Board of Directors shall adopt such rules and regulations relating to the use of Association property, as it may deem reasonably necessary for the best interest of the Association and its Membership. The Board shall have the power, after notice and an opportunity to be heard, to levy and collect reasonable fines from Members for violations of the Declaration, By-Laws, and Rules and Regulations of the Association by the Owners. The Board may also establish and levy reasonable fees for the issuance of permits for erecting or placing improvements on any Campsite, and for the use of Association property.

WHEREAS, the Board has established an ad hoc committee referred to as the Governing Documents Committee to critically review and make recommendations on changes to the Policies, Rules, and By-Laws governing the Association.

WHEREAS, over the course of the past year the Board has reviewed all Rules and Regulations for the Association and where necessary made certain amendments.

NOW, THEREFORE BE IT AND IT IS HEREBY RESOLVED:

1. That the attached document referred to as the Rules and Regulations for the Woodhaven Association, (Amended February 11, 2020) be adopted in its entirety.**
2. That this Resolution shall be in force and affect from and after its passage and approval.

PASSED AND APPROVED THIS 11th DAY OF FEBRUARY 2020

AYES: Pamela Smith, Charles Muir, Ryan Grace, Laura Packwood, Christine Moffett, Mike Weinstein

NAYES: _____

ABSENT: Ivan Martinez

Christine Moffett, President

ATTEST: Charles Muir, Secretary Pro Tem

please see Rules & Regulations insert for complete amended Rules & Regulations*

Woodhaven's Honor Roll of Veterans

We are seeking the names of Woodhaven Property Owners and their immediate family who are US veterans or active duty. If you have submitted your information in past years, please resubmit it, as we are making sure our list is updated. The Association would be honored to post these names in the ***Woodhaven News*** as well as on the Association Office, Laundromat, & Woody's General Store/Restaurant's TV monitors. You can fill out the form and return it to the Association Office, online here or you can send us a message through Facebook. We will continue to accept submissions and will publish the list again next year.

Thank you for your time and thank you for your service to our country!

Woodhaven's Honor Roll of Veterans

Name: _____

Section: _____ Lot: _____

Branch of Military: _____

_____

Years Served: _____ Wars Served or Peacetime: _____

_____

_____

Additional Information: _____

_____

Do those Woodhaven Dues keep sneaking up on you?

PIONEER STATE BANK

Member FDIC

With a Woodhaven Club Account at Pioneer State Bank, you can save a little bit each month to go towards your dues. Simply setup an automatic transfer, direct deposit or mail in your deposit to our Sublette Banking Center.

Minimum opening deposit is $15
*No early withdrawals allowed before check is cut
**Interest is credited quarterly and again when the check is cut

D&S Casino Trips 2020

March 10	Tues.	Four Winds	May 6	Wed.	Jumers
March 25	Wed.	Blue Chip	May 21	Thurs.	Isle of Capri
April 7	Tues.	Four Winds			
April 22	Wed.	Four Winds	PLUS 13 other Gaming Trips!		

Four Winds	$15 Slotplay	$10 Food
Jumers	$10 Slotplay	
Blue Chip	$15 Food	$15 Free Play

Pick up at Peru Walmart 6 a.m. All Trips $47 per person!

D&S Tours
www.dsbustours.com

Cell: 815-866-3127
Home: 815-379-2505
P.O. Box 223
Walnut, Illinois 61376

March

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
New Board Meeting Location: Northern Illinois University Naperville Conference Center 1120 E. Diehl Rd. Naperville, IL 60563		**2020 Assessments Due March 31:** Sewered Lot In-Full: $1330 Sewered Lot 1st Installment: $680 Non-Sewered Lot In-Full: $1210 Non-Sewered Lot 1st Installment: $617.50				1
2	3	4	5	6	7	8 Daylight Saving Time Begins
9	10 Board of Directors' Meeting 7pm - NIU Naperville	11	12	13	14	15
16	17 St. Patrick's Day	18	19 Spring Equinox	20	21	22
23 Board of Directors' Meeting 7pm - NIU Naperville	24	25	26	27	28	29
30	31 1st Assessment Due					

RECREATION & ACTIVITIES

Open Air Market 2020

Registration is now open for the 2020 market season! Our Open Air Market will continue this year, with a wide variety of vendors selling all sorts of handmade and secondhand items! Our

Open Air Market will occur on all major holiday weekends; the dates for the 2020 season will be:

Sunday, April 26 – Spring Fling Weekend
Sunday, May 24 – Memorial Day Weekend
Sunday, July 5 – July 4th Weekend
__Saturday__, August 1 – Main Event Weekend
Sunday, September 6 – Labor Day Weekend
Sunday, October 11 – Fall Fest Weekend

We will accept registrations for the Open Air Market on a first come, first served basis until the spaces have been filled or until the registration deadline, Monday two weeks before the event.

We are only sending two registration forms, but you can also register online for all the events at: https://woodhavenassociation.com/open-air-market/

The Open Air Market will take place in the same location, on the flat, shady area near the horseshoe pits. In this area, the only bathroom access available is handicapped accessible porta-johns. Rec Plex bathrooms are over 100 yards away. Please keep this in mind when registering for the Open Air Market. As always, vendors must purchase enough booth space to accommodate their vehicles and/or trailers. There are no preferential spots for those with large trailers, and we encourage vendors to keep this in mind when sending in their registration form.

Note: If you are selling items through a multi-level marketing company, please note we do not limit the number of vendors per show; there is a potential for multiple vendors from the same company. We would like vendors' help in continuing to focus on the efficiency of our Check-In process. We need to make sure those vehicles that are dropping off supplies and parking elsewhere are not blocking the access path while they are unloading. Vendors must please be aware of their vehicle, so that our Check-In process can continue while they are unloading.

Children's Easter Egg Hunt

Saturday, April 4th

The Department of Recreation and the Easter Bunny have teamed up once again to bring you an "egg-stra" special egg hunt! The hunt will begin at 12 noon at the Rec Plex. Registration and Check-In will take place at the Q & Ice Box. Each child will be given a number and must search through the "Easter Field" for the eggs sharing that same number. Everyone will receive a special prize. We will also offer a special section of the egg hunt geared towards our younger participants (ages 3 and under) who may not be ready for the number challenge in the "big" kids hunt. After the egg hunt, hop along with the Easter Bunny to the Creation Station where we will be having a craft. The Creation Station (Arts & Crafts Room) will be open from 12-2 p.m. for children to make an Easter craft. (This is included in the egg hunt fee.) Children will be treated to a cookie and drink as well. There is a $4 fee per child that participates. We no longer offer a discount for non-perishable item donations. Bring your camera and capture the memories of your little ones enjoying this favorite Woodhaven activity. Be sure to see the Easter Bunny who will be hopping around at the activities! Watch for more information on Woodhaven's online calendar at: https://woodhavenassociation.com/events-calendar/

Woodhaven Rules and Regulations - Table of Contents

Article I. General Conduct Rules

Section 1. Criminal Conduct
Section 2. Owners as Guests of Another Owner, Access Restrictions
Section 3. Entry. Membership Pass and Access
Section 4. Curfew
Section 5. Consumption of Alcoholic Beverages
Section 6. Smoking and Use of Electronic Smoking Devices
Section 7. Swimming in Woodhaven Lakes
Section 8. Fires
Section 9. Fireworks
Section 10. Quiet Hours
Section 11. Air Guns
Section 12. Firearms
Section 13. Restricted Common Areas
Section 14. Vandalism, Graffiti, and Prohibition of Possession or Use of Spray Paint or Devices
Section 15. Street Gangs and Gang Activities
Section 16. Damage to Property
Section 17. Theft of Property
Section 18. Disorderly Conduct
Section 19. Duty to Cooperate With Public Safety Officers
Section 20. Public Nuisance
Section 21. Registered Sex Offender/Child Pornography
Section 22. Possession of Drugs and Drug Paraphernalia

Article II. Use of Motorized Vehicles

Section 1. Vehicle Restrictions
Section 2. Driver's Restrictions
Section 3. Obedience to Traffic Control Devices
Section 4. General Speed Restrictions
Section 5. Standing or Parking
Section 6. Prevention of Noise
Section 7. Passing
Section 8. Driving Under the Influence
Section 9. Accident Notification
Section 10. Emergency and Public Safety Vehicles and Duties of Motorists
Section 11. Snowmobiles
Section 12. Obstructing Person on Roadway

Article III. Registration and Conduct of Contractors, Vendors, and Realtors, Plus Issuance of Permits

See Policies 08-200-0312

Article IV. Recreation Facilities

Section 1. Unsafe Nuisance Actions
Section 2. Specific Rules Posting
Section 3. Bicycles, Rollerblades, Skateboards, and Hoverboards

Article V. Natural Resource Guidelines

Section 1. Fishing Regulations
Section 2. Chemicals and Pollutants
Section 3. Wildlife
Section 4. Boating and Boat Storage
Section 5. Trails
Section 6. Designated Preservation Areas
Section 7. Sea Walls
Section 8. Retaining Walls

Article VI. Penalties, Hearings, and Appeals

Section 1. Violations - Penalties
Section 2. Right to Hearing in Cases Involving Citations, Nuisance Abatements, and Other Violations
Section 3. Citations for Violation of Certain Residency Covenants
Section 4. Citations for Violation of Article I, Section 15 and Certain Violations of Article I, Section 19
Section 5. Hearings and Appeals

Article VII. Land Usage and Construction Guidelines Regulating Lot Owner Improvements
Section 1. Setback Requirements
Section 2. Setback by Class
Section 3. Improvement & Permit Classes
Section 4. Non-Conforming Improvements
Section 5. Violations/Inspections
Section 6. Allowed Structural Improvements
Section 7. Non-Structural Improvements
Section 8. Recreation Vehicles
Section 9. Utility Trailers

Article VIII. Utilities
Section 1. General Rules
Section 2. Sewer
Section 3. Prohibited Use of Sewer Service
Section 4. Discontinuance of Service
Section 5. Liability of the Association
Section 6. Certificate of Compliance with Article VIII Section 3
Section 7. Sewer Holding Tank
Section 8. Water and Service Connections
Section 9. Discontinuance of Water Service
Section 10. Outside Water Restrictions
Section 11. Liability of Association
Section 12. DOT or ASME Containers
Section 13. Electrical Applications

Article IX. Campsite Cleanliness and Maintenance of Common Areas
Section 1. Removal of Trees
Section 2. Mowing
Section 3. Noxious Weeds, Brush, and Vegetation
Section 4. Sanitary Waste Disposal
Section 5. Pets
Section 6. Assistance Animals
Section 7. Vehicles and RVs
Section 8. Accessory Structures
Section 9. Trash, Debris, and Refuse
Section 10. Non-Camping Items
Section 11. Tarps (Tarpaulin)

Article X. Definitions

WOODHAVEN ASSOCIATION
RULES AND REGULATIONS
(Amended February 11, 2020)

Article I. General Conduct Rules

Section 1. Criminal Conduct

Criminal acts identified in State and/or Federal Statutes, resulting in the assistance from or an arrest by law enforcement officials will be cited as a Woodhaven Class III violation.

Section 2. Owners as Guests of Another Owner, Access Restrictions

The payment of any debt including assessments, charges, penalties and installments, shall be due and payable as declared in the statement of debt. If delinquent, or during a period of any continuing violation of the Covenants, By-Laws, or Rules, the Association shall deny access to Woodhaven common property by deactivating all passes issued for all campsites held by the Owner. *(see Article VI. Penalties: Sec. 1 B 3, C 1)*

A. Use of any pass to gain access to property delinquent in dues, citations or other charges, or during such time as there are pending or open violations, is strictly prohibited.
B. Owners shall not facilitate or permit other Owners to come in as their guests when the rights of the guest as Owners have been suspended.
C. Persons whose privileges have been suspended may not be on common property as guests

Section 3. Entry. Membership Pass and Access

Membership passes will be used for multiple years and must be kept from year to year.

A. Overnight occupancy of a Campsite without an active "IN" pass for that Campsite is prohibited.
B. Entry shall be at the main gate and requires 1 valid pass per passenger vehicle or 1 valid pass for two motorbikes or snowmobiles.
C. Persons 17 years of age or under are not allowed entrance or to be left unattended on a Campsite overnight unless accompanied by the Owner or an adult who is authorized by the Owner.
D. Each Owner/guest must be able to produce a valid pass both on a Campsite and on common property. This applies whether the person entered Woodhaven Lakes in their vehicle or another Owner's vehicle. Public Safety personnel may request proof of such pass. Criminal charges for trespassing may be brought against persons unable or refusing to produce a valid pass.
E. The sale of Access Passes or Temporary Guest Passes for the purpose of renting the Owner's Campsite and/or allowing access to Woodhaven's amenities is strictly prohibited.

Section 4. Curfew

A. A curfew is established for children 17 years of age and under. Curfew shall be from 11:30 p.m. to 6:30 a.m.
B. During curfew hours, children 17 years of age and under shall be denied use of the common properties of Woodhaven, unless under adult supervision.

Section 5. Consumption of Alcoholic Beverages

A. No person under 21 years of age shall possess or consume any alcoholic beverage.
B. The sale, distribution, and/or consumption of alcoholic beverages is prohibited on the common areas identified as the Sports Core (including the Pavilion, recreation center, playground, tennis and basketball courts, adjacent common grounds, and parking lots) and the Beach (including adjacent common grounds and parking lots) except by permit approved and issued by the Association.

Section 6. Smoking and Use of Electronic Smoking Devices

A. No person under the age of twenty-one (21) shall possess and/or use tobacco products.
B. No smoking or use of electronic smoking devices in any building or within 15' of any building's doorway.

Section 7. Swimming in Woodhaven Lakes

Swimming shall be restricted to the beach area of Woodhaven Lake only and the concrete pools that are established and maintained for this purpose. No swimming or wading shall be permitted in any lake except at Woodhaven Lake Beach and then only during posted swimming hours.

Section 8. Fires

A. No unattended fires shall be allowed.
B. Temporary restriction may be placed on campfires at the direction of the Executive Staff, Director of Public Safety, or the senior officer on duty, due to dry or drought conditions, high winds, and/or other emergency situations.
C. All fires shall be contained within approved fire pits. *Also refer to Article VII Section 7, F.*

Section 9. Fireworks

The use and/or possession of a firework that explodes and/or propels is prohibited, except for Association sponsored events.

Section 10. Quiet Hours

A. Quiet hours shall be from midnight to 7:00 a.m.
B. Sound sources such as radios, stereos, tape players, televisions, or any other sound producing equipment shall not be audible beyond 25 feet of the Lot line during quiet hours.
C. Association authorized vehicles used for maintenance or emergency purposes are excluded from restrictions within this Section.
D. Quiet hours shall be enforced on a Lot or on common property.

Section 11. Air Guns

The use of air or spring powered rifles or handguns, bows or crossbows of any type are prohibited. Possession of these weapons, for purposes other than transporting in a vehicle and out of the public's view, is prohibited.

Section 12. Firearms

No person, other than those specifically designated by State law, and the Association, shall carry any firearms. This restriction is also applicable to Concealed Carry Holders. Use of firearms is prohibited.

Section 13. Restricted Common Areas

The following common areas are closed to Property Owners and their guests from 10 p.m. to sunrise, Monday through Thursday, and 11 p.m. to sunrise on weekends and holidays:

A. The Rec Plex area including the Pavilion, Pool 1, recreation center, playground, tennis/ basketball courts, adjacent common grounds, and parking lots.
B. The Beach, Family Center, Pool 2, courts, playground, and adjacent common areas, including parking lots.

Section 14. Vandalism, Graffiti, and Prohibition of Possession or Use of Spray Paint or Devices

A. Mischievous acts to damage, deface, destroy, and/or disrupt normal operations of the Association or private property is a violation.
B. Placing graffiti on real, personal, public or private property of Woodhaven or of an Owner of a campsite without the express prior written permission is prohibited.
C. Possession of a spray paint container, paint, ink, marking pen or broad tip marker which contains non-water soluble fluid, brush, applicator, or other material for marking, scratching or etching either with the intent to use such items to create graffiti at some time, or having used such materials to create graffiti is prohibited.
D. No Owner of a campsite may permit graffiti to remain on the Owner's campsite for a period in excess of 15 days after service of a notice of defacement, either by personal service or service by mail to the last known address of the Owner. Failure to respond within 15 days of such notice shall be a violation of these Rules and Regulations. The notice of defacement shall describe the graffiti and its location, and shall inform the Owner that failure to respond to this notice within 15 days shall constitute a violation.

Section 15. Street Gangs and Gang Activities

A. Gang Related Loitering Prohibited. No person may loiter, loaf, wander, stand or remain idle whether alone and/or in consort with others within Woodhaven's boundaries for the purpose of recruiting others for membership in a street gang, or for participation in gang activity.
B. Gang Activity Prohibited. Participation in any gang activity at Woodhaven is prohibited.
C. An Owner whose guest (whether or not a family member) participates in any gang activity shall be deemed to have violated paragraph B.

Section 16. Damage to Property

Malicious and/or deliberate acts to damage, deface, destroy, and or disrupt normal operations of the Association or private property is a violation.
A. Damage to property less than or equal to $100 is a class II violation.
B. Damage to property greater than $100 is a class III violation.

Section 17. Theft of Property

A. Theft less than or equal to $100 is a class II violation.
B. Theft greater than $100 is a class III violation.

Section 18. Disorderly Conduct

Verbal or physical altercations which cause others fear, alarms, or provokes any other person is prohibited.
A. Mischievous or inappropriate use of 911 emergency call systems is prohibited.
B. Any purposeful act of nudity is prohibited.
C. Misuse of Woodhaven's public bathhouses or restrooms is prohibited.

Section 19. Duty to Cooperate with Public Safety Officers

A. All persons shall comply with lawful requests and directions from Public Safety Officers and failure to so comply shall constitute a violation of these Rules.
B. If requested to do so by a Public Safety Officer, persons shall produce a valid membership pass and/or driver's license or photo ID. If the person is a guest, the person shall give his/her permanent address, the Campsite number, and the name of Owner who is the guest's host.
C. At the request of a Public Safety Officer, all persons shall remain in the company of a Public Safety Officer until:
   1. The Public Safety Officer gives permission to leave; or
   2. A sworn law enforcement officer arrives.

Section 20. Public Nuisance

Activities on a campsite or on common grounds, which unreasonably interfere with another person's use and enjoyment of their Campsite or the common grounds are prohibited. The prohibited conduct as defined herein shall be called a "public nuisance." *See Article X for definitions.*

A. Activities in any common area or Campsite which constitute public nuisance include the following:
   1. Open and public simulated or actual sexual acts.
   2. Playing a radio, CD player, digital player, cassette tape player, or any other sound device at excessive loudness.
   3. Repeated use of profanity at a volume level sufficient to be easily heard by other people in the vicinity, whether other people are on common areas or on a Campsite.
   4. Use of racial or ethnic slurs at a volume level sufficient to be easily heard by other people in the vicinity, whether other people are on common areas or on a Campsite.
   5. Playing radios, CD players, televisions, digital players, cassette tape players, or any other sound device at a volume level sufficient to be easily heard by other people in the vicinity, whether the other people are on common areas or on a Campsite when the content of the music or spoken word is obscene, profane, or contains racial or ethnic slurs.
   6. Excessive consumption of alcohol resulting in intoxication or use of illegal drugs.
B. Enforcement. A public nuisance incident may be cited if:
   1. Upon complaint, a Public Safety Officer confirms a public nuisance exists; or
   2. Two individuals sign a complaint detailing the incident. Documentation of the incident shall be either a video recording, an audio recording, or a detailed written description, or combination of two or more methods.

Section 21. Registered Sex Offender/Child Pornography

Any Owner who has been convicted in any jurisdiction of an offense requiring the Owner register as a sex offender or who has been convicted of an offense involving child pornography shall report such conviction to the Administrative Staff or other individual as designated by the Board of Directors. The Administrative Staff or other individual as designated by the Board of Directors shall maintain a registry of all such individuals. The registry shall be maintained at the Association offices. The Owner must report such conviction within 30 days of the conviction. No person may bring a person to Woodhaven who has been convicted of a crime in any jurisdiction requiring the individual to register as a sex offender or who has been convicted of an offense involving child pornography.

Section 22. Possession of Drugs and Drug Paraphernalia

A. No person shall knowingly possess a counterfeit substance or without prescription any controlled substance, upon a Campsite and/or common ground of the Association.
B. No person shall possess cannabis in any form, or paraphernalia of any kind upon common grounds of the Association. Individuals twenty-one (21) years of age or older may transport cannabis, in such amounts as may lawfully be possessed, across common grounds of the Association for the sole purpose of transporting it to their private property. Any such transportation must be in the lawfully required packaging or storage container.
C. No person shall have more than the quantity of cannabis allowed by State law on their Campsite.
D. Consumption of cannabis in any form is prohibited when individuals, not possessing a medical cannabis card, under the age of (twenty-one) 21 are present.

Consumption of cannabis may not occur on common property or in any public place. Public places include areas on Campsites that are openly viewable from common property areas.

Article II. Use of Motorized Vehicles

Section 1. Vehicle Restrictions

Use of roadways shall be restricted to vehicles licensable in the State of Illinois. Other drivable common properties shall not be driven upon except for those areas and those personnel designated by the Board of Directors for specific uses.

A. Electric Personal Assistive Devices. Devices with a maximum speed of 10 mph or less, used by handicapped or physically challenged individuals as documented by a physician's statement or a State document, may be permitted upon application through the Association Office. Users of such devices will be subject to all duties applicable to a pedestrian and must travel on the left side of the road.
B. Licensed Mopeds, Scooters, and Motorcycles. Mopeds, scooters, and motorcycles are allowed a passenger only if it is equipped from the factory complete with pegs and seating to allow an adequate and safe riding position. Passenger riding in front of the operator is prohibited.
C. Non-licensed, gas powered, off road, or all-terrain vehicles shall not be operated on campsites.
D. All passengers must be confined within the passenger area of a motor vehicle; when riding in the pick-up truck bed all passengers must be seated within the bed of the truck with the tail gate closed.
E. No person shall operate any motor vehicle in a reckless manner; including but not limited to, swerving on the road and repeatedly veering off the roadway or driving too fast for conditions, with willful or wanton disregard for the safety of persons or property.
F. No person shall operate a motor vehicle when there are more passengers than the vehicle was designed for; or when the number of passengers seated in the front obstructs the view of the driver or his/her control over the vehicle.

Section 2. Driver's Restrictions

A. Every driver shall have a valid driver's license or permit in their possession when operating a motor vehicle and shall display such license or permit upon demand made by a Public Safety Officer. If the driver can, within 8 hours, show that a driver's license is current, the citation may be dropped with the approval of the department head.
B. Operating a motor vehicle with no driver's license, suspended, and/or revoked driver's license is prohibited and subject to Class III penalties.
C. Operating a vehicle with an expired driver's license is prohibited.

Section 3. Obedience to Traffic Control Devices

All persons shall obey the instructions of any applicable traffic control devices placed by the Association. Compliance shall be consistent with the performance required by the State of Illinois concerning similar traffic control devices upon public roads.

Section 4. General Speed Restrictions

A. The speed limit on all roadways shall be 20 miles per hour. Speed limits shall be strictly enforced.
B. No vehicle may be operated on any roadway at a speed greater than is reasonable and proper with regard to traffic conditions or would endanger life or property. Although vehicle speed may not exceed the posted limit, this does not relieve the driver of reducing speed at intersections, hills, pedestrian crossings, or where special hazards exist to avoid collision.

Section 5. Standing or Parking

A. No vehicle shall be parked on any street or roadway except where expressly allowed.
B. Attended and/or parked vehicles parallel parked along the shoulder of the road must have 50% of the vehicle off the road surface.
C. Parking is prohibited in those areas posted by signs as being reserved for specific persons or vehicles.
D. Handicapped parking is limited to use only if the handicapped person is using the vehicle. A valid state-issued handicap vehicle identification must be visible on the vehicle
E. All vehicles are required to be removed completely from the road during the snow removal process.
F. Parking for longer than 45 minutes is prohibited in any parking lot adjacent to a comfort station or the pay phone at the main gate.
G. Overnight parking in any parking lot is prohibited without prior approval from the Association Office or Public Safety.

Section 6. Prevention of Noise

A. All motorized vehicles operating on common properties or campsites shall be equipped with adequate and consistent muffler systems so as to prevent excessive or unusual noise. A vehicle audio system shall not be audible beyond 50 feet.
B. No person shall operate any motor vehicle in such a manner as to cause or allow to be emitted squealing, screeching or other such noise from the vehicle's tires due to rapid acceleration or excessive speed around corners or other such reason.

Section 7. Passing

A. Passing of slow or standing vehicles may be done on the left side of the roadway when such a maneuver can be done without interfering with approaching traffic.
B. Passing is prohibited on hills, curves, bridges, or within 150 feet of intersections.

Section 8. Driving Under the Influence

A. No person who is under the influence of intoxicating liquor, cannabis, or impaired by any drug (legal or illegal) which renders the individual impaired, or otherwise incapable of safely driving a vehicle, may drive or be in actual physical control of any motorized vehicle.
B. No driver or passenger may transport, carry, possess, or have any alcoholic liquor within the passenger area of any motor vehicle upon a roadway except in the original container with seal unbroken.
C. When transporting cannabis from off property to the Owner's Campsite, cannabis must be in the original packaging placed therein by the State licensed dispensary.

Section 9. Accident Notification

All persons operating any type of motor vehicles who are involved in an accident resulting in property damage or personal injury shall report, or cause to be reported, this information to the Department of Public Safety.

Section 10. Emergency and Public Safety Vehicles and Duties of Motorists

A. All motor vehicle operators shall yield the right of way to emergency vehicles and/or Public Safety vehicles displaying an amber color flashing and/or oscillating light and sounding an audible alert either by horn or siren.
B. Following an emergency or Public Safety vehicle using a flashing and/or oscillating light is prohibited.
C. Motorized vehicles approached on the road by Public Safety or an emergency vehicle, utilizing lights and audible alert, shall immediately pull to the right of the roadway and slow to a stop. The vehicles may then proceed with caution if not detained or if the emergency unit has passed.

Section 11. Snowmobiles

A. A minimum of 4" of snow is required to open the snowmobile trails.
B. Snowmobile usage shall be limited to those areas designated for their use by the Association.
C. Operation of snowmobiles shall, at all times, be in compliance with those laws set forth by the State of Illinois and the Association's Rules and Regulations as listed in Article II.
   1. Snowmobile operation is not allowed on any lake or pond.
   2. Hours of operation:
      » Monday-Thursday: 7:00 a.m. to Midnight
      » Friday-Sunday: 7:00 a.m. to 1:00 a.m.
      » Holidays: 7:00 a.m. to 1:00 a.m.
      » Entering property by snowmobile after the set times the trails are closed is permitted for the sole purpose of traveling to the Owner's Campsite.
D. Snowmobile operators are allowed to use roadways only for the purpose of going to trail areas and entering/exiting property.
E. Management reserves the right to close any trail or area due to hazardous conditions.

Section 12. Obstructing Person on Roadway

No person shall willfully and unnecessarily hinder, obstruct, or willfully and unnecessarily attempt to delay, hinder, or obstruct any other person in lawfully driving, or traveling along or upon any roadway.

Article III. Registration and Conduct of Contractors, Vendors, and Realtors and Issuance of Permits
See Policies 08-200-0220

Article IV. Recreation Facilities

Section 1. Unsafe Nuisance Actions

Actions that are unsafe or constitute a nuisance to others will be determined and restricted by the staff. The Association reserves the right to deny access to anyone suspected to be under the influence of alcohol or drugs.

Section 2. Specific Rules Posting

In addition to the rules stated herein, the Recreation Department will post specific rules on the use of each recreation facility at the site. These rules are designed to ensure the safety and peaceful enjoyment of all users. Other rules governing the use of facilities and common areas will apply.

A. All Recreation and Aquatic Facilities
   1. No smoking except in outdoor facilities where restricted or designated areas are identified. *(Rules: Article I Sec. 6)*
   2. No alcohol beverages allowed except where permit is applicable and issued by the Association *(Rules: Article I Sec. 5B)*
   3. No dogs or pets allowed in buildings, activity areas, courts, pools, and beach or at activities except for authorized assist animals and Recreation sponsored programs which include animals. *(Rules: Article IX Sections 5 & 6)*
   4. No loud music, foul language, or rough play.
B. All Aquatic Facilities
   1. Children under the age of ten (10) must be supervised by a fourteen (14) yr. old & up "or" adult if determined by staff. *(Also see D, below)*
   2. Children not toilet trained must wear swim diapers.
   3. All swimmers must exit the water during designated ten (10) minute breaks.
   4. The facilities will close, and patrons must exit when thunder is heard or lighting is seen, including a 15-minute period after the last lightning or thunder is detected.
   5. No food or drink allowed in the water.
   6. No swimming without a lifeguard or Association designated attendant on duty.
   7. Do not distract the lifeguards or congregate near the lifeguard chairs.
C. Main Pools
   1. Swimmers with open cuts, abrasions, any contagious disease, or infectious conditions are not allowed in water of any pool.
   2. Proper swimming attire is required in the pools. Swimsuits must have a proper lining; no cutoffs; no shorts without a lining.
   3. Only clean footwear, baby strollers and wheelchairs are allowed on pool deck and in the bathhouse.
   4. Swimmers may be required to shower as determined by staff.
   5. All swimmers must exit following a fecal or vomit accident until water is tested, cleaned, and treated (minimum of 30 min.).
   6. No running on deck or in bathhouse.
   7. Smoking is not allowed. (Refer to Article I Sec 6 of the Rules)
   8. Food and drink in designated areas only, no glass containers allowed.
   9. Fence must remain clear of towels, clothing, or other items.
   10. Do not walk in, stand on, or jump in from pool gutter.
   11. Personal Floatation Device users must be supervised & in the shallow water.
   12. No floatable toys, rafts, balls, etc. are allowed in the main pools.
   13. Stay clear of stairs & ladders except to enter & exit.
D. Children's Wading Pools (in addition to rules for the Main Pools)
   1. The children's pool is for those six (6) yrs. and under with parent or guardians.
   2. Parents/Guardians will be responsible for the conduct of their children and adherence to the rules.
   3. Proper swimming attire is required to be in this area.
E. Beach
   1. Swimmers must stay within marked lines.
   2. Do not hang on lines/floats.
   3. Floatables must be less than 24 square feet, and height under 30 inches, and are subject to use restriction.
   4. Staff may restrict use of balls and toys.
   5. No throwing sand, dunking, or "horseplay."
   6. No swimming with long or baggy pants.
F. Family Center, Rec Plex Building, Lakeview/Lakeside
   1. Dry shirt, shorts, shoes are required.
G. Lakeside Center – Cyber Café
   1. Children under 18 yrs. are not allowed to access the computers and must be supervised by a parent or guardian if in the area.

H. Lakeview Building – Fitness room
   1. Under 12 yrs.: no admittance.
   2. 12 – 17 yrs. must be supervised by parent or guardian.

Section 3. Bicycles, Rollerblades, Skateboards, and Hoverboards

No bike riding, rollerblading, skateboarding, non-motorized scooters, or use of hoverboards on sidewalks, patios, decks, ramps, or other pedestrian access passages to any building or amenity including, but not limited to: General Store building, Rec Plex patio, Family Center/Pool II patio, sidewalk or ramp, Lakeview patio, tennis and basketball courts, etc. Gravel paths through these areas are excluded.

Article V. Natural Resource Guidelines

Section 1. Fishing Regulations

A. The Association may establish catch limits and size limits.
B. No minnows will be used as bait in any of the lakes.
C. Illinois fishing license regulations are applicable.

Section 2. Chemicals and Pollutants

A. Applicable Illinois statutes will be enforced.
B. Unauthorized use of pesticides or pollutants on all common areas is prohibited.
C. Use of chemicals or pollutants by Property Owners is restricted within 25 feet of shoreline areas.

Section 3. Wildlife

Hunting and unauthorized trapping is prohibited.

Section 4. Boating and Boat Storage

A. Any person operating a boat with an electric trolling motor shall be 16 years of age or older.
B. Authorized watercraft used upon Woodhaven waterways includes canoes/kayaks, rowboats, deck boats, paddle boats, paddleboards, float tubes/belly boats, and sailboats.
   1. Deck/Pontoon boats are limited to 16' or less, which will be determined by the length stated on the Title; or, by measuring the deck platform, excluding the transom and motor.
   2. Boats equipped with electric trolling motors either in the water, parked on any common property or Campsite must be registered with the IDNR or another State's agency and must display the current sticker on the outside of the watercraft.
   3. All watercraft, regardless of type, are to display the Owner's Section and Lot number in block letters 3 inches tall affixed to the outside of the watercraft.
   4. A U.S. Coast Guard approved personal floatation device is required to be on board for each person.
C. Boats equipped with gas motors, whether running or not, are prohibited on any lake, except for maintenance and/or life safety duties performed by the Association. These boats are permitted on a Campsite between March 1 and November 30.
D. Any boat with an electric trolling motor shall be run in such a manner as to leave "no wake."
E. Non-powered boats have the right of way.
F. All unauthorized boats shall be removed from common property, designated lakes accesses, and boat storage areas from December 1st to March 1st.
G. Any boat not removed from common property will be removed by Woodhaven personnel and stored. Owners with boats which have current registration, Section and Lot number will be notified. All Owners will be required to pay a removal fee and a monthly storage fee in order to reclaim their boat.
H. Any boats not claimed by the following June 1 may be auctioned or disposed of.
I. Pets may not accompany users of paddleboards while on a lake.

Section 5. Trails

A. Debris must be placed in designated and provided containers.
B. Snowmobiles are restricted to the designated trails.
C. Motorized vehicles of any kind are prohibited from use on the trails, except for snowmobiles on defined snowmobile trails, personal handicap devices, and Association vehicles.

Section 6. Designated Preservation Areas

A. The following areas have been designated as preservation areas and may not be reclassified to other uses, except by unanimous vote of the Board following a two-thirds (2/3) affirmative vote by the Members in an advisory referendum on the reclassification proposal:
   AREA "A" THE NORM PUGH NATURE AREA/WETLAND TRAIL
   AREA "B" SECTION 28 OUTLET
   AREA "C" WOODHAVEN PRAIRIE
   AREA "D" MALLARD POND
   AREA "E" SECTION 26 TRAIL
   AREA "F" BASS LAKE HEADLAND
   AREA "G" WOODHAVEN LAKE RAVINE
   Legal descriptions for all the above areas are on file in the Association office.
B. Motorized vehicles of any kind are prohibited from incursion into Designated Preservation Areas, except for snowmobiles on defined snowmobile trails and maintenance vehicles.
C. Fires are not permitted except as authorized by the Association to promote native prairie grasses.
D. Damaging, destroying, or removing trees or plants is prohibited, except for authorized maintenance.
E. Disturbing, hurting, or killing wildlife is prohibited, except for authorized maintenance.

Section 7. Sea Walls

A. Requires a signed Sea Wall License Agreement to be on file prior to the issuance of the First-Class Permit.
B. Eligibility for license: License to have or install a sea wall will only be issued to Property Owners who are on a lake with lake front properties as demonstrated on the original Sidwell Plats.
C. Shoreline must not be altered by removing soil/sediment or filling in with soil or other materials.
D. In constructing a sea wall, acceptable methods of protection are rock or riprap, treated lumber, vinyl and composite material specifically made for applications in or around water, and other marine grade materials approved by the Association.
E. All sea walls, shoreline retaining walls, and riprap shoreline treatments shall incorporate a filter fabric between the existing ground and the rock backfill of a sea wall or the riprap.

1. The filter fabric material shall be of a non-woven nature with pore space which allows water to permeate the rock backfill of a sea wall or the riprap.
2. An inspection by ESAC is required prior to backfilling.

F. The Property Owner may extend the gravel fill area adjacent to his/her seawall to a maximum size of 200 square feet. *Refer to item D above for acceptable containment materials (no painted or stained wood).*

G. There is to be no electricity run within 20 feet of the shoreline, regardless of Lot lines proximity to shoreline. Distance must be maintained despite shoreline erosion.

Section 8. Retaining Walls

A. In constructing a retaining wall to hold back soil, acceptable materials are treated lumber, cement block, vinyl, and composite material.

B. Walls exceeding 4 feet in height will require design plans from a registered engineer or architect.

C. Walls must not be built within the designated easement space of any Campsite.

Article VI. Penalties, Hearings and Appeals

Section 1. Violations - Penalties

A. Owners shall be responsible for any violation of Association Rules and/or Covenants by the Owner or any of Owner's guests, including family, and Owners will be issued citations for such violations and fined accordingly. Guests of Owners who violate the rules may receive a copy of the citation issued to the Owner. Violations of Article III A (4), (5), (6) and (7) of the C&R shall be governed by the provisions of Section 3 of this Article VI. Any delinquent fine, as defined in paragraph 2. below, shall cause the suspension of all passes assigned to the Owner of the Campsite until the obligation is satisfied.

1. A fine, imposed as the result of a violation of C&R or R&R by the guest of an Owner, is an obligation of the Owner whose pass permitted entry into Woodhaven.
2. Fines and other penalties are due and payable within sixty (60) days. If appeal is made, within thirty (30) days of notice of final decision by the Board.
3. A violation of a suspension or restriction issued by the Board of Directors will result in an automatic hearing before the Board of Review.

B. General Violations

1. Public Safety/Resource Schedule

I — Minor Violation

	Art.	Sec.
2nd RV	VII	3C
Boats, Motors	V	4B
Pets	IX	2
Rules & Covenants not listed or covered under special situation fines/penalties		
Theft of Property ≤$100	I	17A

II — Intermediate Violation

	Art.	Sec.
Damage to Property ≤$100(a)	I	16A
False Statement	VI	4B
Fire Unattended(contained)	I	8A,B
Mischievous Acts(a)	I	14A
Public Nuisance	I	20
Removal of Graffiti(a)	I	14D
Swimming	I	7
Damage to Property >$100(a,e)	I	16B
No DL, or failure to provide	II	2A,C
Pass Misuse(b,e)	I	2,3

III — Major Violations

	Art.	Sec.
Air Guns	I	11
Consumption of Alcohol	I	5
Duty to Comply	I	19
Open Container	II	8B
Automatic Review Board		
Criminal Conduct(e)	I	1
Disorderly Conduct(b,e)	I	18A,B,C
DUI(e)	II	8A
Drugs and Paraphernalia	I	22
Fire Arms(e)	I	12
Fire Unattended(spreading)(e)	I	8C
Gang Activities(b,e)	I	15
Graffiti(a,b,e)	I	14B
No Valid Driver's License	II	2B
Pet Attack(e)	IX	2F
Reckless Driving(e)	II	1E
Registered Sex Offender(b,e)	I	21
Residency(c,e)	VI	3A
Suspension, violation of (b,e)	VI	1A(3)
Theft to Property >$100(a,e)	I	17B
Passengers Confined in vehicle(e)	II	1D

2. ESAC/Resource Schedule

	Art.	Sec.
Electrical Applications	VIII	13
No Class II Permit	VII	3
Setback Class II, III	VII	2
Boats/Motors(f)	V	4C
Sewer Cap/Breached Hose	IX	4
Trash and Debris	IX	9
Removal of Property Pins	VII	1A
Rules & Covenants not listed or covered under special situation fines/penalties		

	Art.	Sec.
Electrical-Danger to Owner	VIII	13
Failure to Repair Leaks	VIII	1H
No Class I Permit	VII	2
Nuisance, property(f,g)	CR	IVB
Setback Class I	VII	1

	Art.	Sec.
Electrical-Danger to others or WHA	VIII	13
Misuse of Refuse Container(d,e)	IX	9C
Pass Misuse-contractor, vendor, realtor	III	
Stop Work Order, violation of	VII	VI,1, 6
Trees	IX	1A,B
Automatic Review Board		
Misuse of Sewer(d,e)	VIII	3A
Sanitary Waste, Dumping(e)	IX	4A

3. Levels (applicable to 1&2)

Class I	Class II	Class III
$50	$75	Board of Review not required = $150 Board of Review required = $TBD

Four(4) or more citations in any Class within a 12 month period: automatic Board of Review; restricted use or suspension may be added.

a) +restitution
b) +one or more passes invalidated
c) overnight use prohibited
d) +cost and service fee $150
e) automatic Board of Review $150-$500

4. **Limitation of Property Use Shall be Applied on Documented Evidence of:**
   a. Gross disregard for the public's safety, or
   b. False statements to Public Safety, ESAC, Board of Review, or Board of Directors, or
   c. Repeated citations beyond 4 in the current 12-month period.
5. **Suspension**

In addition to or in lieu of penalties set forth above, suspension of, or restricted access to Woodhaven's common property or use of Woodhaven's amenities may be imposed where the Board finds the seriousness of the violation or for other extenuating circumstances, it is believed the offender's continued presence at Woodhaven would constitute a potential danger to Owners or guests of Woodhaven, and/or would impose a risk of disruption of the quiet enjoyment of Woodhaven's Owners and guests. Citations issued for violation of this rule will be automatically reviewed.

C. Special Situation Fines and Penalties.
1. A citation for Article I Section 2 A and B (use of another Property Owner's pass) shall result in a fine of $150 for both parties for the first offense and $500 for each offense thereafter and shall be continuous.
2. A citation for Article I Section 3 E (Campsite rental) may result in a fine of $150 for the first offense; if demands for immediate compliance are not met, additional citations will be issued after every 24 hours the Campsite remains in violation.
3. A citation for Article I Section 14 D (removal of graffiti) shall result in a minimum fine of $75. Woodhaven may, in its sole discretion, cause the removal of graffiti at the Owner's expense.
4. A citation for Article II Section 8 (A) shall result in an automatic review with a fine up to $500 and limitation of property use.
5. Violations of Policy 08-200-0220 by contractor, vendor, or realtor may result in a citation and monetary fines as referenced in Article VI of these Rules, Section B, 1 and 2 pertaining to applicable fines and penalties; in addition to suspension of work privileges and/or revocation of Registration with the Association.
6. Removal of trees without a permit (applies to Owner or contractor):
   First tree $100 Second tree $200 Third tree $300
   Fourth tree and up: Automatic Review, Fine $500 each and limitation of property use or revocation of license. This shall be a cumulative count with no cutoff date.
7. A citation for Article IV (Recreation Facilities) shall result in a fine per schedule in Section 1.B above and a suspension of the offender from all recreational facilities and programs for up to one year.
8. Failure of the Property Owner to comply with provisions of Article IX (Campsite Cleanliness) after written notice constitutes a violation and is subject to a fine and may cause the Association to take action to remove the offending accessories, vehicles, vegetation, or material upon authorization by the Board. The cost of removal plus a $100 service fee will be assessed to the Member. This fee will be due and payable immediately.
9. A citation for Article I Section 14 B shall result in one or more of these penalties: a fine of $150 to $500, limitation of property use, restitution in the form of monetary damages, or community service.
10. Restitution. If damage the Board deems material, in extent or monetary amount, is done to Association facilities or property by a Property Owner or by a guest of a Property Owner, the Property Owner shall be required to pay the cost of repair or replacement necessary to restore the facilities or property to the condition which existed prior to the damage. Restitution may be in addition to any fine, which may be imposed on the Property Owner or the guest arising out of the actions, which resulted in the damage. Total monetary restitution shall not exceed the actual cost to repair all damage. If more than one person participated in the incident, restitution may be divided among them in the sole discretion of the Association.
11. Pass Invalidation. A Property Owner whose guest commits a criminal act, as defined in Illinois statutes, shall, in addition to standard penalty, have one or more passes invalidated for a period of up to one year. Such invalidation may be imposed on up to three of the four passes assigned to the campsite accountable for the violation.
12. A citation for Article I Section 9 (Fireworks) shall result in a fine of $500 for the first offense and each subsequent offense, and automatic review. A single incident involving a group from one Campsite shall be regarded as one offense.
13. A citation for Article I Section 21 (Registered Sex Offender/Child Pornography) shall be fined $500 for the first offense and shall have all privileges of access to Woodhaven and use of the common properties at Woodhaven suspended for a period of not less than 1 year.
14. 14. Violations of Article II Section 4 A, General Speed Restrictions
    a. Speeding 21-25 mph carries a fine of $50
    b. Speeding 26-35 mph carries a fine of $100
    c. Speeding greater than 35 mph carries a fine of $150
15. Violation of Article IX Section 9 C and D, Restricted Trash and Debris shall result in an automatic review and a fine up to $500.
16. Stop Work Order - a Stop Work order will be issued to the Member, contractor, or agent to cease all authorized or unauthorized work pending further investigation of compliance with the Rules, Article VII Section 3, A 5. Violation of a Stop Work order is a Class III violation.

D. Complaint by Property Owner or Guest. A Public Safety Officer will investigate a complaint to determine the validity of the complaint.
1. After validation, a written complaint shall be prepared by the Public Safety Officer and signed by the complainant and thereafter; a citation can be issued to the offending Property Owner or their guest. The complainant will be notified if it is necessary to appear before the Board of Review.
2. If the officer witnesses the violation, or is presented with substantial evidence documenting the violation (e.g. video recording) a citation may be issued directly, without a written complaint.

E. Any person on Common Area found in possession of any spray paint cans or any type of permanent marking instrument or device, with intent to damage buildings or signs, shall be subject to citation and, where appropriate, referral to law enforcement for arrest. The Public Safety Officer will confiscate the spray paint can or marking instrument as contraband.

Section 2. Right to Hearing in Cases Involving Citations, Nuisance Abatements, and Other Violations

A. Citation Cases
1. Any person, receiving a citation, who wishes to contest the issuance of a citation, may do so by filing in writing, a hearing request form with the office of the Executive Director within thirty (30) days from the issuance of a citation.
2. In the event there are multiple citations from the same incident and one of the citations results in an automatic appeal, then all citations may be heard by the Board of Review at the same time.
3. Upon receipt of a hearing request form, the Executive Director's office shall provide the Property Owner with a copy of said request stating the time, date, and location of the review hearing, and transmit a copy to the Review Board which shall act as the hearing body before which the cited person shall have the right to an advisory-type hearing in which information in defense may be presented.
4. Present at the hearing shall be the Review Board Members, the Property Owner with any witnesses and the Director of Public Safety and/or the Code Enforcement Officer along with prosecution witnesses. In addition, the Review Board may request the attendance of any other individuals for information testimony. A transcript of all proceedings of the hearing shall be maintained.

5. Within ten (10) days of the hearing date, the Review Board shall provide, in writing, its recommendation to the Board of Directors.
6. Failure to appear at a requested hearing or arrange a postponement will be considered acceptance of the citation and recorded as "not contested."

B. Hearings on Nuisance Abatement and Disposal of Property. If the Board shall determine to remove any RV or improvement pursuant to Article IV B of the C&R, or if a Campsite Owner fails to remove abandoned vehicles, RVs, accessory buildings, or other material, all as provided in Article IX of these R&Rs, the following rules shall apply:
1. The Board shall make a finding of the specific condition(s) present on the Campsite that meet the criteria of Covenant IV B.
2. The Board shall set a date for abatement of the nuisance.
3. The Owner shall be sent written notice by regular and certified mail to the last address provided by the Owner to the Association. The notice shall state the Association's intent to abate the specific nuisance by removal, the intended disposition of the removed property, and the intended date of removal, which date shall be at least twenty-one (21) days from the date of the mailing of the notice.
4. If the Owner files a written request for hearing with the Association not less than ten (10) days prior to the removal date, the Owner shall be entitled to present evidence on why the nuisance should not be abated at a hearing conducted by the Executive Director. The Executive Director shall set the date of the hearing. Following the hearing, the Executive Director shall make recommendations to the Board at its next regularly scheduled meeting. The Owner may appear at this Board Meeting to present reasons why the nuisance should not be abated. The Board shall then decide if the abatement shall proceed, and if so, shall set the date for the removal and disposition.
5. All costs and expenses incurred by the Association to abate the nuisance, including disposal of any items of personal property, shall be immediately due and payable by the Owner, as provided in Article IV B. of the Covenants.

C. Contractor violations. The ESAC Review Board under Section 2 A above shall conduct review of violations.

Section 3. Citations for Violation of Certain Residency Covenants

A. A citation will be issued to any person who violates one or more of Article III A (4), (5), (6), or (7) of the C&R (hereafter Article III A). Person includes a Property Owner and/or any other occupant of a Campsite.
1. A special form of citation will be issued for any violation of Article III A. The citation shall include a warning that the Owners and occupant's rights of access to the common property at Woodhaven shall be denied during the period that such violation continues.
2. A copy of the citation shall be mailed to the Owner at the last known address listed in the Association's file. In addition, a copy of the citation shall be personally served on any occupant of the Campsite who is at least 18 years old.

B. Hearings on Citations Under This Section. A hearing on a citation for violation of Article III A shall be held by the Executive Director within 7 days of mailing of the citation to the Owner of the Campsite. The date and time of the hearing shall be specified in the citation. At the hearing, the Owner may present evidence to show the use of the Campsite is not in violation of Article III A.

C. Automatic Appeal to the Board of Directors. If, at the conclusion of the hearing required under paragraph B above, the Executive Director finds a violation of Article III A has occurred, there shall be an automatic appeal of said decision to the Board. The hearing on the appeal shall take place at the next regularly scheduled Board Meeting occurring after the decision by the Executive Director. The Owner may present evidence to the Board that use of the Campsite is not in violation of Article III A. The decision of the Board shall be final, and there shall be no further appeals or hearings. Any decision of the Board, finding a violation of Article III A has occurred, shall include the date on which the penalty, set forth in paragraph (D) below, shall be effective.

D. Penalty. The penalty for a violation of Article III A shall be:
1. Overnight use of Woodhaven shall be prohibited for the next 183 days beginning immediately after the Board's decision, and
2. All passes issued to or on behalf of the Owner(s) shall be valid for use only between the hours of 6 a.m. and 10 p.m., and
3. A monetary fine of $100 for the first offense and $500 for each offense thereafter, and
4. A written notice of any additional overnight stays will result in automatic suspension of all passes issued to or on behalf of the Owner(s) of the Campsite upon which a violation of Article III A has occurred.

E. Application for Removal of Suspension. The Executive Director or the Board may remove the suspension of privileges imposed pursuant to Section 3. D above. Any Owner who wishes a removal of such suspension must file a written request with the Association, asking for the suspension to be removed. The written request shall specify the reasons why the suspension of privileges should be removed. The Executive Director shall hold a hearing within fourteen (14) days of the filing of the written request. The Executive Director will determine that (i) all violations of Article III A have ceased, and (ii) there are adequate assurances there will be no further violations of Article III A. The Executive Director shall issue a decision within seven (7) days after the conclusion of the hearing. If the request is denied, the Owner may appeal to the Board. The appeal to the Board shall be heard at the next regularly scheduled Board meeting occurring after the date of the Executive Director's decision. An Owner may file only one application per calendar month under this paragraph.

F. Non-waiver. Issuance of a citation and imposition of a penalty provided by this Section 3 shall not preclude litigation or other enforcement activity against any Owner or occupant.

Section 4. Citations for Violation of Article I, Section 15 and Certain Violations of Article I, Section 19

Any violation of Article I, Section 15 and certain violations of Article I, Section 19 shall be conducted under this section.

A. Citations. Except as specifically provided herein, at the discretion of the Public Safety Officer, an individual violating Article I, Section 15 may be given a warning citation or a citation as is otherwise defined in the R&R.

B. Violations During Questioning and Identification
1. Any person stopped for questioning, or questioned by a Public Safety Officer for matters relating to enforcement of Article I, Section 15 and who refuses to identify himself or herself as required by Article I, Section 19 (B), or who gives false information, shall be considered a trespasser, and the following shall occur:
   a. A citation shall be issued for violation of this section.
   b. The person shall be requested to leave Woodhaven and shall not be permitted to return.
   c. If the person fails to comply with the above request, an appropriate criminal complaint shall be filed with the appropriate law enforcement agencies.
2. Any person failing to obey the request of a Public Safety Officer pursuant to Article I, Section 19 (C) shall be considered a trespasser, and in addition to B.1. a, b and c above, the person shall be permanently banned from entry into Woodhaven.

C. Citations for Violation of Article I, Section 15 (Street Gangs and Gang Activities)
1. Citations for persons having previously received a warning citation. Any person who receives a citation for violation of Article I, Section 15 of these R&Rs and who has received a warning citation for violation of Article I, Section 15 during the 24 months immediately preceding the issuance of said citation, shall be deemed a trespasser, and all access to Woodhaven shall be immediately terminated. Return to Woodhaven may be permitted only upon action of the Board, which may set conditions on such re-entry. Such person shall further be subject to the penalties provided in paragraph (2) below.
2. A citation for Article I, Section 15 requires Automatic Review and one or more of the following penalties:
   a. A fine of $150 to $500
   b. Immediate eviction from Woodhaven

c. Temporary ban on entry into Woodhaven
d. Permanent ban on entry into Woodhaven
e. Requirement to pay full restitution for any damages or costs caused by the Owner or by the Owner's family member or guests

Section 5. Hearings and Appeals

A. Any hearings and appeals necessary under this Article VI shall be held pursuant to Section 2 of this Article.
B. The decision of the Board of Directors shall be final in all cases.
C. The Board of Directors may dismiss a citation upon recommendation of the Review Board or on their own initiative.

Article VII. Land Usage and Construction Guidelines Regulating Lot Owner Improvements

Short Title. This article may be cited and referred to as the "Woodhaven Lot Improvements Code."
Authority for administration of the Code shall be by the Code Enforcement Officer, also referred to as an ESAC Inspector.

Section 1. Setback Requirements

In accordance with the Covenants all RVs, tents, and improvements are subject to setback as specified within these Rules.

A. Property Owners are responsible for the actions of the surveyors they hire who shall not remove an original monument nor may they remove a boundary pin without written consent/agreement of the neighboring Property Owner(s) who shares the pin(s) in question; written agreements must be filed with the Association prior to moving.
B. Where property rights extend to shoreline, a fire pit may be placed 15 feet from shoreline. The setback will include any perimeter material such as brick, stone, etc. A fire pit cannot exceed 1 foot above ground level.

Section 2. Setback by Class

Class I

7 feet from the back lot line
7 feet from the side lot line, or to easement, whichever is greater

Class II, III

15 feet from the ~~front lot line~~

5 feet from the back lot line, or to easement, whichever is greater
5 feet from the side lot line, or to easement, whichever is greater

24 feet from ~~lake shoreline~~
(normal pool elevation)

Driveway and parking pad; 1 foot from side lot line

Section 3. Improvement & Permit Classes

A. Permits. The placement of any recreational vehicle (RV) or the commencement of construction or structural alterations of any improvement described in this Code shall be prohibited unless proper required Woodhaven and Lee County permits have been issued.
1. Permits by Class

Class I-A (Lee Co. Permit Required)	Class I-B (fixed units)	Class II	Class III
Overhead Structure (1)	Travel Trailer (2)	Antenna (fixed)	Additional Tents
Room Enclosure (1)	Wood Deck	Bridge	2nd RV
Integral Connecting Roof	RV Pad	*Dog Run/Kennel	Demolition (4)
	Staircase	**Driveway	Mowing (3)
	Porch	**Parking Pad	Tree Removal
	Ramp	Fire Pit	Yard Sale
	Retaining Wall	Fireplace	
	Seawall (setback does not apply)(5)	HVAC	
	Park Model RV (2)	LP Tank	
		Patio	
		Pond	
		*Raised Walkway	
		Roof Replacement	
		Satellite Dish(fixed)	
		Storage Shed	
		Storage Locker	
		*Temporary/Portable Screen Rooms/Overheads	
		Terrain Modification	
		Utility Extension	
		Wastewater Holding Tank	
		RV Modification	

(1) Lee County Permit Required
(2) Requires Certificate of Title
(3) Requires neighboring PO agreement
(4) Requires means for disposing material
(5) Requires signed license agreement
* Requires 7' side & rear setback and 15' front setback
** Subject to 1' side setback

2. A permit is needed when
   a. making repairs.
   b. replacing or modifying a roof.
   c. modifying windows, doors, siding, tip outs, slide outs, or any exterior element of an RV.
   d. Any modification must conform to current RV standards and/or practices for the RV type being modified. No permit is needed for other RV repairs provided the repair is intended to maintain the RV in "as was" or original condition.
3. Applications that are properly completed, accompanied by plans, and an accurate setback diagram that are found to comply with the Code shall be approved within 3 business days and a permit issued upon Lee County fee payment (if required).
4. Work permits are valid for a period of 180 days from date of issuance of the permits. Work authorized by permit, but not substantially started within 90 days, shall require a new permit. An extension of the permit, if the work is not completed within the 180 days given, may be issued by the Code Enforcement Officer upon receipt of a compliance agreement.
5. A work permit shall be revoked by the Code Enforcement Officer, if they find from personal inspection or from competent evidence the rules or regulations of the Code are being violated.
6. The permit application for placement of an RV shall include the vehicle identification number (VIN) and a copy of the title or bill of sale.

B. Tents. Tents connected by an accessory tunnel or otherwise joined shall be regarded as multiple tents. Placement of additional tents on a campsite will require a permit as follows:
1. Campsites with no RV are allowed 3 tents with no permit required.
2. Campsites with an RV are allowed 2 tents with no permit required.

3. A permit may be issued for a maximum of 2 additional tents.
4. Woodhaven may waive restrictions for registered not-for-profit organizations, i.e. Boy Scouts, Girl Scouts.
5. Tents must be set up within setback lines.
6. Permits must be displayed on the RV or electrical pedestal and must be visible from the road for as long as the tents are present.
7. There is a limit of 4 permits issued to a single lot in any given calendar year, 2 of which may be between Memorial Day and Labor Day Weekend. A permit extension may be considered for extenuating circumstances with prior notice.
8. Tents and fabric overheads shall be retracted or removed from December 1 to April 1 unless in actual use.

C. 2nd RV. A second RV will require a permit, when temporarily parked on a campsite with the exception of trucks with camper tops or conversion vans that are being used for transportation and are not hooked up to water or electric, nor are they being occupied while parked.
1. There is a limit of 4 permits issued to a single lot in any given calendar year, 2 of which may be between Memorial Day and Labor Day Weekend (in-season). A permit extension may be considered for extenuating circumstances with prior notice.
   a. In-season permits may be combined for a maximum of 28 consecutive days. If the Owner wants to string one off-season permit with two in-season permits there will be a maximum of 35 consecutive days.
2. The RV must remain within the Campsite's side and rear setback lines.
3. A grace period of up to 48 hours for loading/unloading will be given with prior authorization.

D. The demolition of any building or structural improvement requires a permit and demonstrable means for disposing of debris. Woodhaven dumpsters cannot be used for this material.

E. Yard Sales.
1. No yard sales, garage sales, or product sales are to be allowed on any Campsite except by permit.
2. No lot shall be issued more than two (2) permits per year consisting of no more than three (3) consecutive days.
3. Yard sales are not permitted during holidays or Woodhaven special event weekends including: Spring Fling, Memorial Day, 4th of July, Main Event, Labor Day, and Fall Festival Weekends.

Section 4. Non-Conforming Improvements

A. Any permitted improvement, constructed and placed in accordance with its permit, and existing at the time of adoption of this Code, or a later amendment, which does not conform to the provision of this Code, shall be deemed to be a non-conforming improvement and may be continued and kept in ordinary repair and maintenance or changed to a conforming improvement, except as provided herein.

B. A non-conforming improvement may not be enlarged, extended, structurally altered, or improved in any way that may appreciably extend the useful life of the improvement. Alteration may be commenced, under permit, to convert a non-conforming improvement to a conforming one.

C. Elimination of non-conforming improvements. A non-conforming improvement must be removed or modified to a conforming improvement:
1. When a non-conforming improvement may be deemed a health or safety hazard by a safety official charged with protecting the public health and welfare, or
2. When a non-conforming improvement is damaged or destroyed by any means to the extent that a loss of 50% or more of the replacement value of the improvement has been incurred.

D. No additional First-Class improvements that will impede future compliance with the Code may be made to a lot on which a non-conforming improvement is noted.

Section 5. Violations/Inspections

Inspections of Campsites may be conducted by Association personnel or authorized agents of the Association. Any violations found at the time of inspection will be recorded in the Member's files. A written notice identifying the violation(s) will be mailed to the Member at the last known address in the Association's records. The member will have thirty (30) days to submit plans for removal or reconstruction of the violation into a conforming improvement.

Section 6. Allowed Structural Improvements

All work performed shall be done in a workmanship like manner, *Refer to Policy 08-200-0220 C 4.*

A. Storage Building (Shed)
1. Shall be constructed on a level base with a floor designed to allow the shed to be easily relocated.
2. Shall have a roof pitch of not less than 3 inches per foot of rafter span, covered with a generally accepted roofing industry material, in accordance with the manufacturer's intended purpose and installation instructions. Manufacturer's specifications may be required for permit.
3. Shall not exceed 96 square feet, nor may it exceed a height of 9 feet measured from the base to highest point of roof. Gable and roof extensions may not exceed 12 inches.
4. A second shed may be permitted on a Campsite, with the following provisions:
   a. A total of 128 square feet consisting of no more than two (2) structures.
   b. The two (2) structures are not joined in any manner and do not share any common components, i.e. roof, wall, floor, etc.
5. Shall not have plumbing, sanitary, cooking, or sleeping facilities installed at any time.
6. Sheds may be constructed of industry recommended material suitable for outdoor applications; and must be maintained to remain free of rotting, rusting, holes, or in any other way being left open to the elements.
7. Sheds constructed of wood must be of exterior quality and sealed with exterior paint.

B. Wood Decks, Porches, Ramps, and Staircases
1. May not exceed a combined total of 400 square feet.
2. The floor height shall be consistent with reasonable entry into the trailer.
3. The deck shall be supported by wood, steel posts, or concrete piers. If concrete piers are used, they must not extend beyond 3'' above grade.
4. A raised wood deck, when properly constructed and upon proper application of the necessary permits, may be used as the floor for other approved Campsite improvements.
5. Construction materials consisting of recycled materials, formed into standard lumber sizes, and used according to manufacturer instructions, shall be considered equivalent to wood.
6. Ramp width may not exceed 4 feet. May include intermediate landings of up to 4' x 4' to change direction or interrupt slope. Not included in deck area limit.
7. Staircase tread may not exceed 12 inches. May be constructed to complement deck design. Total width of staircase in one direction may not exceed 12 feet. May include intermediate landings of up to 4' x 4' for each 90° change in direction.
8. Stair tread larger than 12" or landings larger than 4' x 4' will be classified as deck and included in deck area limit.
9. Railings

a. A railing is required on decks with an elevation of 30" or higher.
b. Railings shall be at least 32" in height, but no greater than a height of 48" as measured from the floor of the deck, porch, ramp, or staircase to the top of the railing. When using vertical balusters there is to be no more than four (4) inches of space between each baluster on the railing.

10. Raised Walkways must meet a 7' setback.

C. Overhead Structures

1. Total maximum under roof area of all overhead structures shall not exceed 400 square feet. First Class Permit is required.
2. Each structure may be made, covered, and roofed with any generally accepted industry material, in accordance with the manufacturer's intended purpose and installation instructions. Manufacturer's specifications may be required for permit.
3. The structure shall not exceed 12', measured from floor to roof peak.
4. Maximum roof extension (overhang) of an overhead is 24".
   a. Extension(overhang) is measured from the support post establishing setback of the overhead, when placed over a patio or undeveloped area.
   b. Extension(overhang) is measured from the support post establishing setback of the deck, when overhead is constructed as a deck overhead.
5. If the structure is attached to an RV, the integrity of each structure will remain sound when one is separated from the other. Support beams are to be adequately placed to support the weight of the overhead.
6. Overhead structures shall not be used to provide storage of personal property (except during off-season); nor may it be used to shelter (full or partial) recreational vehicles or automobiles.
7. Screened Overhead Structure
   a. Screening installed to enclose an overhead must be temporary in nature if a room addition is also present on the property (see option below). Use of screens is permitted from March 1 through November 30; screens must be removed from December 1 through the last day of February (the area is to remain open during this timeframe).
   b. When no room addition is present on the property, screens may remain on a year-round basis. Use of exterior shades to protect screen rooms must be manufactured specifically for this application and be maintained in good repair.
   c. Property Owners with less than 400 square feet of room addition on their property may screen the difference in area up to the maximum 400 square feet, with that portion permitted to remain on a year-round basis. Any additional screening is required to be removed as noted in 7 a.
   d. A portable/temporary screen room (see Article VII, Section 6, K.) may not be used where a deck overhead has been enclosed with screens.

D. Room Addition (Enclosures)

1. The maximum allowable area of room addition (enclosure) is 400 square feet composed of no more than 2 separate structures. First Class Permit is required.
2. Enclosure must not have any plumbing, sanitary or cooking facilities installed at any time.
3. Enclosure is permitted for use only as a supplement to an approved recreational vehicle.
4. Enclosure shall have a minimum of one (1) door exit located and arranged to provide a means of unobstructed travel to the outside of the structure. If an addition is divided into two (2) rooms, the room which does not have an exterior door to the outside shall have an alternate exit, with an unobstructed opening of at least 5.7 square feet with width not less than 20 inches, height not less than 24 inches, the bottom of the opening not more than 44 inches above the floor. The latch mechanism of any required exit facility shall be operable from the inside without the use of tools, keys or special effort.
5. Enclosure shall have a minimum glass or screen area for each exterior wall, except the wall adjacent to the RV, if within 3' of the RV. Glass/screen area is determined by measuring the length of the wall multiplied by .725. Window placement must allow for the maximum amount of light into the structure and possible second escape route. The calculation for the length of the wall will be reduced by the width of the door opening. In the event multiple walls or angles apply, a directional view will be used to determine the wall's length.
6. Enclosure may be constructed, covered, and roofed with any generally accepted industry material in accordance with the manufacturer's intended purpose and installation instructions. Manufacturer's specifications may be required for permit.
7. The structure shall not exceed 12', measured from floor to roof peak.

E. Connecting Roof

1. Removable. Designed and constructed that it may be disassembled without impacting the structural integrity, appearance, or usability of the two (2) integrated units.
2. Integral. Designed and constructed to form a continuous roof covering a corridor between the connected units with roofing material blending onto both units. Such an integral connecting roof shall require a Class I-A permit and shall be included in the total maximum under roof area, and, if covering an enclosed structure, also be included in maximum enclosed area. Such roof shall not exceed the height of the adjoining units at the eaves by more than 12 inches, nor shall it exceed the width of the corridor by more than 8 inches on each side.
3. Overhead structure and/or room enclosure roofs, connecting to the adjacent RV:
   a. Park Model RVs Only
      1. Roof extensions connecting to a Park Model RV will be based on the pitch of the RV. The highest point is not to exceed the ridge of the Park Model RV or 12' from the floor of the room or deck.
      2. Roof extensions are not to be attached to the Park Model by fasteners.
      3. The roof of the Park Model RV is not to be modified or striped under the overhead connecting roof.
      4. If the Park Model RV is removed and replaced with a different type RV, the roof must be reduced to 24".
   b. All Other RV Types
      1. Maximum roof extension of an overhead or enclosure is 24"
      2. Such overhanging roof shall be self-supporting and not structurally attached to the RV roof, except by means of flashing to prevent leaks.

F. Roof Replacement or Repair

1. Repair material must be uniform in color and style, or if replacing, must use a generally accepted roofing industry material in accordance with the manufacturer's intended purpose and installation instructions. A copy of the manufacturer's specifications may be required for permit.

G. Antennas (includes satellite dish)

1. All towers shall be a maximum of 30' in height plus 10' mast.
2. Tower shall be free standing and constructed of at least 20 gauge galvanized or enameled steel.
3. Base shall be buried a minimum 42" in ground and set in concrete.
4. Absolutely no guy-wires are permitted to ground level or attached to vegetation.
5. Masts attached to sheds, room enclosures, or recreational vehicles shall not exceed 12' unsupported length and be a minimum 16 gauge enameled or galvanized steel, minimum 1¼'' outside diameter.
6. Towers or posts are to be placed within the property boundary lines.

H. Bridges
1. Shall not restrict natural drainage.
2. Bridges used only for pedestrian traffic have a maximum width of 5'.
3. The bridge shall not exceed road level within 2' of any roadway to allow for roadway maintenance and snow removal.

I. Signs
1. No signs of a commercial nature advertising yard sales, garage sales, or service type activity, or any political signs on any Campsite or roadway, except those that may be regularly displayed on an Owner's passenger vehicle used in the normal course of business. For Sale signs are prohibited.
2. Signs denoting a lot address or Owner's name may be displayed adjacent to the roadway, within the lot lines of a Campsite.
3. Signs displayed and denoting Owner or lot address shall not exceed 720 square inches in surface area and the top of such sign shall be no higher than 72'' above the ground level.

J. Storage Lockers
1. Limit of two (2) lockers per Campsite.
2. Shall be placed on level gravel, patio blocks, platform or deck.
3. The locker shall not exceed:
   a. A base area of 20 square feet.
   b. A height of 7 feet from base to highest point.
   c. The height of any wall it is near to.
4. Lockers standing over 4' 6" must be stabilized.
5. Shall be designed for outdoor use and easy relocation. (Typical: Rubbermaid plastic)
6. All-metal (steel, galvanized, aluminum) units are prohibited.

K. Portable/Temporary Screen Rooms/Overheads (See Definitions)
1. A Class II permit with Class I setbacks is required. Portable/Temporary Screen Rooms/Overheads placed on a property must maintain a Class I setback from the property lines, ie.; fifteen (15) feet from the front and seven (7) feet from the rear, right and left side lot lines.
2. A portable/temporary screen room or portable temporary overhead may not exceed a total of 200 square feet on any Campsite.
3. Portable/Temporary Screen Rooms/Overheads are permitted from March 1st to November 30th and must be removed from December 1st to the end of February. The framework may remain; however, fabric tops and/or roof are to be removed.
4. A portable/temporary screen room may not be used when a deck overhead has been temporarily/permanently enclosed with screens.

L. Firewood Containment
1. Area is not to exceed 32 square feet and 6' high.
2. At least 50% of the walls and doors must be open to allow air flow.
3. May be constructed of wood, agricultural fencing such as chicken wire, wood or composite lathe, or metal or plastic chain link.
4. Containment materials are to be kept in good repair.
5. Items to be stored within containment area are limited to firewood only.
6. Limited to one per Campsite.

Section 7. Non-Structural Improvements

Paving Materials. The use of poured concrete, asphalt, and other non-porous paving materials is prohibited. Only porous materials will be permitted.

A. Parking Pad
1. Shall be at least 12'' in from each side lot line, shall be constructed of a porous material.
2. Shall not alter existing grade as to create drainage problems for adjoining lots, common areas and/or other property.

B. Driveways
1. Shall be at least 12'' in from each side of lot line.

C. Recreational Vehicle Pads
1. Cannot exceed 4' beyond the RVs perimeter.
2. Shall not alter existing grade as to create drainage problems for adjoining lots, common areas and/or other property.

D. Patio
1. Shall be at grade level.
2. Maximum area of 400 square feet.
3. Constructed of gravel, patio blocks, brick, wood, or other materials approved by the Board of Directors. Note: when using patio blocks, blocks are to be limited to 18" x 18" in size. Sand or other porous material may be used to fill the cracks between blocks or bricks. Under no circumstance is concrete or other material to be poured or placed to create an impenetrable patio slab.

E. Culvert
1. Culverts are required under driveways that cross drainage ditches and shall maintain proper drainage in ditches. Required culvert diameters vary with location; specific requirements may be obtained from the Code Enforcement Officer.
2. Culverts may be made of galvanized metal or double-walled plastic tube, in accordance with the manufacturer's intended purpose and installation instructions. Manufacturer's specifications may be required for permit.
3. If no drainage ditch exists between the roadway and an Owner's lot, no culvert is required.

F. Fire Pit
1. Shall be located not less than 20' from any propane gas storage.
2. Maximum area of any fire pit shall be no more than 12½ square feet.
3. Shall be lined with stone, bricks, concrete blocks, or metal.
4. All external fires shall be confined within the fire pit.

G. Light Shields
1. If a light illuminates neighboring lots, then a shield shall be placed around the light to prevent the light's direct illumination onto other properties.

H. Portable Temporary Pools
1. Allowed pools are limited to 24" in height and must observe Class I setbacks. Pools must be emptied and stored so as not to collect water when property is not occupied. Pools intended to be operated with a filtration system are prohibited.

I. Terrain Modifications
1. Terrace
   a. A landscape terrace may be graded to provide a relative level area on a sloped lot.
   b. The terrace surface must be natural vegetation (such as grass).

c. Terracing may not create an interference with natural drainage or adversely impact neighboring campsites or common area.
d. A terrace may be bordered by a retaining wall *(See Article V Section 8)*.

2. Excavation and/or Fill
   a. Subgrade level excavation or adding fill materials, including but not limited to, rock or soil more than 4" in depth is prohibited without a Class II Permit.
   b. Requires a diagram of the impacted area demonstrating the modification will not cause stress to trees or interfere with proper drainage patterns.

J. Dog Run/Dog Kennel *(see Art IX Section 5)*
1. Requires a Class II Permit.
2. No more than 160 square feet in area and 6' in height.
3. Approved materials: standard industry material used in dog runs/kennels.
4. No more than one per Campsite.
5. May not be used for storage.

K. Fences
1. Campsites shall be kept free and open, no fences, ledges or walls. See definitions, Article X.

L. Wildlife Deterrents
1. Plastic flexible fencing may be used around trees and shrubs to prevent damage from animals from October 1st to April 30th. The barrier is to be placed around the trees and/or shrubs to be protected. Fencing needs to be removed and stored appropriately out of sight from May 1st to September 30th.
2. Use of manufactured plastic or wire garden bed fencing (chicken wire) may be used, with a height of no more than 36", a mesh of no more than 2" in diameter; and covering an area of no more than 200 square feet to prevent damage to vegetables or flowers from animals will be permitted from April 1st to September 30th. Fencing needs to be removed and stored appropriately out of sight from October 1st to March 31st.
3. Goose deterrent wire or rope will be permitted at the water's edge of lakefront properties only.

M. Decorative and Containment Borders
1. Materials to contain the spread of gravel used to define a driveway and or parking area; such as railroad ties, landscape timbers, decorative block, or edging may be used, but may not exceed 8" in height.
2. Landscape posts and/or split rail may be used for landscape décor on the property with a maximum of two (2) locations and may not exceed 4' in height and/or 10' in length.
3. Borders and structures placed in Easements are subject to removal by the Association or authorized agent without notice and/or compensation when utility work is required in the easement.
4. Under no circumstance is any material allowed to border a Campsite on the sides or ends; or outline, encompass, or surround an entire Campsite. Material placed in such a manner will be deemed a fence.

N. Prohibited Materials in the application of items L. and M.
1. Barbed wire
2. Agricultural fencing (over 2" mesh)
3. PVC pipe
4. Chain link – plastic or metal
5. Aluminum
6. Privacy fencing

O. Skirting
1. Skirting may be used to enclose the perimeter under and around a recreational vehicle, room addition, overhead, or deck. A Class II permit noting the materials to be used and structure to be skirted is required.
2. Acceptable materials include: lattice, solid wood panels which have been painted or stained to match the existing structure, manufactured RV panels/ skirting designed for this purpose, or vinyl panels.
3. Skirting may not exceed 3' in height; and must be securely attached to the recreational vehicle, add-a-room, or deck. Skirting which cannot be attached directly under and around a recreational vehicle, add-a-room or deck; may be constructed with no more than 6" between the structure and skirting and may not exceed 3' in height. The skirting needs to be securely attached and/or supported to prevent the skirting from being damaged by weather, animals, etc.
4. Areas which require more than a 3' high skirting panel due to terrain issues will be permitted and noted on the Class II permit application. Foundation walls, poured or block; and ground coverage other than gravel, within a skirted area is prohibited.
5. Use of doors. If access under the structure is needed, only one 36" high and 48" wide, door/access panel may be used, and must blend in with the rest of the skirting used.

P. Ponds
1. A Class II Permit is required.
2. Are to be located no closer than 7' from side lot lines and 15' from front lot line and 7' from the back lot lines.
3. A pond depth is to be no more than 24".
4. The maximum area for the water surface of a pond is to be no more than 50 square feet.
5. Ponds must be constructed of materials specifically manufactured for this purpose.
6. Ponds must have a moving water source so as not to become stagnant, which may be accomplished with a filter, bubbler, fountain, or other industry acceptable device. Power source must meet standards stated in Article VIII Section 13.
7. Ponds must be maintained so as not to collect yard debris or be covered with algae.
8. Unmaintained or abandoned ponds must be removed from Campsite.
9. Discarding of pond plants or fish into Woodhaven's lakes is strictly prohibited.

Q. Walkways
1. Cannot exceed 4' in width.
2. Raised walkways must meet a 7' setback; a Class II Permit with Class I Setbacks is required.
3. Walkways which are on the ground (not raised in any fashion) made of wood/block must meet a 5' setback.
4. Gravel walkways which do not exceed 4' in width must meet a 1' setback.

Section 8. Recreation Vehicles

All RVs require a Class I Permit and are to be placed in compliance with setback requirements (see Section 2 and 3 of this Article)

A. Park Model RV
1. Covered on all four (4) sides with exterior siding material of the same type and forming a consistent design theme.
2. Built on a single chassis mounted on wheels.

3. Having a gross trailer area, not exceeding 400 square feet in the set-up mode.
   a. a. Measurements are to include siding, trim, corner moldings, bay windows, porch or deck and all other projections built on the trailer frame.

B. RVs With Tip Outs
1. Set back requirements must be met when tip-outs are fully extended.

C. Repair and Modification of RV
1. A permit is needed when making repairs or replacing or modifying a roof. A permit is needed when modifying windows, doors, siding, tip outs, slide outs, or any exterior element of an RV. Any modification must conform to current RV standards and/or practices for the RV type being modified.
2. No permit is needed for other RV repairs provided the repair is intended to maintain the RV in "as was" or original condition.

Section 9. Utility Trailers

A. Utility Trailer
1. Shall not be used for storage.
2. Shall not be of design to exceed 3,000 lb. gross weight when loaded, maximum 6' in width 12' in length.

Article VIII. Utilities

Water, sewer, liquid propane gas containers, and electrical improvements shall be upon Campsites in compliance with the Code and current trade practices.

Section 1. General Rules

A. Sewer Service and Water Service is available only to Members in good standing who own Campsites where such services are installed.
B. The annual assessment for service shall be established from time to time by the Board of Directors.
C. The Board shall have the right to adopt a special assessment for capital improvements, repairs, replacements, extensions, working capital, reserves, and for any other purpose it deems in the best interest of the Association.
D. All assessments shall be charged to the Campsite Owner(s).
E. The Board shall have the authority to adopt such Sewer Service and Water Service Rules as it deems necessary for the operation of either system.
F. All assessments shall continue to be made upon the Campsite Owner as long as the Owner owns the Campsite, whether or not membership in the Association is in good standing or suspended, whether or not the Owner uses water service, and whether or not the Campsite is occupied.
G. Each Campsite's service shall be considered separately in rendering bills for service.
H. Any repairs or maintenance necessary on the Owner's service pipe, sewer line or any pipe or fixture in or upon the Owner's premises shall be performed by a contractor or the Owner at the Owner's expense and risk. Such pipes and fixtures shall be kept and maintained in good condition and free from all leaks, upon failure on the Owner's part to do so, the Owner may be issued a citation for violation of the Association's Rules and Regulations. The Association may make the repair and assess the Member for the costs of repair and for any damages caused by the repairs to property of the Association, plus any penalty for violation of these rules. Penalties will be in accordance with Article VI of these Rules and Regulations.
I. In the event there is a leak or break of a shared service line and/or sewer line, both Owners shall be jointly responsible for the cost of repairs.
J. In case of damage to the Association's property on the Owner's premises and/or damage, including obstruction, burying and filling thereof, to the service connection to the Owner, the cost of repair shall be billed to and paid by the Owner in a separate billing statement.

Section 2. Sewer

A. Owner sewer lines shall require a minimum pitch of 1'' per 8' length and one 4'' (Y) cleanout positioned toward sewer main, placed external of, but within 2' of approved improvements outside perimeters.
B. An Inspection is required by ESAC or Water/Sewer Department personnel before backfilling an open trench.
C. Pipe shall be SDR 35 PVC or equal.
D. An Owner's sewer line shall be as specified in the Illinois Plumbing Code. The Owner's sewer line connections shall be installed in accordance with the Association's specifications, maintained and renewed by the Owner. Whenever the excavation for an Owner's sewer line is made in unstable ground, the material for such connection (line and backfill) shall be as approved by the Association.
E. In laying or installing the Owner sewer line and sewer extension, the following specifications must be observed by the applicant:
1. All joints and connections shall be gas-tight and water-tight.
2. All joints must be glued or of a rubber gasket type.
3. The diameter of such Owner sewer line shall be not less than 4".
4. The depth of such Owner sewer line shall be sufficient to afford protection against breakage or damage from vehicles moving on the surface of the ground over or adjacent to such connection and to afford protection against frost.
5. An Owner's sewer line shall be laid at uniform grade and in straight alignment insofar as possible, and any changes in direction shall be made only with properly curved pipe and fittings, or as in accordance with the Illinois Plumbing Code.
6. An Owner's sewer line shall be laid so as to permit gravity flow of sewage to the sewer collection of the Association.
7. All excavations for the installation of an Owner's sewer line shall be open trench work in accordance with ASTM Specification (C-12-19), unless otherwise approved by the Association, and no backfill shall be replaced until the sewer lines laid therein have been inspected and approved by a duly authorized agent or employee of the Association.
8. It shall be a violation of these Rules and Regulations for a sewer pipe to be left open, unsealed or incomplete in such manner that will permit storm or surface water to enter into any Collection sewer. All such openings shall be tightly sealed at all points whenever work is not actually in progress on such Owner sewer lines. An Owner's sewer line must be located at least ten (10) feet horizontal from any water pipe.
9. All excavations for an Owner's sewer line installation shall be adequately guarded with barricades and have lights so as to warn and protect the public from hazard. Roads and other common property disturbed in the course of the work shall be restored to a condition satisfactory to the Association at Owner's expense.

F. The Association will maintain the Association's sewer service connection to the Owner sewer line. Beyond the sewer service connection, the Owner is responsible for all leaks and blockages and the same must be repaired by the Owner. If leaks in the Owner sewer line are not repaired within a reasonable time after notice, the Owner will be in violation of these Rules and Regulations and subject to the penalties thereby imposed, including suspension of privileges.

Section 3. Prohibited Use of Sewer Service

A. No Owner or occupant of a Campsite receiving sewer service shall discharge, cause to be discharged, allow to be discharged or permit to be discharged any storm water, surface water, roof run-off, surface drainage, or groundwater drainage into the Collection sewer or into the Owner sewer service line so as to reach said Collection sewer.
B. Except with written permission from the Association, neither the applicant nor any occupant of the Campsite shall discharge or cause to be discharged into the Owner sewer service line or into the Collection sewer any of the following described waters or wastes:
1. Any liquid or vapor having a temperature higher than 150°F

2. Any water or waste that may contain more than one hundred (100) parts per million by weight of fat, oil or grease.
3. Any gasoline, benzene, naphtha, fuel oil or other flammable or explosive liquid, solid or gas; any ashes, cinders, sand, mud, straw, shavings, metal, glass, tar, wood or any other solid or viscous substance capable of causing obstruction to the sewers, mains, or outlets, or interference with the proper operation of said system.
4. Any water or waste containing a toxic or poisonous substance in sufficient quantity so as to constitute a hazard to humans or animals
5. Any noxious or malodorous gas or substance capable of creating a public nuisance
6. Any water or wastes containing in excess of two (2) milligrams per liter of cyanides as CN
7. Any water or wastes containing phenols in excess of 0.50 milligrams per liter
8. Any water or waste containing more than 250 parts per million by weight of Suspended Solids.
9. Any water or waste containing more than 200 parts per million by weight of BOD (Biochemical Oxygen Demand).
10. Any water or waste having a pH less than 5.0 or greater than 9.0, or having any other corrosive property capable of causing damage or hazard to structures, pipes, equipment, and personnel of the sewer system. The term "pH" as used in this subparagraph shall mean the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

C. The Owner shall provide the Association's employees free and reasonable access to the Campsite served for purposes including, but not limited to, inspection of drains, sump pump discharges, down spouts, and surface draining, and the performance of non-destructive tests (for example, smoking, dye testing, etc.) to determine compliance with this Section – Rules Governing Sewer Service.

Section 4. Discontinuance of Service

A. Water and/or sewer service for a Campsite may be discontinued or terminated by the Association for any of the following reasons:
1. Tampering by an Owner or his guests or invitees with the Association sewer laterals, manholes or connections.
2. Violating any of the Rules Governing Sewer Service set forth in Article VIII Section 3 of these Rules, and Regulations.
3. Failure to provide the Association's employees free and reasonable access to the premises or property served, or for obstructing the Association sewer service connections, fixtures, or other appliances.
4. Nonpayment of a delinquent sewer or water bill owed to the Association
5. Whenever an Owner creates conditions that jeopardizes the integrity of the service provided to other Owners.

B. The Association may discontinue water or sewer service immediately upon oral or written notice to an Owner if the rendering of further service to that Owner would endanger the health and safety of the Owner or other parties or if civil authorities request the Association to discontinue service.

C. The Association reserves the right, at any time, to temporarily discontinue sewer service for the purpose of making repairs or extensions. The Association will attempt to give reasonable notice, to the extent practicable, to all Owners to be affected by the discontinuance.

Section 5. Liability of the Association

The Association shall not be liable for damages of any kind or character for any deficiency or failure of sewer service, for the blockage or breaking or sewer overload of any Collection sewer, wherever located, for any deficiency in any Association or Owner lines, attachment or fixtures to any Collection sewer, or any other facility used by the Association, or for any other interruption of sewer service caused by breaking of machinery, stopping for repairs, or for any reason or occurrence.

Section 6. Certificate of Compliance with Article VIII Section 3

A. The Association may, at any time, give written notice to Owners to schedule not later than thirty (30) days from the date of such notice an appointment for inspection by the Association of the Owner's property or premises to determine whether the Owner is in compliance with Article VIII Section 3. The Association reserves the right to give such notices and to schedule such appointments on an area basis to accommodate availability of personnel. Should an inspection take place and the Association find compliance with Article VIII Section 3 the Association will issue a Certificate of Compliance for the premises.
1. Should an inspection take place and the Association find non-compliance with Article VIII Section 3, the Association shall give written notice to the Owner describing the non-compliance and stating the Owner shall have a period of sixty (60) days from the date of such notice to achieve compliance with Article VIII Section 3 and to make an appointment for another inspection by the Association.
   a. Should the inspection show compliance, the Association will issue a Certificate of Compliance for the property or premises.
   b. Should a reinspection show non-compliance, the Association will give written notice to the Owner describing the noncompliance and the Association may apply Suspension of Privileges, until such Owner is in compliance with Article VIII Section 3 and receives a Certificate of Compliance.
   c. Should the Owner fail to achieve compliance and make an appointment within the sixty (60) day period referred to in subparagraph (1) above, the Association may suspend privileges, disconnect water service or sewer service or both, until such Owner is in compliance with Article VIII Section 3 and receives a Certificate of Compliance.
2. Should an Owner fail to make an appointment for inspection within the time period set forth in this Rule, or fail to permit inspection at the appointed date and time or within any time period set forth in this Rule, the Association shall give written notice of such failure. In the event that within thirty (30) days of the date of such notice the Owner fails to make an appointment for inspection, or fails to permit inspection at the appointed date and time or within said thirty (30) day period, as the case may be, the Association may disconnect water service or sewer service or both, until such Owner is in compliance with Article VIII, Section 6 (A) and receives a Certificate of Compliance.
3. Any and all work, labor or materials required to enable compliance with Article VIII Section 3 shall be performed by and provided by the Owner or occupant and shall be at no cost to the Association. Whether compliance exists shall be the sole and absolute determination of the Association. In the event this determination is disputed by the Owner or occupant, the Association will accept a then current written opinion of a professional engineer registered in the State of Illinois that the premises are in compliance with Article VIII Section 3, such opinion to be submitted to the Association by the Owner or occupant and without cost to the Association. No such opinion, however, shall be accepted in lieu of an inspection.
4. Upon the issuance of a Certificate of Compliance and its acceptance by the Owner, the Association shall have the right to make inspection at reasonable hours and upon appointment for the purpose of determining whether compliance has been maintained.
5. No determination by the Association that compliance exists and no engineering opinion to such effect as referred to in subparagraph 3 above shall bar subsequent inspection under the Association's Rules, or subsequent determination of noncompliance, or enforcement of the Association's Rules for non-compliance not discovered by the Association in any prior inspection or arising subsequently.
6. Non-compliance with Article VIII Section 3 exists when any connections or facilities are found by the Association that will permit storm water, surface water, groundwater, or other non-sanitary sewage drainage to enter into the sanitary sewer, regardless of whether actual flow is observed.
7. No employee or agent of the Association shall have the right or authority to bind the Association by any promise, agreement or representation contrary to the letter or intent of these Rules and Regulations.

Section 7. Sewer Holding Tank

A. An auxiliary holding tank shall be constructed of concrete, fiberglass, or other suitable plastic material, in accordance with Illinois Department of Public Health Standards to prevent leakage or seepage.
B. The capacity of an auxiliary holding tank shall have a minimum of 50 gallons and a maximum of 1,000 gallons.
C. Auxiliary holding tanks shall be within applicable setback requirements.
D. Auxiliary holding tanks shall be buried underground or stored underneath the RV. When stored under an RV, the holding tanks shall be concealed by skirting, lattice material, etc. so as not to be visible from adjacent lot or roadway.
E. Auxiliary holding tanks shall be secured by galvanized metal strapping, cable, or other non-corrosive material and anchored with auger-type anchors or concrete footings to prevent floating or other movement that may cause breakage of the connections.
F. All holding tanks shall be leak proof with no overflow possibility.
G. Waste line leading to the holding tank shall have a minimum pitch of 1" of fall per 8' length of run. Joints shall be glued or of a rubber gasket type. Waste pipe and connections shall be SDR 35 PVC, or better.
H. Emptying connections shall be 50' or less from the emptying connection to the street or Owner's driveway for truck access.
I. All auxiliary holding tanks and connections shall be installed by a contractor licensed by the Lee County Health Department.

Section 8. Water and Service Connections

A. The minimum size for any service connection hereafter installed shall be the size required by the Illinois Plumbing Code. The kind of material to be used for service connections shall be determined by the Association.
B. All service connections shall be laid below the appropriate frost line for the area as determined by the Association.
C. Winter water service to campsite structures shall be located in the parts thereof best protected from frosts. The pipes shall be installed in such a manner as reasonable to protect said pipes from freezing.
D. Repair or replacement of the service pipe shall be placed in accordance with the Illinois Plumbing Code and shall be installed in a trench at least 5' feet in a horizontal direction from any other trench, unless otherwise specifically authorized and approved by the Association. Owner's service pipe shall be laid to the property line, at a point designated by an authorized employee of the Association before the Association shall be required to allow connecting such service pipe with the service connection.
E. An Owner shall make all changes in the Owner's service pipe required on account of changes of grade, relocation of service lines or other causes created by the Owner.
F. No cross-connection will be permitted unless an acceptable form of protection against contamination by backflow into the water distribution system is provided. An acceptable form of protection is one which meets the approval of the Illinois Environmental Protection Agency, or any successor agency or organization. The required protection device or system shall be provided and installed by the Owner and maintained by the Owner in good working condition, and shall be subject to the inspection, testing and approval of the Association all at the Owner's cost and expense before being placed in service and at one-year intervals thereafter.
G. It is the Owner's responsibility to ensure adequate design, installation, maintenance, and operation of the premises piping system including backflow preventers, by complying with all applicable regulations and plumbing codes.
H. Any cross-connection that violates this Rule shall be removed forthwith or corrected in a manner acceptable to the Illinois Environmental Protection Agency
I. Pipe shall be polyethylene class 160 or equal.

Section 9. Discontinuance of Water Service

A. Service rendered under any application, contract or agreement may be discontinued by the Association for any of the following reasons:
   1. Nonpayment of assessments.
   2. When conditions exist due to excessive water use by Owners that the integrity of the service to other Owners is in danger, the Association reserves the right to discontinue the use or restrict the usage.
   3. If, as a result of a leak on the Owner's premises, a hazardous condition is created in the public right-of-way or damage is being caused to property adjacent to the Owner's property.
   4. Discontinuance of the supply of water to a premise for any reason shall not prevent the Association from pursuing any lawful remedy by action at law or otherwise for the collection of monies due from the Owner.
   5. The Association reserves the right at any time to shut off the water in the distribution mains as is necessary to cooperate with civil authorities, in case of accident or emergency, for the purpose of making connections, extensions, improvements, alterations, repairs, changes, or for other proper business or utility reasons, and may restrict the use of water to reserve a sufficient supply in its reservoirs for public fire service or other emergencies whenever the public health, safety, or welfare may so require.
B. The temporary shutting off of water from any premises for any cause, whether for nonpayment of bills, leaking pipes, fixtures, etc., shall not entitle the Owner to a reduction in the amount of the bill during the time of such temporary shut-off. The shutting off of water temporarily shall not cancel a contract for water supply except at the option of the Association or upon written notice from the Owner.

Section 10. Outside Water Restrictions

A. In order to prevent excessive or wasteful consumption of water during drought and/or emergency and so as to protect the ability of the water system to deliver water to all Owners at a minimum pressure of 20 psi, the following restrictions shall be observed.
   1. During periods of water shortage, drought, or an emergency, the Association, through posted notification, will request Owners to practice conservation of water use by restricting lawn sprinkling and other uses.
   2. In the event a voluntary request of the Owners does not reduce the consumption of water sufficiently to allow the utility to provide adequate service, all Owners will be placed on an "odd/even" basis. That is, Owners whose lots end in an odd number may use water outside only on odd numbered calendar days, and conversely, Owners whose sections end in an even number may use water outside only on even numbered calendar days.
   3. In the event of extended drought, water shortage and/or emergency of such a nature that the ability of the system to deliver water to all Owners at a minimum of 20 psi is imperiled, all such outside uses may be banned.
   4. In the event that cessation of outside usage is not sufficient to protect the integrity of the water supply, the Board may implement more stringent requirements.

Section 11. Liability of Association

A. The Association shall in no event be liable for any damage or inconvenience caused by reason of any break, leak, or defect in the Owner's service pipe or fixtures.
B. The Association shall not be liable for damages of any kind or character for any deficiency in pressure, for failure of water supply, for the bursting or breaking of any mains, services, service branches, stops, valves or fixtures, wherever located, for any deficiency in any attachment to mains, services, service branches or any other facilities used by the Association, for any other interruption of water supply caused by breaking of machinery, stoppage for repairs or for any reason or occurrence. The Association shall not be liable for any damage to the property of Owners caused by any of the foregoing reasons or by fire

or otherwise resulting from the total or partial failure of water service or pressure failure or for any reason to provide sufficient water or any facilities for fire protection or for any other cause.

Section 12. DOT or ASME Containers

A. NFPA 58-2004, Liquefied Petroleum Gas Code requires that the discharge from relief valve, vent discharge, and filling connection on either DOT cylinders or ASME containers filled at the point of use not be less than 10 feet in any direction from any exterior source of ignition, openings into direct vent appliances, or mechanical ventilation air intakes. Replacement containers filled at vendor shall not be less than 5 feet from above features.

B. LP containers and fire pits must be a minimum of 20 feet apart in any direction including neighboring campsites.

Section 13. Electrical Applications

Compliance with ComEd and NEC requirements for electrical applications, extensions, upgrades and repairs are the responsibility of the Property Owners and/or their contractors. At their sole discretion, the Association may consult with 3rd party contractors to determine compliance.

A. All exterior switches, outlets, and connections shall be installed in weather tight manufactured boxes.

B. RV Electrical Service
   1. At no time is an RV's power cord to be buried underground.
      a. An RV extension cord plugged into the RV power cord may not be used to supply power on an indefinite basis. See D 3 below
   2. If service is supplied with a buried wire, the wire must terminate in a NEMA 3R enclosure, mounted on a post next to the RV.
      a. The wire used must be suitable for underground applications.
      b. Wire from the ground up to the NEMA 3 box must be enclosed in appropriate conduit and completed with an appropriate fitting.

C. Accessory Structures and Décor Electrical Service
   1. All connections shall be made in an accessible housing such as a junction box, switch box, or fixture base.
   2. Wire that is buried to provide electrical service must be suitable for underground applications.
      a. All exposed wiring above ground must be enclosed in conduit.
      b. Bushings must be used to secure the conduit to the electrical box.
   3. Trees and vegetation shall not be used for support of electrical wires, lights, or any electrical devices. Temporary electrical power and lighting installations may be permitted for special occasions.

D. Household Extension Cords and RV Power Cords
   1. Undersized or frayed extension cords are prohibited.
   2. Household cords must be rated for outdoor use.
   3. Extension Cords are for temporary service and must be unplugged when the property is not occupied overnight.
   4. Cords are not to be buried.

E. Electric Pedestals
   1. Underground service cables entering at the base of the pedestal are to be completely covered at all times making them inaccessible to accidental contact. Pedestal should not be allowed to lean to any extent where cables may be damaged or compromised in any way.
   2. Protective barriers or support structures placed around the base of a pedestal must not reach or interfere with the access panel.
   3. If the Owner or Owners of damaged or otherwise compromised electric pedestals fail to make proper repairs or contact the Association with plans for repairs within 21 days of the date of notification from the Association, in addition to issuing a Citation the Association may, in its sole discretion, take whatever steps it deems appropriate to remedy the condition and both Owners may be jointly responsible for the cost of repairs.

Article IX. Campsite Cleanliness and Maintenance of Common Areas

Section 1. Removal of Trees

A. Campsites
   1. No tree over 4 inches in diameter may be removed from any Campsite without prior written consent of the Association.
      a. Actions such as excavating, use of fill, strangulation or any process that will compromise the life of a tree(s) more than 4 inches in diameter is considered to be a method of removal and therefore is prohibited
   2. Removal permits (orange color) shall be posted on electric pedestal and subject tree marked prior to its removal.

B. Common Areas
   1. No trees or brush can be removed from common areas without prior written consent of the Association.
   2. The Association reserves the right to determine whether trees, railroad ties, or other structures should be removed from shoreline areas of lakes and streams.
   3. Tree limbs overhanging onto private lots from common areas or adjoining lots can be removed by the lot Owner provided it does not cause death or disfigurement of said tree.

C. Hazard Trees

   In its sole discretion or upon request of an Owner, the Association may inspect Campsites for diseased, dead, dangerous, damaged, or fallen trees, and may notify the Owner or Owners of such trees of the existence of any such conditions.
   1. If the Owner or Owners of any such tree fails to remedy any of the conditions described above within 21 days of the date of notification from the Association, the Association may, in its sole discretion, take whatever steps it deems appropriate to remedy the condition and then charge the Owner or Owners all costs of remediation plus a service charge equal to 50% of the costs of remediation and may also charge the Property Owner who is requesting remediation, 50% of the costs.
   2. In the event any tree is diagnosed with oak wilt, the Association may, in its sole discretion, notify the Owner or Owners of the tree as to said condition and, because of the risks associated with such disease, take steps to remove the tree and treat the residual stump and root to prevent the spread of the disease to adjoining trees and properties.
   3. Nothing in this section is to be construed as precluding any Owner or Owners from pursuit of any private or civil court action against any other party that may be available under the laws of the State of Illinois, nor to create a duty on the part of the Association to perform inspections or to remediate such trees.

Section 2. Mowing

A. Mowing Permits. An Owner of a Campsite can request, by application to the Association, permission to mow a portion of the common area adjoining their property that has been previously designated as a no-mow area. In order to obtain a permit to mow, the application to the Association must include on a separate sheet of signatures of consent by at least 2/3 of the Property Owners within 100 feet of the common area requested in the mowing permit. If and when a permit is issued, the campsite Owner must sign the permit that will acknowledge the permit can be revoked upon determination the permit is not in the best interest of the Association.

B. Common areas subject to severe erosion, particularly lakes and stream sides, shall not be mowed within 5 feet of said site.
C. Common areas, except parkways, may not be mowed by Property Owners unless a permit is issued.

Section 3. Noxious Weeds, Brush, and Vegetation

A. Property Owners shall keep Campsite free of any noxious or exotic weeds, which may be defined by the Illinois Noxious Weed Law and the Illinois Exotic Weed Act. Property Owners shall keep Campsite free of all unsightly vegetation as designated by the Association. Control is to be accomplished upon written notification from the Association. (Plants include Common Ragweed, Giant Ragweed, Marijuana, Musk Thistle, Canadian Thistle, Johnson Grass, Sowthistle, Sorghum Alum, Japanese Honeysuckle, Multiflora Rose, Purple Loosestrife, and any other plant listed in the Illinois Noxious Weed Law and the Illinois Exotic Weed Act)
B. Landscape Waste. All landscape waste is to be either raked to the front of the lot for vacuuming or to be placed in paper bags in front of the lot and arranged for pickup. It is prohibited for any person to place landscape waste in or around the refuse dumpsters.
   1. Depositing landscape waste such as grass clippings, leaves, or other organic debris into lakes, streams, ditches, or common areas is prohibited. Roadside easements for the purpose of leaf/brush pick-up would be excluded.

Section 4. Sanitary Waste Disposal

A. In no instance may wastewater be discharged onto the ground or open container.
B. Wastewater must be discharged into the central sewage utility inlet, an approved holding tank, or a purpose-designed portable tank through a leak-proof connection.
C. When not in use, the central sewer inlet shall be closed with a fitted cap.
D. When not connected, the wastewater discharge port valve(s) of the RV shall be closed, and latching cap(s) installed.
E. A flexible sewer line connecting the RV to the sewer inlet or holding tank shall be maintained in good repair.

Section 5. Pets

A. Pets must be visibly confined to a Campsite either by a leash or an enclosure (See Art. VII Section 7 J). If the Member has an electronic confinement installed on the Campsite which is not visible, then the occupant must be able to demonstrate to the Code Enforcement Officers or Patrol Officers, upon request, all elements are in place, in proper working order, and capable of providing adequate restraint of the pet. When off the Campsite, pets must be controlled by a leash and the person holding the leash must be capable of controlling the animal.
B. It is prohibited for any pet owner to leave the pet's waste matter upon the ground. The owner/keeper is required to pick up and properly dispose of such waste matter in a waste container.
C. Pets must have current inoculation against rabies and evidence of such inoculation shall be provided upon request of a Public Safety Officer.
D. Pets shall not be left unattended for extended periods or overnight.
E. Unreasonable disturbance, continuous barking, or repeated barking during quiet hours is subject to a citation.
F. Nuisance: Any pet causing or creating a nuisance (refer to examples a & b) may be removed and permanently banned from Woodhaven upon three (3) days' notice.
   a. A loose dog chasing vehicles or threatening a passerby on the public way.
   b. A dog that has bitten or attempted to bite a person.
G. Pets are prohibited from being in facilities and/or in the vicinity of scheduled events, as determined by staff, unless otherwise specified. Excluded are service or assistance animals and those used by law enforcement officials.

Section 6. Assistance Animals

Variances from Rules will be made for individuals who physically and/or emotionally require the services of an assistance animal. Where applicable, requests are to be made on a form provided by the Association for both the requester and their health care providers. All Rules indicated in Article IX Section 5 apply. *(also see Section 10 of the Policies)*

Section 7. Vehicles and RVs

A. A vehicle that is not operable, lacks valid registration, has become unsightly, unsanitary, a safety/health hazard, reasonably uninhabitable, deteriorated, or infested with rodents constitutes a nuisance and is not permitted on a Campsite.
   1. A motor vehicle that is not operable, with expired or no license, or which is not used on the property for the original manufactured purposes is prohibited.
   2. An operable vehicle will have inflated tires, current valid license plate, meet state safety regulations regarding lights, brakes, and glass, and be capable of starting and running on its own power.
B. Noting any of the above conditions, on request and observation of the ESAC Department personnel, operability will be demonstrated by starting and driving the vehicle to the ESAC Office, shut down, restarted, and returned to the Campsite.
C. Any vehicle not meeting the requirements of part A above shall be removed upon written notification from the Association. In addition to penalties defined in Article VI, the Association may abate the nuisance, including in its discretion, removal of such vehicle at the expense of the Owner.

Section 8. Accessory Structures

Any accessory building, shed, deck, room, or overhead which has decayed, and which is open to access by rodents or insects, or which is dilapidated and open to the elements so as to constitute a health hazard may not be stored on a Campsite. Any accessory structure in this condition shall be removed upon written notification from the Association.

Section 9. Trash, Debris, and Refuse

A. Trash, debris, or litter shall not be stored or strewn about a Campsite for more than fourteen (14) days. Construction materials may be stored on a Campsite in a neat, orderly manner and within the setback requirements for the Campsite if a valid, current construction permit has been issued. Any other construction material must be removed upon written notice from the Association.
B. Garbage and Refuse Disposal. No person shall burn trash, garbage or other like refuse on any Campsite. All such refuse shall be placed and kept in approved receptacles.
C. Restricted Trash and Debris. It is prohibited for any person to deposit, abandon, or leave restricted items in or around dumpsters, or to sort through or take any type of refuse, whether it is located on the ground or in a dumpster. It is also prohibited for any person to deposit, abandon, or leave restricted items on any common property or any Campsite. Restricted items include, but are not limited to, appliances, liquids of any kind (anti-freeze, fuels, etc.), oils (vehicle lubricants/fluids, undrained filters, etc.), unsolidified paint or full paint cans, propane tanks, electronic equipment (computers, TVs, monitors, printers, stereos, cell phones, etc.), fluorescent lamps, construction debris (roofing material, block, lumber, railroad ties, demolition material, etc.), concrete, landscape waste, tires, and hazardous materials.
D. Littering and Inappropriate Disposal of Waste. No person shall dump, drop, throw, discard, or otherwise litter with garbage, refuse, or trash upon any common area, into any lake or body of water, or any Campsite.

Section 10. Non-Camping Items
Items not appropriate to recreational camping are not to be visibly stored on the site. Except for functioning grills and lawn furniture, which are to be stored in a neat and orderly manner, items that are appropriate to recreational camping must be stored out of sight when the property is not in use.

Section 11. Tarps (Tarpaulin)

A. Tarps used to protect structural improvements and RVs must be removed between May 30th and October 15th.
B. Tarps used to protect accessory items such as woodpiles, boats, scooters, furniture, etc. may remain year-round providing the cover is functional and in good repair.
C. At no time are tarps to be placed in such a manner as to cause them to hold water.

Article X. Definitions
These definitions are specific to R&R and C&R enforcement.

Accessory Building- A building or structure incidental to the usage of the primary recreational vehicle, providing additional temporary shelter for lot occupants.

Access Stairway/Ramp- A flight of steps or ramp not to exceed four feet in width accessing an RV, enclosure or deck.

Adjacent Lots- Two properties sharing a common boundary line.

Administrative Staff – for the purpose of enforcement of the Association's Rules, the Administrative Staff shall consist of:
the Executive Director, the General Manager of Administrative Services, and the General Manager of Member Services.

Antennas- Any passive device, including satellite dish, utilized for the transmission or reception of electronic signals, installed on the site of any lot.

Association- Woodhaven Association, acting through its officers, managers, or other duly authorized employees or agents.

Association Sewer Connections- That portion of the sewer system from the collection sewer to the property line.

Assistance Animal - An assistance animal is an animal that works, provides assistance, or performs tasks for the benefit of a person with a disability, or that provides emotional support that alleviates one or more identified effects of a person's disability. An assistance animal is not a pet.

Automatic Review- The incident resulting in the citation is referred to the appropriate Review Board for examination of circumstances and recommendation to the Board of Directors.

Auxiliary Holding Tank- A sealed container designed to collect all wastewater discharged from the drainage system installed in a recreational vehicle.

Board- The Board of Directors of the Woodhaven Association.

Boat Trailer- A trailer designed to launch and retrieve a boat and to transport such boat on roads.

BOD (Biochemical Oxygen Demand)- BOD measurements are used as a measure of the organic strength of wastes in water; It is the quantity of oxygen used in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at 20°C, (68°F) expressed in milligrams per liter.

Building- Any structure with substantial walls and a roof used for the shelter and protection of persons and property.

Canoe- A narrow watercraft propelled with one or more paddles. A kayak is a type of canoe.

C&R- The Declaration of Covenants and Restrictions (Amended). See "Covenants" below.

Code- The Woodhaven Lot Improvements Code, Land Usage and Construction Guidelines Article of the Rules & Regulations.

Colors- The wearing of clothing or jewelry bearing a specific combination of colors, or combination of items worn in a distinctive arrangement, as a statement of affiliation with a street gang.

Collection, Sewer- The sewer main and facilities located in the road or dedicated easement adjacent to the property to be supplied with sewer service and serving such property and others in the immediate vicinity thereof.

Common Boundary- The surveyed line that divides two adjacent properties and is common to both.

Connecting Roof- A roof constructed to cover a corridor between two adjoining units, such as an RV and a room addition.

Construction- The physical act of setting, moving, erecting, building, modifying or raising any building or structure.

Contractor – For the purpose of the Association's Rules and Policies, persons or companies providing labor to perform a service or perform a job on a Campsite are considered by the Association to be a Contractor

Covenants or Declaration of Covenants and Restrictions- That set of equitable servitudes and obligation recorded in the Woodhaven Declaration of Covenants and Restrictions (Amended) as recorded in Lee County on October 24, 1995. This declaration represents land use restrictions imposed on all Woodhaven lot Owners.

Criminal Act - an illegal act for which someone can be punished by local, State, or Federal agencies.

Day- The civil day; the 24-hour period from midnight to midnight.

Deck- A flooring or tread way outside the exterior walls of an enclosed space, constructed of wood or recycled materials formed into standard lumber sizes.

Delinquent Lot- Any lot that passes have been deactivated because of unpaid debts or citation penalty.

Dog Kennel/Dog Run- A contained area for dogs or approved pet, measuring no more than 160 square feet.

Double Lot Improvement- Any improvement constructed or placed upon a common property line of two lots owned by the same Property Owner.

Easement Waiver- A written release of specific easement restrictions authorized by the utility company.

Enforcement Officer- Designated staff personnel charged with ensuring compliance with provisions of this Code.

ESAC Department- The Environmental Standards and Control Department is charged with enforcing the Rules and Regulations governing Campsite improvements.

Excessive Loudness- Excessive loudness is a volume which the average person in a common area, or if applicable, on a Campsite, would find to be disruptive of normal activity, applying contemporary community standards, and giving due deference to the interests of the person creating the noise or owning the instrument responsible for the creation of the sounds.

Fence- a) A linear structure designed to obstruct passage or open view, exceeding 24 inches in height and 72 inches in length; or, b) Multiple linear structures as above, less than 72 inches long, with less than a 72 inch gap between ends.

Firebreak- An area, not exceeding four feet, around a fire pit intended to prevent the spread of a campfire.

Fire Pit- An external fire retaining structure made of stone, bricks, concrete blocks or metal.

Gang Activity- Includes the following: (1) any criminal activity; (2) creating graffiti as defined in these Rules and Regulations; (3) the display, demonstration, communication or throw of a gang sign; (4) loitering; (5) any activity which is conducted with the intent to increase the number of persons in a street gang or a street gang's dominance; (6) any activity done with the intent to otherwise directly or indirectly cause any benefit or gain to or for the street gang; (7) any street gang social activity.

Gang Sign - A signal made and given (1) for the purpose of indicating street gang affiliation or street gang messages to other person or persons with the hand(s) and/or other parts of the body; (2) by wearing or use of a tattoo, clothing, jewelry or other devices which has been made or altered to show street gang names, insignia, or information that demonstrates allegiance to a street gang; and (3) the use of ''colors''.

Garbage/Refuse- Means animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food, combustible and noncombustible waste materials, including the residue from the burning of wood and other combustible materials, paper, rags, cartons, boxes, excelsior, rubber, leather, plastic, cans, metals, glass containers, ceramics, crockery, and other similar materials or items that have been discarded.

Graffiti- Any sign, symbol, marking, drawing, name, initial, word, diagram, sketch, picture or letter placed, without express written permission of the Owner, upon real or personal property of said Owner.

Gross Trailer Area- The total plan area measured to the maximum horizontal projections of exterior walls in the setup mode.

Hardship- For variance purposes, hardship is defined as either, a) a physical handicap affecting a member of a Property Owner's household, b) a unique characteristic of the topography or layout of the lot affecting the use of the lot, or c) where an Owner can document that he acted in good faith and in accordance with information provided by an authorized official of the Association, and is subsequently found to be in violation, and where compliance will require an unreasonable expenditure in relation to the extent of the violation. Physical handicap hardships require a doctor's statement. Applicant must show how the variance will relieve the hardship.

Hazard Tree- Any tree that is in a deteriorating condition and is positioned in a way that can cause damage or injury to the occupants of an adjacent lot if it should come down or break apart.

Hydrant- An upright pipe with a valve to which a hose can be attached; located on each Campsite, connected to a water service line.

Immediate Family Member- For variance purposes, includes any member of a Property Owner's household that can document living together on a consistent basis.

Improvements- All additions or construction, other than personal property added to a lot by the Owner with the intent of enhancing the lot value for fiscal or recreational purposes.

Landscape Waste- Shall be defined as grass clippings, leaves, branches, trees, and wood.

Lot or Campsite- As hereinafter used shall mean each and every or any Lot or Campsite shown on a recorded plat of subdivision.

Main- The water supply pipe, owned and maintained by the Association, to which service connections are attached to supply water to one or more Owners.

Minor- Any person under 18 years of age.

Mobile RV- A travel trailer or motor home that is maintained in road condition with current license.

Non-Conforming Improvement- Any improvement properly constructed for which either a permit or variance was granted and was in compliance prior to the adoption of this Code, which does not conform after the adoption of this Code.

Non-Structural Additions- Lot improvements not requiring the erection of a structure for their completion. Often constructed near ground level, for example, driveways or parking pads.

Obscene- Obscene means words or material which describes or depicts sexual acts that are objectionable or offensive to accepted standards of decency which the average person, applying contemporary community standards at Woodhaven, would find, taken as a whole, is material which depicts or describes, in a patently offensive way, sexual conduct.

Overhead Structure- An accessory structure erected to provide temporary shelter consisting of a roof and supporting members without walls.

Owner- A person having an ownership interest in any premises or property which is, supplied with water or water and sewer service by the Association. "Owners" means all so interested.

Owners' Water Service Line- That portion of the water line extending from the property line into the hydrant and/or improvements or anywhere on the premises, including underground lines.

Owners' Sewer Line- That portion of the sewer system extending from the property line to the RV and from the Collection sewer to the RV.

Park Model RV- A recreational vehicle designed and built to comply with American National Standards Institute, Inc. Park Trailer Standard A119.5 ("ANSI A119.5") and in accordance with Interpretive Bulletin A-1-88 as promulgated by the Dept. of HUD, 10/5/88.

Parkway- The common property between the edge of a road and the front lot line of the Owner.

Pass- The electronically coded device that permits entry onto, and use of, the Common Property of the Association.

Patio- A recreation area composed of gravel, patio blocks, bricks or wood at grade level.

Porch- A platform at the top of a flight of stairs that permits access to an RV, enclosure or deck, but does not exceed the area necessary for such access or the safe opening of the access door.

Portable/Temporary Screen Rooms/Overheads- A movable/removable temporary structure consisting of frames fitted with wire or plastic mesh, on a hinged framework, with a removable roof; not exceeding 200 square feet.

Profanity or Profane- Profanity means the excessive use of sexual terms, religious terms, or other phrases, commonly understood to constitute profanity.

Public Nuisance- Refer to Excessive Loudness, Obscene, Profanity or Profane, or Sexual Acts for further definition.

R&R- The Rules and Regulations of the Woodhaven Association.

Ramp- A sloping passage connecting different levels, designed for handicap access.

Recreational Vehicle (RV)- A vehicular type unit manufactured and initially designed as temporary living quarters for recreational camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.

Regular Maintenance- Any work done to an existing improvement that does not change the original size or configuration of the structure.

Retaining Wall - a structure designed to restrain soil to a slope that it would not naturally keep.

Room Enclosure- An accessory building, either freestanding or attached to a recreational vehicle constructed of such form and materials as designated by the Code.

Rowboat- A watercraft equipped with oars or paddles. Types of rowboat include bass boats, jon boats, V-boats, semi-V-boats.

Sea Wall - A retaining wall that retains soil on the backside and water on the frontside.

Sexual Acts- The actual act or depiction or descriptions of sexual intercourse performed alone or between members of the same or opposite sex or any other acts or sexual arousal involving any physical or described physical contact with another person's genitals or breasts. Terminology for such sexual acts will be found in the policies.

Shared Lines- Utility lines can be water or sewer intended to serve two or more Campsites.

Staircase- A flight of steps to provide passage from grade level to deck, porch or entry.

Storage Locker- An enclosed outdoor structure intended for storage of camping accessories or firewood that does not exceed 20 square feet in floor space or a height of 7 feet measured from base to highest point of roof.

Storage Shed- A portable building not exceeding 96 sq. ft. intended for protection of personal property.

Street Gang- Any combination, confederation, alliance or understanding in law or in fact, of three or more persons through its members or through the agency of any member, at the direction, order or request of any member who is a leader or other authority, and engages in a course or pattern of criminal activity, either at Woodhaven or elsewhere.

Structural Alterations- Any change in the supporting members of a building, such as bearing wall or partitions, columns, beams, or girders, and/or substantial change in the roof or in the exterior walls.

Structure- Anything constructed or erected which, by design or size implies a fixed nature in its use; and is difficult to move or dismantle.

Suspended Solids- Solids that either float on the surface of, or are in suspension in, water, sewage or other liquids and that are removable by laboratory filtering.

Sewer or Wastewater System- Synonymous and herein after refer to the collection and treatment of wastewater.

Tarpaulin(Tarp)- Means a waterproof material, such as canvas, used to cover and protect things from moisture.

Tent- A temporary portable shelter of canvas, nylon or like material designed for camping, with supporting and anchoring devices.

Terrace- A graded level area or stepped series of level areas with natural ground cover on sloping grade.

Tip-Out/Slide-Out- An extension of the living quarters of an RV, normally retractable for transport. Must be of original design from RV manufacturer.

Trash and Debris- Accumulated non-functional or deteriorated items, such as but not limited to: barbecues, bikes and toys, RV and vehicle parts, dilapidated indoor or outdoor furniture, or quantities of any item beyond reasonable campsite needs, appliances, liquids of any kind (anti-freeze, fuels, etc.), oils (vehicle lubricants/fluids, undrained filters, etc.), unsolidified paint or full paint cans, propane tanks, electronic equipment (computers, TVs, monitors, printers, stereos, cell phones, etc.), fluorescent lamps, construction debris (roofing material, block, lumber, railroad ties, demolition material, etc.), concrete, landscape waste, tires, and hazardous materials.

Travel Trailer. A vehicular unit, mounted on wheels, of such size or weight as not to require special highway movement permits when drawn by a motorized vehicle; initially designed and constructed to provide temporary living quarters for recreational, camping, or travel use.

Utility Trailer- A towed vehicle used to transport goods. Maximum loaded gross weight 3000#.

Vendor - Persons or companies providing delivery or pick-up of materials or items to a Campsite.

Violation- Any improvement, which because of the nature of construction or a deficiency in the permit process that does not comply with the provisions of the Code.

Walkway- A passage or path not exceeding four feet in width.

Water Service Connection- A pipe with attachments used to conduct water from the main to and including the curb stop at or near the property line.

Work- Those activities that involve the physical use of tools, machinery and equipment to landscape campsites and build, remodel or repair improvements thereon.

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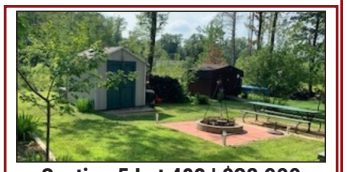
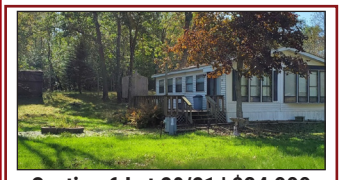
Section 1 Lot 125 | $19,900

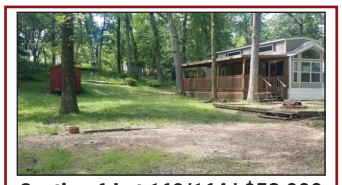
Section 3 Lot 198 | $15,000

Section 3 Lot 199 | $45,000

Section 5 Lot 459/460 | $84,000


Section 5 Lot 483 | $38,900


Section 6 Lot 20/21 | $24,900


Section 6 Lot 163/164 | $53,000

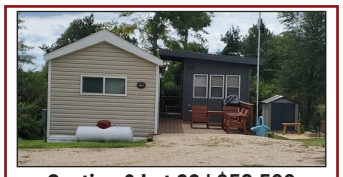
PENDING

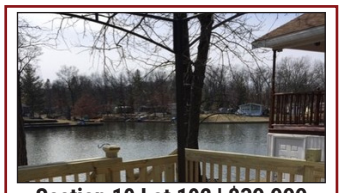
Section 7 Lot 61/62 | $18,900

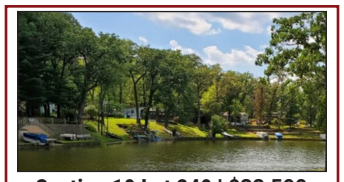
Section 7 Lot 191 | $8,900

Section 8 Lot 140 | $27,000

Section 9 Lot 118/119 | $27,000


Section 9 Lot 22 | $58,500


Section 10 Lot 192 | $39,900


Section 10 Lot 240 | $33,500

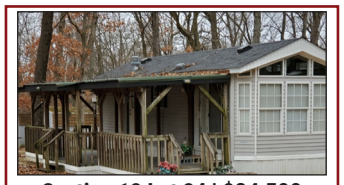
Section 10 Lot 241 | $52,000

PENDING

Section 11 Lot 95 | $4,200

PENDING

Section 11 Lot 293 | $68,000


Section 12 Lot 24 | $24,500

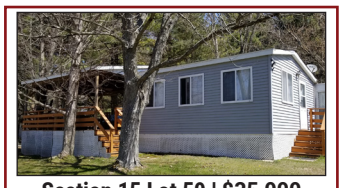
Section 12 Lot 61 | $8,200

Section 13 Lot 118 | $19,500

Section 13 Lot 129 | $12,000

Section 14 Lot 62/61 | $19,900

Section 15 Lot 30 | $11,000


Section 15 Lot 59 | $35,000

Section 15 Lot 74 | $5,500

Section 16 Lot 15 | $3,500

Section 16 Lot 209 | $62,500

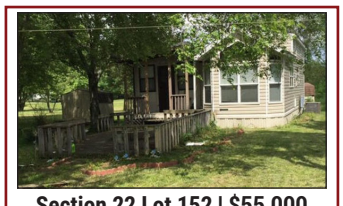
Section 19 Lot 57 | $19,900

Section 19 Lot 88 | $44,900

Section 19 Lot 89 | $7,000

Section 19 Lot 90 | $46,900

Section 21 Lot 154 | $16,000


Section 22 Lot 152 | $55,000

Section 23 Lot 8 | $52,500

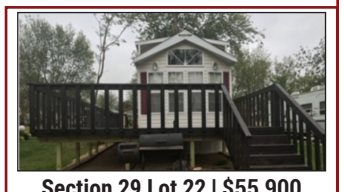
Section 23 Lot 75 | $24,000

Section 24 Lot 23 | $32,000

Section 24 Lot 108 | $53,900

Section 27 Lot 34 | $21,500

Section 28 Lot 84/85 | $17,500


Section 29 Lot 22 | $55,900

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Spring Fling Weekend

April 25-26th

This festival has come to be a Woodhaven favorite as everyone embraces spring and the upcoming summer season. The weekend will feature the first Open Air Market of the 2020 season! Get your lot ready for the summer, or prepare for landscaping at home with the Department of Recreation's Annual Tree Farm Sale! Choose from a variety of hardwoods, evergreens, or wildlife friendly shrubs. Horse Drawn Wagon Rides, Pony Rides, Petting Farm, Bass Fishing Tourney, Prize BINGO, Food Fair, Arts and Crafts projects and much more will round out the weekend schedule! The Rec Plex will also be re-opening for the season, and weather permitting; Adventure Mini Golf will also open. Watch the April edition of the *Woodhaven News* and the online calendar of events at: https://woodhavenassociation.com/events-calendar (or on the app) for a schedule of events and more information on the tree farm sale.

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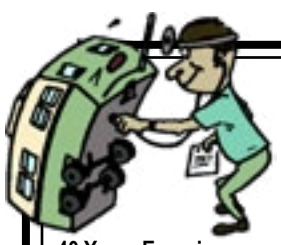
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707 Mississippi Dr, Dixon $4,900
711, 713, 715 Mississippi Dr, Dixon $23,000
25 W Milton St, Amboy $29,000
Hubbard 00 St, Amboy $21,000

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ESAC Corner

Sue McGraw, ESAC Administrator

The ESAC Department is frequently questioned by Property Owners who have received a letter from our office regarding discrepancies on their lot; why they have been cited, but a lot which is much worse than theirs has not?

While it may appear a violation on a property has not been addressed by the ESAC Department, the majority of the lots noted to us have already been identified by our office. To give you a better understanding of the steps ESAC must take in working toward compliance with a Property Owner, the following is a brief outline of the process:

1. An issue is found on a property by an ESAC Inspector. At this time, a letter is generated to the Property Owner noting the discrepancy on their lot and the need for correction within 30 days of the date of the letter or for the Property Owner to contact our office for additional time to correct if needed. The letter is not a citation, but a notification that an issue has been identified.
2. If the Property Owner has not contacted our office within the 30 days, a follow up inspection is made by an ESAC Inspector. If the violation noted on the letter has not been corrected, a Warning Citation is issued to the Property Owner. This citation does not have a fine attached to it and acts as a reminder an issue still needs to be corrected. Again, the Property Owner is allowed 30 days to contact the ESAC Office to request additional time for compliance if needed.
3. If the Property Owner has not contacted the ESAC office within 30 days from the date the Warning Citation was issued, another follow up inspection is made by an ESAC Inspector. If the violation originally noted still has not been corrected, a First Citation with a fine is issued.
4. If the Property Owner has not contacted the ESAC Office within 30 days from the date the First Citation was issued, another follow up inspection is made by an ESAC Inspector. If the violation remains, a Second Citation with a fine is issued.
5. If the Property Owner still has not contacted the ESAC Office within 30 days from the date the Second Citation was issued, another inspection is made by an ESAC Inspector. If the violation has not been corrected, a Third Citation with a fine is issued.
6. A check of the violation is made by an ESAC Inspector no less than 30 days from the date the Third Citation was issued. If the Property Owner has not corrected or contacted the ESAC Office, a Fourth Citation is issued. A Fourth Citation requires an automatic review by the ESAC Board of Review. The Board of Review determines the fine to be assessed for the Fourth Citation. Typically, the Board will recommend a date at which time the violation needs to be corrected. If not corrected, the Property Owner could incur a higher fine and possible suspension of privileges until the violation is corrected. The Board of Review's recommendation is passed to the Board of Directors for a final decision.
7. A check of the lot is made based on the date to be corrected as determined by the Board of Directors. If at that time, the violations have not been corrected, the fine imposed by the Board of Review and Board of Directors is applied. The property will then be reviewed every six months to determine if the property is deteriorating to the point of nuisance abatement.
8. At any time prior to the issuance of the Fourth Citation, a Property Owner can contact the ESAC Office to discuss their plans for compliance and a possible extension. When an extension is requested, a Violation Correction Agreement noting the agreed upon timeframe for compliance is sent to the Property Owner for them to sign and return to the ESAC Office.

As you can see, the process is a lengthy one if the Property Owner is unwilling or unable to comply with making the necessary repairs to their property in a timely fashion. The reasons Property Owners fail to contact us or correct the issues on their lot are many and varied. The ESAC Department must be sure all Property Owners are given due process and the opportunity to correct. We certainly understand the perception the department is not pursuing violations on a property, when in reality, they are being addressed and likely on one of the citation levels. Hopefully, this short synopsis will help you to more fully understand how the violation process works.

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zillow.com | trulia.com

welcome new property owners - january

"Welcome" new Woodhaven Property Owners and families. Please stop at the Association Office and pick up your new Membership packet.

Sec/Lot	Name	City	State
9/47	Ernestine Dave	Chicago	IL
10/157	Daniel & Susan Mackenzie	Woodstock	IL
11/134	Joseph Gasparich	Brookfield	IL
15/96	Veronica & Frankie Hernandez	Chicago	IL
16/93	Vasyl Kharukh	Prospect Heights	IL
19/106	Kelly Daraska	LaGrange Highlands	IL
22/98	Nicholas & Brittany Banasiak	Oak Forest	IL
24/73	Joseph & Kathleen Poreda	Des Plaines	IL
25/103-4	Andre Pittel	Westmont	IL
26/68	Sandra Morse	Westmont	IL
26/101	Ramon Cornejo	Bridgeview	IL

classifieds

21/250 Large, wooded campsite near Beach. 2005 Quailridge, 2 bedroom park model, with LP pig, concrete patio, central AC, shed, and driveway. Plenty of room for addition and deck. $30k firm. Call/text Kelly 815-558-7617 (3)

11/299 Bass Lake 42' water frontage near entrance and Bluegill Lake. Includes luxury 2000 Trophy park model. New roof, seawall, satellite TV, large driveway, and patio. Plenty of room for addition or deck. $60k firm. Call/text Kelly 815-558-7617 (3)

16/93 For Sale - Backs to woods. New 20x10 deck, 8x8 shed. New electric/water pedestal. Close to Comfort Station. Great location for kids. Pond, field, playground, basketball, pavilion, hiking trails. Fire pit. $7,000. Text 773-810-9333 (3)

17/19 For Sale - Lot and Park Model - A must see 2015 Quailridge QRT Park Model, like new. New deck and shed. Nice, quiet culdesac. Near comfort station. Fire pit, parking for 3+ cars. Friendly neighbors. Asking $55,500. Call Billy 773-892-9747 (6)

section representatives & alternates

SECTION	REPRESENTATIVE		ALTERNATE	
Section 1	Jim McGrady	1/103	Michael Mika	1/100
Section 2	Pat Sirbas	2/279	Jane Elliott	2/216
Section 3	Maria Dellegrazio	3/68	Judy Gonzalez	3/91
Section 4	Marian Schuetz	4/69	Gregg Swanstrom	4/183
Section 5	Harry Koeppel	5/46-47	Marcia Kosowski	5/229
Section 6	Michael Flanigan	6/6	Pat Winters	6/143
Section 7	Karen Larson	7/194	Lee Patterson	7/6
Section 8	Linda Smith	8/31	Mary Muir	8/30
Section 9	Jack Meyers	9/88-89		
Section 10	Bob Palatine	10/284	Tony Lona	10/219
Section 11	Dawn Anama	11/202	Kelli Fox	11/236
Section 12	Jeraldine Elliot	12/36		
Section 13				
Section 14	John Thanos	14/64	Tony Dorsch	14/54
Section 15	Nancy Jackson	15/104	Elaine Ayers	15/61
Section 16	Ernest Mitchell	16/79-80	Richard Ziegenfuss	16/132
Section 17				
Section 18	Rosemary Colness	18/18	Joanne Lencki	18/95
Section 19			Karmi Temple	19/29
Section 20	Diane Connelly	20/32	Jeff Jackson	20/61
Section 21	Todd Moffett	21/86&174		
Section 22	Kathy Brush	22/153		
Section 23	Marilyn Kriss	23/47	Rita Olsen	23/48
Section 24	Laurie Picha	24/9	Marisa Chavez	24/77
Section 25	Diana Strong	25/25		
Section 26	Ed Reedy	26/135	Angel Flores	
Section 27	Christopher Cordero	27/72	Charlene Hill	27/114
Section 28				
Section 29	Christine Pontrelli	29/153	Patrice Riemann	29/95

obituaries

Joseph C. Kremposky Section 8, Lot 96, owner since 1974, passed away on November 14, 2019 and was laid to rest at Abraham Lincoln National Veterans Cemetery on November 22 with full Military Honors. He leaves behind his wife Lee of 62 years, 4 children, 7 grandchildren, and 2 great grandchildren. He loved being at Woodhaven and passed out candy mints to everyone he met. He will be missed by many good friends and loved ones. -Lee Kromposky and family

registered sex offender list

William Sloss-Sec. 7, Lot. 31
William Dubois-Sec. 17, Lot. 122-123
Robert Hipshur-Sec. 21, Lot. 33
Robert Lauesen-Sec. 21, Lot. 45

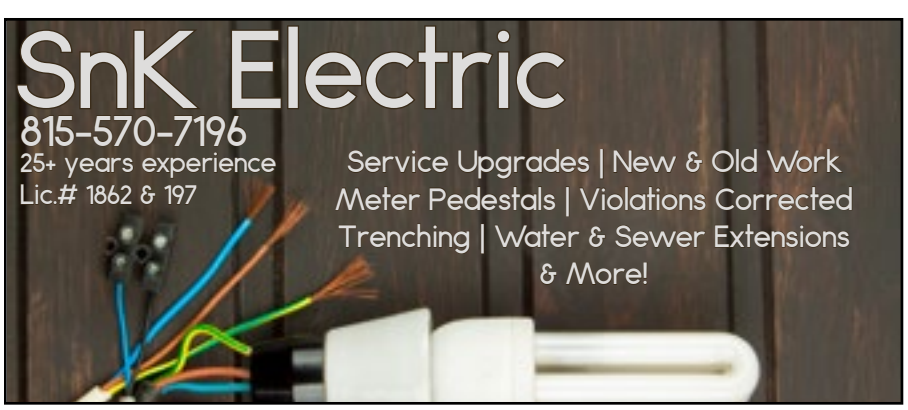
ABOVE GROUND
Tree Trimming & Removal - Stump Grinding
Pavers & Driveways - Bobcat Work
- Landscaping
- Gravel Work
- ESAC Violations
- Sewer Extensions
- Decks
- Gravel Pads
- Move/Level Trailers & Park Models
- Shed Relocation
- Pavers
- Firepits
Kelly & Ed Daraska 708-305-6485

esac citations - january

Sec/Lot	Violation
1/89	Over 400 sq ft patio; patio over 89/90 line; no face plate in meter
2/42	Wood storage attached to shed – over 96 sq ft of shed
2/98	Shed less than 5' from 98/99 property line
2/178	Registration on SMV not visible; patio less than 5' from side/rear
2/224	RV permit not complete-needs survey; no cap on RV port
3/54	Permit for gazebo expired; not completed; exposed outlet
3/57	Gravel pad less than 7' from 57/56 line
3/178	Permit for overhead expired; supported by RV; extension cord
3/224	Over 400 sq ft patio; exposed outlet at NEMA3; rotten wood
3/231	Over 400 sq ft patio
4/144	Building materials including concrete blocks
4/214	Patio less than 5' from 214/213 line
5/91	Fire pit less than 15' from front; fire pit exceeds 4' diameter
5/93	Tarp hanging off side of RV
5/117	No cap on RV port
5/229	Rotten wood on shed; exposed wires to outlets
5/233	No cap on RV port, valves open; RV door trim missing
5/312	RV permit not complete – needs survey; RV less than 7' from side
5/331	Rotten wood on room
5/332	Shed roof damaged; damaged A/C unit
5/426	Expired registration on truck (2/28/15)
6/29	RV compartment door open; shed damaged; exposed wire
6/88	Exposed wire to outlet at meter
6/102	Loose shingles on shed; open above shed door; rotten wood
6/129	Satellite dish permit expired; dish in outlot
6/134	Building materials including blocks
6/185	Room permit expired; soffit not enclosed, fascia not covered
7/54	RV permit not complete – needs sketch, title and ANSI
7/177	Rotten wood on patio; exposed wood on shed; exposed outlet
7/198	Building materials including landscape timbers and blocks
8/18	Building materials including concrete blocks, lumber and bricks
8/35	Damaged shingles on shed; shed door not closing
8/62	Exposed wire out of ground; damaged flex line; misc debris on lot
9/12	RV compartment door secured with wood; water inlet damaged
9/38	No permit for RV; room permit expired; not enough glass
9/42	RV 4' from side; no permit for fire pit; fire pit 12' from LP
9/72	Shed doors not closing at top; exposed wires in junction box
10/86	RV permit not complete – needs title; extension cord from RV
10/144	RV less than 7' from side; building materials-lattice, 4x4, lumber
10/240	Rear panel on meter pedestal not secure
10/241	Building materials – concrete blocks
11/63	No cap on sewer inlet; building materials – concrete blocks
11/73	Shed roof deteriorated; rotten wood on shed
11/77	RV less than 7' from side; deck less than 7' from side; bldg mat
11/94	Vinyl siding patch on RV
11/169	No permit for locker; RV awning damaged
11/199	No permit for portable overhead; canvas not removed
11/239	No signed variance agreement for RV setback
11/263	Exterior sink not connected to sewer; shed door not closing
11/310	RV service door not secure; RV light secured with tape
11/317	Rotten wood on shed; fire pit exceeds 4' diameter; bldg. material
13/55	Open area in meter box; misc items stored under RV and shed
13/63	RV permit expired-needs survey; tape on tip-out; RV awning
15/161	Exposed wire into NEMA3; open area in meter box
16/19	Open seams on RV; RV exhaust vent missing; comp door open
16/128	RV roofing material loose
17/51	Gutter on shed damaged; building materials-blocks, lumber, pipe
17/60	Over 400 sq ft patio; conduit at NEMA3 not secure; inapp. storage
17/114	Flex line buried
17/247	Open areas around shed doors
18/28	Broken window on RV; RV skirting not set; patch on shed roof
18/43	Building materials – misc blocks
18/44	Building materials – blocks and lumber
18/89	Exposed wire at NEMA3; shed trim boards missing
18/111	Holes in shed; rotten/exposed wood on shed; timbers in out lot
19/7	Portable overhead damaged; gravel pile on lot
21/219	Exposed outlet on RV; overturned trash can on deck
21/236	Rolled roofing on shed not secure; corner seam of RV open
21/271	Blocks around fire pit not properly set
22/87	No permit for RV; RV condition
23/63	Building materials – lumber, vinyl pieces and miscellaneous
23/75	Exposed wires to light; open soffit on screen room; hole in skirt
23/92	Rotten wood on shed; broken window on RV; damaged RV siding
23/98	Rotten wood on shed; exposed wire at meter
23/111	Tape on RV window; RV roofing loose
24/176	No permit for portable overhead
24/177	Open area above shed door; RV awning on wood pile
25/76	Deck permit expired; railings not completed; building materials
25/134	Fire pit 8' from LP tank; room roof deteriorated; bldg. materials
26/247	Loose shingles on shed; inappropriately stored items
27/25	No permit for RV; exposed wood on shed; screens on shed soffit
27/36	Building materials including roofing, plywood, concrete blocks
27/166	Registration on truck expired; no culvert at front of lot
29/58	Corner of shed open; shingles missing from shed; RV door
29/122	RV condition-spray foam on seams, floor falling, broken window
29/137	Building materials – pallets and lumber
29/153	LP 8' from fire pit; broken window on RV; bldg. materials
29/177	Inappropriate storage – misc from locker, trash, flex line, tools
29/217	Broken windows on RV; exposed wires under RV
29/233	Shed 3' from 233/232 property line
29/236	PVC sewer line separating from sewer inlet
29/237	Inappropriate storage of holding tank and blocks
29/259	Building materials – wood from shed demolition

public safety citations - january

Sec/Lot	Owner/Guest	Offense
3/216	Owner	Speeding 30 mph in a posted 20 mph zone
17/159	Guest	Speeding 39 mph in a posted 20 mph zone
17/159	Guest	Juvenile driving on permit w/out licensed passenger



resource news

jerry corcoran | resource manager

Planned Maintenance Dredging on Pine, Hidden and Bluegill Lakes

Plans are continuing for the maintenance dredging of Pine, Hidden, and Bluegill Lakes in the spring of 2021. These small lakes have not had any maintenance dredging conducted in 30+ years. All were constructed in the 1970s by damming small streams/ditches. Records indicate that Pine was last dredged in 1983 which was 36 years ago. Bluegill and Hidden were dredged in 1990. In-house sediment surveys conducted in 2015 & 2016 assessed the amount of accumulated material in the lakes at approximately 8,000 cubic yards total between the 3 water bodies.

Bluegill Lake - Section 10/11

The majority of accumulated sediment is in close proximity to the incoming waters. During heavy rain events, incoming waters carry suspended sediment. Upon entering a lake or pond where the waters slow down, the sediment begins settling onto the bottom. This causes the filling in of lakes or ponds over time.

In addition to the material being transported by incoming waters, there is a continuous buildup on the lake bottom of decaying organic matter. Organic matter is generated from living organisms in the water which includes aquatic plants, plankton, aquatic animals, etc. When these organisms die, they settle to the bottom where they decay. Over time this material will form a layer of organic debris on the bottom of the lake. The thickness of this organic layer will vary across the lake bottom.

As part of this project, plans will be made for cleaning out the previously dredged material from the Sunset Lake project contained in the dewatering basin in section 5. The basin will be used for pumping the sediment during the upcoming project. Here the sediment and water separate, leaving behind the sediment removed from the lakes.

Hidden Lake - Section 27

What will be gained by the dredging of these lakes? In essence, the "clock" will be set back in the process of filling in that occurs naturally over time in all lakes. Smaller bodies of water tend to fill in at a faster rate than larger bodies of water. Dredging will increase depth in areas of the lake especially in the fingers and upper reaches of the lakes where most sediment is deposited. The increased water depth will allow fish more area to flourish due to the opening up of habitat. Removal of the accumulated sediment and the associated nutrients contained in it will reduce the amount of nutrients available for plant and algae growth. Excess nutrients lend to nuisance aquatic plants and algae.

Pine Lake - Section 24/25

The time frame for this project will be late winter/early spring of 2021. The plan is to have the dredging done prior to Memorial Day Weekend. One of the advantages of conducting this project in the spring is that there should be natural recharge of the lakes from spring rains. Hydraulic dredging will pull sediment/water out and pump it into the dewatering basin in section 5. With the small size of these lakes, pumping the sediment/water slurry will draw down the lake during the project so recharge will be necessary to maintain adequate water levels to finish the work. There is also the option should the need arise to pump water from Bass and Woodhaven Lakes to recharge Bluegill and Pine respectively during the dredging.

Speak Up Sheet Inquiry

I received a Speak Up Sheet in the fall that I want to address as others have probably come across the same situations. The Speak Up Sheet read as follows:

Figure 1 *South end of Black Oak Lake where water coming through Bass Lake dam carrying iron in solution oxidizes when exposed to air forming a red/brown precipitate.*

"I've noticed in several areas there's a brown runoff in the lakes and roadside ditches. My untrained eye suggests that might be several sewage lines dumping into the waterway. I'd hope that isn't the case, but I can't imagine any other source for that sludge. [...]"

I believe what is mistaken for 'sewage' in these 'lakes and roadside ditches' is actually a naturally occurring phenomenon. As an example, this area at the south end of Black Oak Lake (Figure 1 & 2) along the trail has groundwater running in from the dam of Bass Lake entering Black Oak Lake. This water is collected 'seepage' that

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Figure 2 *Another view of the south end of Black Oak Lake where water coming through Bass Lake dam carrying iron in solution oxidizes forming complex ions in the water. Note there is a large amount of organic matter in this location from fallen leaves that collect in this location.*

makes its way beneath the dam. It is collected and channeled into Black Oak Lake. The reddish, brownish/rusty colored substance in the water could upon first impression be mistaken for sewage discharge. This is actually a natural process of iron oxidation as groundwater enters surface water forming the substance in the water where it enters.

Iron occurs naturally in the ground and in older metal drainage pipes. The iron is picked up by groundwater and/or drainage water passing through which then forms an iron precipitate when it comes in contact with oxygen in surface water such as occurs in lakes, ponds, and ditches. These iron precipitates combine with organic and inorganic materials to form complex ions such as what you would see in Figures 1 & 2. This area of Black Oak Lake accumulates organic material in the form of leaves, algae and aquatic plants. The prevailing winds tend to push these materials to this end of the lake. This is a simplified explanation of the natural process taking place at various locations around property.

Iron is not a health concern as it is important in metabolic processes in living organisms. It does not pose a threat to these organisms or to those eating fish taken from the lake or pond.

The bottom line is that there are no 'open' lines dumping sewage into our ditches or lakes. Be assured, our Utilities Department takes great care in maintaining the sanitary systems in place. Sanitary lines are inspected annually to check for any problems that could result in a situation such as this.

I hope this article has provided a bit more clarity into your observations when out on property. Thanks for bringing it to my attention.

As a reminder, the bait machine will be in operation throughout the winter months for your convenience stocked with wax worms. There are also ice jigs and other ice fishing related tackle items.

LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE

LEAVES

VACUUM
April 15-May 31

- the vacuum can pick up loose leaves, grass clippings, pine needles, and leafy garden plants.
- pile at front of lot in 1 or more windrows
- sticks, rocks, and heavy soil cannot be mixed with leaves
- cold fire pit ashes are to be bagged

PAPER BAGS ONLY
June 1-October 31

Only leaves, grass clippings, pine needles, and cold ashes may be placed in paper bags at the front of the lot. Each bag should be light enough to be picked up by one person.

VACUUM
November 1-November 30

- the vacuum can pick up loose leaves, grass clippings, pine needles, and leafy garden plants.
- pile at front of lot in 1 or more windrows
- sticks, rocks, and heavy soil cannot be mixed with leaves
- cold fire pit ashes are to be bagged

BRUSH

April 15-November 30
WEDNESDAYS

Brush should be stacked parallel to the road at the front of your lot.

Pickup of Landscape Waste is by Sign Up ONLY

Sign up sheets will be located at:

- The Association Office
- Woody's True Value
- Woody's General Store
- Main Gate
- Woodhaven Lakes Mobile App

Each lot to be picked up must be signed up.

Questions regarding landscape waste pickup can be directed to the Resource Department.

Refrain from placing any landscape waste in or alongside dumpsters that are located throughout property. A $100 fine will be imposed for those engaging in this practice.

2020 Catch Limits

Largemouth Bass	14" Minimum Length Limit 1 Fish Daily Limit per Lake
Muskellunge (Musky)	Catch & Release ONLY
Walleye	2 Fish Daily Limit 16" Minimum Length Limit
Channel Catfish	4 per Day
Crappie	15 per Day
Trout	3 per Day
Bluegill & Redear Sunfish	No Limits
Bullhead	No Limits
Common Carp	No Limits (Do not release to water)
Grass Carp	RETURN TO LAKE!

*Notes:
- A minimum length limit indicates that fish taken and not returned to the lake are required to be equal to or larger than the stated length. All fish less than the stated length shall be returned to the water being fished.
- A daily limit will pertain to the lake being fished. Anglers will not be allowed to have in possession more than the state limit on any given lake.

NO MINNOWS ALLOWED AS BAIT

The naturalist Corner

Alyssa Rod, Nature Center Coordinator

March is nearly here and winter is almost over! As the snow starts to melt we begin to see our first signs of spring. Birds start to sing their springtime songs while ducks and geese start to migrate back to the area or further north; certain animals start to come out of hibernation looking for food; ice on ponds and lakes melt; and trees start to bud out while a few flowers start to pop-up through the snow, including tulips, crocus, and an early pasque-flower or two in the prairies.

Officially the first day of spring in 2020 or "*Spring Equinox*" takes place on Thursday, March 19th at 10:50 p.m. So what does this mean? "Equinox" comes from the Latin words for "equal night". On the equinox, the length of day and night is almost equal in all parts of the world. The equinoxes (spring and fall) are the only time that the sun rises due east and sets due west for the entire Earth. After spring equinox, our daylight hours continue to get longer and warmer!

Moon-Month Names: For years, Native Americans and Europeans have named the months after various seasons in the Northern Hemisphere. These names are connected to the Full Moon. March is known as the "Worm Moon" because during this month the ground starts to soften enough for earthworms to reappear along with robins looking for a quick bite to eat. We always think of Robins being "heralds of spring". There are other names for this month including "Sap Moon" due to sugar maple sap starting to flow; "Crow Moon" and "Lenten Moon" to name a few. This year, the Worm Moon is a Supermoon Full Moon on March 9/10. A supermoon is a full or new moon that is at or near its closest approach to the Earth. Because of its closeness, this moon looks brighter and 5.9-6.9% bigger than an average full moon!

Garden Time: Ready to get outdoors and dig in the dirt? March is time to start your gardens. Since ancient times, people have used nature as an indicator of changing seasons and to know when the weather is right for planting. They say when crocus is blooming that's your cue to plant radishes, parsnips, and spinach! In late March peas can also be planted. To learn more about good dates to start garden seeds (indoors or outdoors) visit https://www.almanac.com/gardening/planting-calendar/IL/Sublette.

Nature Nuggets…Let's take a closer look at local nature!

The American Robin: herald of spring, cheery singer, and a state bird for 3 states: Connecticut, Michigan, and Wisconsin!

The robin is known for its round, warm orange breast and long tail. They can be found in all 50 of the US states and are found in all types of habitats from towns to gardens, and open woodlands to agricultural lands. A robin averages 8-11 inches long and can be found in large numbers during the spring through fall. While we consider them the "heralds of spring," they can be found in Illinois all year round. In fact, during the Christmas Bird Count around nearby Amboy Marsh and Gremel Wildlife Sanctuary (December 19th), we saw two robins and around the Starved Rock area (January 1) we saw 42 robins.

Robins can be fun to watch as they feed on the ground, eating fruits, berries, insects, and earthworms. Their method of foraging includes running a few steps and stopping abruptly. Then turning their head to the side, they stare or listen for an earthworm and wait for just the right moment to grab it or play tug-of-war when the worm is still partially in the ground!

Fun fact: A group of robins is known as a "worm" of robins!

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