

WOODHAVEN NEWS

APRIL '25 | VOL. 42 NO. 3



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MESSAGE FROM BOARD



This is my favorite message to write. It signifies that spring is here again. Time for most of us to open up our trailers and start a new season at Woodhaven. Remember to watch the weather forecast when you make that decision.

The Board was busy all winter. Some of the agenda items that were discussed:

The were multiple rule changes made based on recommendations submitted via speak up sheets submitted by Property Owners and lengthy discussion by the Board.

The need to hire a new auditing firm arose and after staff doing their research and board discussion, a new company was hired.

The Board has approved the use of tornado sheds on Property Owners lots. It is important that you work with ESAC prior to buying one to understand any restrictions that may apply.

You will be seeing some changes in Public Safety uniforms beginning this year.

This winter the 100# propane tank pick up has begun. If you have questions about your tanks, please call Woodys hardware.

These are just some highlights of the winter Board Meetings. This newsletter and the upcoming newsletters will go into detail about all the changes that are approved by the Board during this year.

This Board of Directors continues to work hard for you. If you see them out and about this season feel free to stop and say Hello and if you have questions, I am sure they will be happy to answer your question or get that answer for you.

Happy Spring and looking forward to seeing everyone again.

Daniel Rossi,

Board of Directors President

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IMPORTANT PHONE NUMBERS

Association Office	815-849-5209
Public Safety Main Gate.....	815-849-5915
Woodhaven Lakes Realty	815-849-5476
ESAC.....	815-849-5371
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 - APRIL

facility hours are subject to change

ASSOCIATION OFFICE/ESAC

Monday - Saturday | 8:30 a.m.-4:30 p.m.
Sunday | CLOSED

WOODHAVEN LAKES REALTY

Monday - Saturday | 8:30 a.m.-4:30 p.m.
Sunday | CLOSED

REC PLEX

Friday 4/25 | 4 p.m.-9 p.m.
Saturday 4/26 | 10 a.m.-10 p.m.
Sunday 4/27 | 10 a.m.-4 p.m.

NATURE CENTER

Saturday 4/26 | 10 a.m.-4 p.m.
Sunday 4/27 | 10 a.m.-3 p.m.

GENERAL STORE

*until 4/13 -----
Friday & Saturday | 8 a.m.-8 p.m.
Sunday 4/6 & 4/13 | 8 a.m.-1 p.m.
Sunday 4/20 | CLOSED
Sunday 4/27 | 8 a.m.-3 p.m.
Monday-Thursday | CLOSED
*starting 4/14 -----
Wednesday & Thursday | 8 a.m.-1 p.m.
Monday & Tuesday | CLOSED

CAMPSTOVE RESTAURANT

*until 4/13 -----
Friday - Sunday | 8 a.m.-11 p.m.
Monday - Thursday | CLOSED
*starting 4/14 -----
Wednesday-Sunday | 8 a.m.-11 p.m.
Monday & Tuesday | CLOSED

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

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.

Woodhaven News (USPS001-073) is published monthly except February by Woodhaven Association, 509 LaMoille Road, Sublette, IL 61367, as an official source of information for Woodhaven Association members. Subscription price is \$2.25 per year included in annual assessment.

Periodicals postage paid at Sublette, Illinois and additional mailing offices.

Postmaster: Send address changes to Woodhaven News, P.O. Box 110, Sublette, IL 61367-0110.

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

PIZZA PLUS

*until 4/13 -----
Friday & Saturday | 11 a.m.-7 p.m.
Sunday 4/6 & 4/13 | 11 a.m.-1 p.m.
Sunday 4/20 | CLOSED
Sunday 4/27 | 8 a.m.-3 p.m.
Monday-Thursday | CLOSED
*Starting 4/14 -----
Wednesday & Thursday | 11 a.m.-1 p.m.
Monday & Tuesday | CLOSED

BAITSHOP

Saturday | 8 a.m.-4 p.m.
Sunday | 9 a.m.-3 p.m.

WOODY'S TRUE VALUE

Monday - Saturday | 8 a.m.-4 p.m.
Sunday | 8 a.m.-2 p.m.

LAKEVIEW

Daily | 7 a.m.-Dusk

LAUNDROMAT

24 hours

CLOSED

Family Center
Pools & Beach

MANAGEMENT REPORT

jeff hickey, executive director | amy ackert, g.m. business services
randy koehler, g.m. member services | greg dimmig, g.m. maintenance services



We know the Woodhaven recreation season is nearing, along with refreshing spring and comforting summer weather, as the doors to our facilities begin to reopen and others expand hours. Maintenance crews open comfort stations in April once temperatures are consistently above freezing. The General Store and Restaurant's first weekend is scheduled for April 4; and beginning April 16, will be open five days a week, Wednesday to Sunday, throughout the spring. The Bait Shop and Nature Center open and the leaf vacuum service resumes on April 15 to assist with your spring cleanup.

April is also the time many of you choose to begin "un-winterizing" your park models and trailers for the coming season. The question is always asked by eager newbies, "When can I safely open my trailer for the spring?" While there is no fixed rule, it's generally best to be patient, monitor the weather, and open when you're certain there will be no extended periods of freezing temperatures. While we're certain many of you have your own opening procedures, below is a good basic checklist of items you might focus on during re-opening.

TRAILER PREP

- Check drawers for mice and other unwanted visitors
- Check vents and trailer skirting for nesting critters
- Crank up trailer heat before turning on water
- Check for leaks at indoor and outdoor faucets
- Check the batteries in your smoke and CO2 detectors

YARD/OUTDOOR PREP

- Clean-up sticks, branches and rake leaves to the road
- Sign up for leaf or brush pick-up on the Woodhaven app or at the Association Office, Main Gate, General Store or Service Center

- Count the plants and bushes that need to be replaced after the winter "deer buffet"

MISCELLANEOUS PREP

- Get ESAC permits for any improvement projects that require one
- Review the online or printed events calendar and begin to coordinate with friends for campfires, event weekends, live entertainment and cookouts!

Spring certainly is an exciting time, especially at Woodhaven with anticipation of the summer fun ahead! Many favorite activities and entertainment are planned along with some exciting new events and surprises. As always, we encourage you to check out the Events and Facilities Hours Calendars on the mobile app and

Woodhaven website for the most up-to-date information. While we try our best to be as accurate as possible, there are rare times when we do miss something. If you have any questions regarding information you see online, please contact us by phone at the Association Office at 815-849-5209 and we can help clear up any confusion or conflicting information; and you'll get to talk to one of our friendly Association Office staff as well!

Beach Renovation Project

As mentioned in detail in our article in the March 2025 [Woodhaven News](#), the contractor for the Beach Renovation Project has mobilized much of the material and equipment to the Family Center parking lot and work has now begun on the upgrades. The enhancements are scheduled to be completed by Memorial Day Weekend, including a new rental boat dock, fencing, and erosion control. For more details on the project, we ask that you refer back to last month's [Woodhaven News](#).



Lakeside Center Replacement Project

As you may recall, the old Lakeside Center, originally known as "Hermit's Hut" was the oldest building on property until it was demolished by Maintenance staff in early 2024 due to extensive structural damage, primarily attributed to its age. The building, which sat across Woodhaven Drive from the Nature Center/Bait Shop, was originally built as a hunting cabin and actually pre-dated the establishment of Woodhaven in 1971.

Over the past year, the Facilities Planning Committee, Board, and staff have been discussing options and potential uses for a replacement facility on the old site. Through this planning process, it was determined that a more robust and updated exercise facility would be beneficial for both existing and future Property Owners and their guests.

The Board has been reviewing several preliminary site and building design plans over the past few months and has settled on a design that mirrors the look of the Nature Center/Bait Shop. The preliminary design includes a dedicated workout room, showers, and a multi-purpose area that could accommodate small group or private exercise classes, massage therapy appointments or meetings. The exercise room will include all new cardio and weight-lifting equipment.

As the Board continues to firm up details of the design plans, we will include drawings and floorplan layout for your review in upcoming issues of the Woodhaven News.





815-849-5424
Located just off US Rt. 52
One mile North
of Green Wing Rd.

APRIL

1st | Opening Day (Weather Pending)

8th | Tuesday Night Golf League (Open to anyone).....4 p.m.

No tee times available after 3pm

20th | 65+ Combined Team Handicap Scramble (Open to anyone)8:30 a.m.

Tee times available after 10:30am

Summer (May 1st-September 2nd) Monday-Friday (with discount): 9 holes- \$15.00 18 holes- \$22.00 Saturday, Sunday, Holidays (with discount): 9 holes- \$21.00 18 holes- \$33.00	Fall (September 3rd-First Snow) 7 days a week (with discount): 9 holes- \$15.00 18 holes- \$22.00 *Pass must be presented to clubhouse staff to receive discount*
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KIDS 13 & UNDER PLAY FREE!*

Loaner Clubs are Available! Parents accompanying young children can pay 3-hole (\$5) and 6-hole (\$7) rates! No Other Discounts Apply to this Special. *with paying adult*

LIVE VIDEO GAMING

Club House Hours
Weekdays: 7:00 AM - Dusk | Weekends: 6:00 AM - Dusk

Visit us at www.shadyoaksgcc.com to schedule tee times and check the event calendar! Like us on Facebook!



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BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their February 11th, 2025, meeting:

Full meeting minutes will be posted to the Members tab on our website after approval at the February 25th meeting.

- 1. Motion was made to approve the January 28, 2025 – Board of Directors Meeting Minutes. Motion passed with 4 ayes, 0 nays, and 2 abstentions.
- 2. Motion was made to accept the proposal from Republic Services to recycle electronics for a cost of \$9,655.83. Motion passed unanimously.
- 3. Motion was made to accept the purchase of a used manlift with a not-to-exceed cost of \$35,000. Motion passed unanimously.
- 4. Motion was made to temporarily suspend privileges for Section 3 Lot 20 until it is brought into compliance. Motion passed unanimously.

The following actions were taken or reported by the Board of Directors at their February 25th, 2025, meeting:

Full meeting minutes will be posted to the Members tab on our website after approval at the March 11th meeting.

- 1. Motion was made to approve the February 11, 2025 – Board of Directors Meeting Minutes. Motion passed unanimously.
- 2. Motion was made to approve the request for authorization of \$8,000-\$16,000 for professional services. Motion passed unanimously.
- 3. Motion was made to sign a contract with Selden Fox for auditing and tax services not-to-exceed \$70,000. 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.

Please see the online Event Calendar for details. Board meeting agendas will be posted to Facebook prior to each meeting.

MARCH

11th Board of Directors’ Meeting, NIU Naperville Campus 7:00 p.m.
25th Board of Directors’ Meeting, NIU Naperville Campus 7:00 p.m.

APRIL

8th Board of Directors’ Meeting, NIU Naperville Campus 7:00 p.m.
19th Section Reps Meeting, Rec Plex Multi-Purpose 9:30 a.m.
22nd Board of Directors’ Meeting, NIU Naperville Campus 7:00 p.m.

MAY

3rd Facilities Planning Meeting, Association Office 11:00 a.m.
17th Communications Committee, Association Office 8:00 a.m.
17th Finance Committee Meeting, Association Office 8:30 a.m.
17th Section Reps Meeting, Rec Plex Multi-Purpose 9:30 a.m.
24th Board of Directors’ Meeting, Rec Plex Multi-Purpose 9:00 a.m.

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

NOTES FROM THE COMMUNICATIONS COMMITTEE

- Leaf/Brush Pickup begins April 15 – sign up on the app, or at the gate, store, or service center.
- There is an opening on the Public Safety Board of Review, see pages 14 & 15 for details.
- The 2025 Memorial Tree Program has begun – see pages 10-14 for details.

Advertisement for MSK Enterprises, LLC, featuring a golf cart and contact information for Josh Hintz, Megan Zimmerman, Matt Koning, and Lane Koning. The ad highlights services like Golf Cars, LSV's, and 25 Years Of Excellence.

Advertisement for PRIME SOLUTIONS, featuring a house with a deck and contact information for Ken Ricketts. The ad lists various services like Roofing, Carpentry, Retaining Walls, Seawalls, Patios, & Walkways, Gravel Drives & Pads, Painting & Staining, Custom Built Decks & Screen Rooms, Power Washing, Trailer Skirting, Glass Replacement, General Maintenance, and Room Additions. It also includes a 10% OFF ANY SIGNED CONTRACTS OR WORK DONE IN APRIL! offer.

Advertisement for THE BAIT SHOP, featuring a fish logo and contact information (815-849-5451). The ad lists services like Fishing & Hunting, Bait & Tackle, Snacks, Bottled Water & Soda, Night Crawlers, Shrimp, Wax Worms, Trout Worms, and Chicken Liver. It also includes APRIL HOURS: Saturday 8 AM-4 PM, Sunday 9 AM - 3 PM, and Monday-Friday CLOSED.

Advertisement for Woodhaven News Classified Ad Request, featuring a logo and contact information. The ad states: 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: \$.

Form for Woodhaven’s Honor Roll of Veterans, including fields for Name, Section, Lot, Branch of Military, Wars Served or Peacetime, and Additional Information.

Advertisement for LEFFELMAN & ASSOCIATES INC., featuring a logo and contact information. The ad includes a section for HOW’S YOUR AGENT WORKING FOR YOU? with photos of Mary Reglin, Lexi Willey, Lisa Quest, and Julie Burkardt. It also lists services like MOTOR HOME, PARK MODEL, TRAVEL TRAILER, RECREATIONAL VEHICLE, and BOAT, and includes a 815.849.5219 | 111 W MAIN ST, SUBLETTE, IL. LAMOILLE 815.638.2171 - AMBOY 815.857.2125. WWW.LEFFELMANASSOC.COM. As of Oct. 1, 2024, Foremost is allowing us to write Park Model insurance for those without prior insurance, a change from last year’s policy where Foremost would only take new purchases or if they had been insured within the last 10 days.

WELCOME NEW PROPERTY OWNERS - NOVEMBER

"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
3/169	KATHLEEN & MARCELO VARGAS	RIVER GROVE IL
7/187	JESSICA & ADAM STAMPER	YORKVILLE IL
17/174	JOSE & KRISTIN LOZANO	GENEVA IL



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Some benefits of this program include:

- 1. All-risk protection including wind, fire, lightning, etc.
- 2. Coverage for you personal effects, shed, deck, etc.
- 3. Liability protection for your lot and trailer.
- 4. Special Discounts if you are 50 years of age.
- 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

SECTION REPRESENTATIVES & ALTERNATES

SECT.	REP.	LOT	ALTERNATE	LOT
Sect. 1	Nancy Nieslawski	15		
Sect. 2	Pat Sirbas	278-279	Jane Elliott	215-6
Sect. 3	Maria Dellegrazio	68	Judy Gonzalez	91
Sect. 4	Gregg Swanstrom	183	Pamela Smith	127
Sect. 5	Pat Looby	402	Dale Fildes	290
Sect. 6	Michael Flanigan	6		
Sect. 7	Karen Larson	194	Lee Patterson	6-7
Sect. 8	Linda Smith	31	Mary Muir	29-30
Sect. 9	Jack Meyers	88-90		
Sect. 10	Bob Palatine	284-285	Tony Lona	219
Sect. 11	Rosa Galarza	69	John McCarthy	37
Sect. 12	Heather Hansen	48		
Sect. 13	Missy Silfies	50		
Sect. 14	Lee Campbell	89		
Sect. 15	Nancy Jackson	104	Elaine Ayres	61
Sect. 16	Ernest Mitchell	79-80	Rich Ziegenfuss	132-134
Sect. 17	Darlene Singleton	8	Diana Fontanez	247
Sect. 18	Rosemary Colness	18		
Sect. 19				
Sect. 20	Anthony Sarullo	20	Mike Connelly	31-32
Sect. 21	Shaunta Stocking	251-252	Joe Sedevic	36
Sect. 22	Kathy Brush	153	Kim Gibas	104
Sect. 23	Brenda Kriss	104-105	Rita Olsen	48
Sect. 24	Laurie Picha	9-11	Phyllis Sippel	126
Sect. 25	Ryan Davidson	125	Kurt Benda	114
Sect. 26	Jacqueline Foulk	1		
Sect. 27	Donna Sportun	94		
Sect. 28				
Sect. 29	James Robinson	31	Arthur Orsini	37

REGISTERED SEX OFFENDER LIST

Robert Hipshur-Sec. 21, Lot. 33
William Dubois-Sec. 17, Lot. 122-123
Christopher Jamroz-Sec. 11, Lot. 203



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ESAC CITATIONS - FEBRUARY

Sec/Lot	Violation
1/115	Patio less than 5' from 115/114 line
2/99	Inappropriate storage of refrigerator
2/140	NEMA3 box on ground; flex line not secure
2/187	Rotten/missing wood on shed; hole in locker
3/39	Temp plate on LSV expired 10/20/24
5/216	Rotten wood/holes in shed; roofing not secure
5/484	No permit for RV
6/1-2	No railing on deck; bldg. mat on utility trailer
6/40	RV less than 7' from 40/41 line
6/44	Lights supported by trees
8/48	No caps on RV port or sewer inlet
8/120	Expired reg on snowmobile; bldg. materials
9/168	Building materials - blocks
11/75	Exposed wires; rotten wood on shed; bldg. material
11/172	Inappropriate storage of RV awning
11/173	Hole/rotten wood on shed; misc bldg. materials
12/42	Tape on sewer inlet; RV seams open; hole in floor
13/38	Rubber roofing on room damaged
13/83	Temp plate on LSV expired 10/3/24
13/115	Building materials - patio blocks
13/120	Hole/rotten wood on shed; damaged shingles
15/139	No permit for patio; patio less than 15' from front
17/94	Holes/rotten wood on patio
17/160	Expired registration on moped
17/238	Tape covering electric cord compartment on RV
19/33	Shed door damaged; RV missing skirting; exp. wire
19/79	No permit for patio; bldg. mat - blocks, ties, gutter
22/160	Rotten wood on room fascia
24/219	Overhead less than 7' from rear line
27/71	Damaged skirting around RV: car reg expired 10/31/24
27/72	Drain tile flooding neighboring properties
27/122	Removal of one tree without prior authorization
27/123	Removal of one tree without prior authorization
28/38	Boat over rear property line

PUBLIC SAFETY CITATIONS - FEBRUARY

Sec/Lot	Owner/Guest	Offense
NONE		

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Groundhogs • Bats

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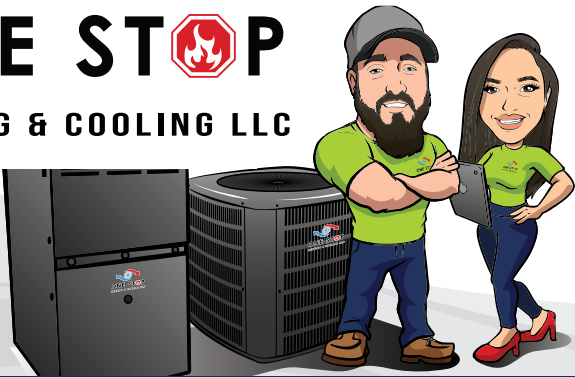
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Memorial Tree Program

With Spring just beginning we want to bring our NEW MEMORIAL TREE program back into full bloom! While we are all aware we have lost a few trees over the years due to disease and mother nature, this program is designed to help reforest Woodhaven along with remembering all those loved ones who truly enjoyed Woodhaven. We had a great response last year and plan to continue the program for many years to come!

There are predetermined areas for the location of memorial tree planting, depending on the type of tree you choose. Cost of a memorial tree is \$200, which also includes a staked plaque to commemorate your loved one, as well as trunk protection and mulch. Participants in this program are welcomed and encouraged to assist with care and maintenance of your tree, such as watering, pulling weeds, or pruning broken branches. Please note – no additional “keepsakes” will be allowed to be placed around Memorial Trees.

Location Option 1: Northwest trail of Pine Lake.

This option will be dedicated as the “Memorial Trail.” This location will offer ornamental/flowering trees to create beautiful views while walking along the trail.

Location Option 2: Common Area Reforestation

This option includes 3 potential locations; these locations will be in common areas and only allow for hardwood varieties such as oaks and maples. The locations will be designated areas in Section 29, Mikes Pond in section 6, and Section 8/Section 9 improved trail. These options are designed to help reforest Woodhaven in areas that have been devastated by the tornadoes.

Planting of this year’s trees will take place in late fall/early winter. In order to participate in this round, orders must be placed by Monday, August 18.

For order forms and more information, please contact Nicci or Kinsey at the Association Office (815-849-5209).

Ornamental Tree Options

Crab Apple



- ▶ Grows 15-30 ft tall & 20-30ft wide
- ▶ Blossoms appear April–May
- ▶ Apple–like fruit has a diameter of ≤ 2 inches
- ▶ Symbolic of youth, joy, magic, & surprise

Ornamental Tree Options

Redbuds



- ▶ Grows 20-30 ft tall & wide
- ▶ Flowers bloom between March-April
- ▶ Fruit are long, flat pods that remain on the tree in the winter
- ▶ Roots & bark have medicinal properties



Serviceberry



- ▶ Grows 15-30ft tall & 15-25ft wide
- ▶ Flowers bloom in March & April
- ▶ Fruits blue-black berries with a sugar content of 20% making it sweeter than blue-berries & raspberries
- ▶ Berries have been used for jams, pies, & wines

Ornamental Tree Options



Hawthorn



- ▶ Grows 15-50 ft tall & 20-30ft wide
- ▶ White flowers appear in May-June
- ▶ Berries contain substances that may benefit the heart
- ▶ In Ireland it is said that these trees are inhabited by fairies

Hardwood Tree Options



October Glory-Maple



- ▶ Grows 40-50 ft tall & 25-30ft wide
- ▶ Produces helicopter seeds that fall each autumn
- ▶ Average lifespan is about 100-200 years
- ▶ Produces small, hanging clusters of bright red flowers in the spring

Hardwood Tree Options

Oak



- ▶ Grows 40-80 ft tall & 60-100ft wide
- ▶ Produces acorns that may create another oak tree
- ▶ Average lifespan is 100-300 years
- ▶ Wine barrels are made of Oak

Sugar Maple



- ▶ Grows 90-120ft tall & 40-100ft wide
- ▶ Produces about 1-inch helicopter seeds
- ▶ Average lifespan is 300-400 years
- ▶ Able to produce a unique sap that can be turned into syrup

Hardwood Tree Options



Hackberry



- Grows 30-130ft tall & 50-70ft wide
- Produces berries that are high in calories, protein, and sugars
- Average lifespan is 150-200 years
- Symbolizes wisdom, strength of will, & intuition

Committee Membership Application

The Woodhaven Board of Directors is accepting applications from Owners interested in filling an available opening on the Public Safety Board of Review. Woodhaven’s past practices target appointing up to 7 members on each recommending body. More information on the Board of Review objectives can be found under Section 3 of the Policy Manual and Article IX of the By-Laws. Owners interested in applying are encouraged to review this information, which is provided on Woodhaven’s website under the About / Membership / Governing of Woodhaven tabs.

A copy of the Committee Application is available on the next page and can also be obtained online on the Owners page of the website under “Forms,” on the app, as well as in person at the Association Office. Meetings are typically monthly. Applications will be accepted through April 30, 2025. Owners applying for a committee position are required to go through a file review as part of the application process.

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Sublette, IL



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Committee Membership Application

Name: _____

Sec/Lot(s): _____

Address: _____

Phone: _____

Email: _____

Please answer the following questions:

Which Standing Committee do you wish to serve on?

Why do you want to serve on this committee?

What credentials or areas of expertise can you bring to this committee?

Are you able to attend a committee meeting once per month?

How long have you been an Owner at the Woodhaven Association?

Are you bilingual? If so, what other language(s) do you speak?

Do you have any comments to add?

Signature: _____ Date: _____

Application Qualifications Review - File Review Acknowledgement

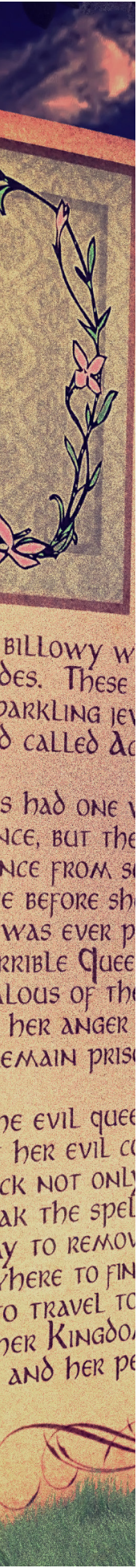
I, _____, Owner of Section/Lot(s) _____ in Woodhaven Lakes, understand an “Applicant Qualifications Review,” which includes a file review and a walk-through inspection of my lot, will take place following submission of my application.

Signature: _____ Date: _____





MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	1	2	3	4	5	6
7	8 Board of Directors' Meeting 7pm NIU Conf. Center	9	10	11	Egg Celebration 12	13
14	15	16	17	18	19 Kid's Egg Hunt	20 EASTER
21	22 EARTH DAY Board of Directors' Meeting 7pm NIU Conf. Center	23	24	25	26 Spring Fling	27
28	29	30	MARCH M T W Th F S Su 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31		MAY M T W Th F S Su 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	



RECREATION & ACTIVITIES

Children's Easter Egg Hunt

SATURDAY, APRIL 12TH | EASTER EVENTS 11AM-2PM

It's that time of the year again! We can't wait to see all the families hopping on over to the Rec Plex for our annual Easter Egg hunt. Registration and Check-In will take place at the Rec Plex Multi-Purpose Room starting at 11 a.m. The cost of the Easter Punch Pass will be \$5 per child. From there the hunt will begin through the grassy areas surrounding the Rec Plex. 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 "big" kids hunt. The Egg Hunt fee includes the Hunt, a craft, and a snack & drink. 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!

Spring Fling Weekend

APRIL 26-27TH

Planning is underway for Woodhaven's annual Spring Fling Weekend. We are in the process of finalizing the schedule of events. Traditional events such as the Open Air Market, children's crafts, food fair, horse drawn wagon rides, and the petting zoo will all be held.

Food Fair

As Always you will want to check out all the food vendors. With some old, and some new there are always great food options to explore! Food vendors will be available Saturday & Sunday of Spring Fling Weekend. Details on times and locations will be in the Spring Fling Leisure times.

Traditional Tree Farm Sale

Woodhaven Lakes' long running annual Spring Fling Tree Farm Sale offers a variety of trees and shrubs to populate your lot with local plants. All selected trees are conducive to northern Illinois soils and typical weather conditions. Make a small commitment and leave a legacy for all those to follow us. What sense of pleasure and accomplishment you will experience watching them grow! (Prices Vary)

Silent Auction

The Department of Recreation annually turns over some of the paddleboats (5), canoes (2), and kayaks (2) used in the operations of the watercraft rental program offered at the Beach. The all-plastic boats up for auction this year are three years old and in good/fair condition.

The opportunity to purchase these boats will ONLY be offered on Saturday, April 26. (Spring Fling Weekend). The boats may be viewed at 9:30 a.m., silent auction procedures will begin at 10 a.m., and will be closed at approximately 10:15 a.m., at the discretion of the Recreation Director. All interested bidders will have an opportunity to continue to bid until the Recreation Director closes the auction. The location of the boat auction will be outside of the Family Center.

How the "Silent Auction" works. Each item will be displayed with a bid sheet on which interested individuals will write their name and the amount of their bid. Each of all of the items being auctioned will start with a minimum bid. Bidding will proceed (silently) on each item, all at the same time, until there are no longer any interested bidders. You may continue to bid as many times as you wish. Minimum bid increases will be \$10. Each item will be sold to the highest bidder. Items will be sold to Woodhaven Property Owners (or guest of) only. Property Owner must be in good financial standing with Woodhaven Association. Payment, in the form of cash or check, must be made at the completion of the Silent Auction. Purchased items must be removed from said location immediately. No advanced bids will be accepted. Bidders must be present on the day of the Silent Auction. Questions or requests for additional information should be directed to Kimber, Aquatics Manager. 815-849-5209, ext. 141.

Magic Show (Children’s & Adult)
SATURDAY, APRIL 26TH
Join us in the Rec Plex Multi-Purpose Room as we welcome Matthew the Magician! He will be here to perform an afternoon children’s show, and then returning later Saturday night for an adult comedy/magic show. We are excited to offer something NEW this Spring Fling weekend. You won’t want to miss the fun!

BINGO
SUNDAY, APRIL 27TH
This family favorite is back again! All ages are encouraged to play, and prizes will be awarded in youth & adult categories. BINGO will be held on Sunday of Spring fling and will be located under the pavilion. More details about BINGO will be available in the Leisure Times.



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Proposed Changes to Rules & Regulations

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See Policies 08-200-0322

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WOODHAVEN ASSOCIATION
RULES AND REGULATIONS
(Amended April 23 , 2024)

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/Bows or Crossbows

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/Woodhaven Staff

- A. All persons shall comply with lawful requests and directions from Public Safety Officers/Woodhaven Staff 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 with license plates, a current vehicle registration sticker and be licensable in the State of Illinois as verified by a Vehicle Identification Number (VIN) when applicable. 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.
- G. Low-Speed Electric Bicycles (e-Bikes). The State of Illinois recognizes three classifications of low-speed electric bicycles. They are:
 - “Class 1 low-speed electric bicycle” means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.
 - “Class 2 low-speed electric bicycle” means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches a speed of 20 miles per hour.
 - “Class 3 low-speed electric bicycle” means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.
 - 1. Class 1 low-speed electric bicycles, as defined in the Illinois Vehicle Code, are recognized and allowed to be operated as a bicycle within Woodhaven.
 - 2. Class 2 and Class 3 low-speed electric bicycles are prohibited from operating within Woodhaven.

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

- A. 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 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 08-200-0322

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 lightening 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. 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

- A. Hunting and unauthorized trapping is prohibited.
- B. It is prohibited to make available food, salt, mineral blocks or other products for ingestion by wild deer or other wildlife where wild deer are present.
- C. Bird/squirrel feeders are allowed provided they are supplied with seed, grain, fruit, worms or suet specifically for birds or squirrels; and are elevated so they cannot be readily accessed by wild deer or other wildlife.

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.
- D. The minimum setback for a retaining wall shall be 5’ unless constructed for a driveway. Retaining walls when constructed for a driveway shall be subject to Class II Permit driveway setback requirements.

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 (03/22)

I Minor Violation			II Intermediate Violation			III Major Violations		
	Art.	Sec.		Art.	Sec.		Art.	Sec.
2nd RV		VII 3C	Damage to Property ≤\$100(a)	I	16A	Air Guns/Bows or Crossbows	I	11
Boats, Motors	V	4B	False Statement	VI	4B	Consumption of Alcohol	I	5
Pets	IX	5	Fire Unattended (contained in pit)	I	8A,B	Duty to Comply	I	19
Rules & Covenants not listed or covered under special situation fines/penalties			Burning Outside of Pit (Attended)	I	8C	Open Container	II	8B
			Mischievous Acts(a)	I	14A	Pass Misuse	I	2,3
			Public Nuisance	I	20	Passengers Confined in Vehicle	II	1D
			Removal of Graffiti(a)	I	14D	No Valid Driver’s License	II	2B
			Swimming	I	7A	Automatic Review Board		
			Theft of Property ≤\$100	I	17A	Criminal Conduct(e)	I	1
			No DL, or failure to provide	II	2A,C	Damage to Property >\$100(a,e)	I	16B
						Disorderly Conduct(b,e)	I	18A,B,C
						DUI(e)	II	8A
						Drugs and Paraphernalia(e)	I	22
						Fire Arms(e)	I	12
						Fire Unattended (outside of pit/spreading)(e)	I	8A,C
						Gang Activities(b,e)	I	15
						Graffiti(a,b,e)	I	14B
						Pet Attack(e)	IX	5F
						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

2. ESAC/Resource Schedule

	Art.	Sec.		Art.	Sec.		Art.	Sec.
Electrical Applications	VIII	13	Electrical-Danger to Owner	VIII	13	Electrical-Danger to others or WHA	VIII	13
No Class II Permit	VII	3	Failure to Repair Leaks	VIII	1H	Pass Misuse-contractor, vendor, realtor	III	
Setback Class II, III	VII	2	No Class I Permit	VII	2	Stop Work Order, violation of	VII	VI,1, 6
Boats/Motors(f)	V	4C	Nuisance, property(f,g)	CR	IVB	Trees	IX	1A,B
Sewer Cap/Breached Hose	IX	4	Setback Class I	VII	1			
Trash and Debris	IX	9						
Removal of Property Pins	VII	1A						
Rules & Covenants not listed or covered under special situation fines/penalties						Automatic Review Board		
						Misuse of Refuse Container(d,e)	IX	9C,D
						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 | d) +cost and service fee \$150 |
| b) +one or more passes invalidated | e) automatic Board of Review \$150-\$500 |
| c) overnight use prohibited | |

1. 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.

2. 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.

A. 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 08-200-0322 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.

B. Complaint by Property Owner or Guest. A Public Safety Officer will investigate a complaint to determine the validity of the complaint.

- 1. After validation **by a Public Safety Officer**, 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.

C. 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 (03/22):
 - 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 \$150 to \$500 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.

A. 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
- 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 citation shall be issued for violation of this section.
 - The person shall be requested to leave Woodhaven and shall not be permitted to return.
 - If the person fails to comply with the above request, an appropriate criminal complaint shall be filed with the appropriate law enforcement agencies.
 - 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)
- 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.
 - A citation for Article I, Section 15 requires Automatic Review and one or more of the following penalties:
 - A fine of \$150 to \$500
 - Immediate eviction from Woodhaven
 - Temporary ban on entry into Woodhaven
 - Permanent ban on entry into Woodhaven
 - 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.”

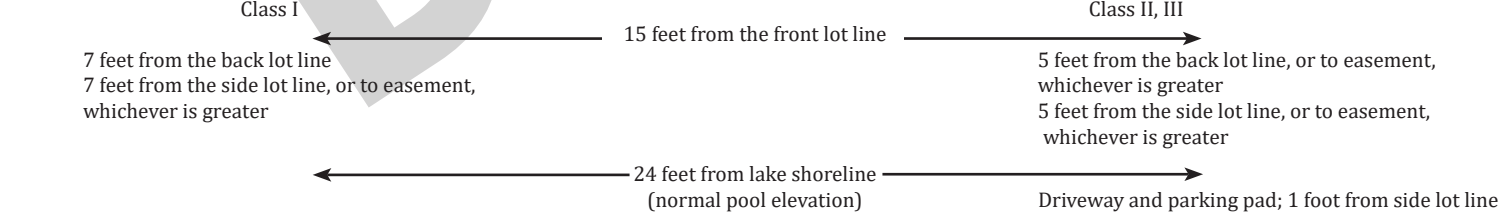
Authority for administration of the Code shall be by the Code Enforcement Officer, also referred to as an ESAC Inspector.

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



Section 3. Improvement & Permit Classes (03/22)

- 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

<u>Class I-A</u> (Lee Co. Permit Required)	<u>Class I-B</u> (fixed units)	<u>Class II</u>	<u>Class III</u>
Overhead Structure (1) Room Enclosure (1) Integral Connecting Roof (1)	Travel Trailer (2) Wood Deck RV Pad Staircase Porch Ramp Retaining Wall Seawall (setback does not apply)(5) Park Model RV (2) Storage Shed (100 sq. ft. and over) Tornado/Storm Shed	Antenna (fixed) Bridge *Dog Run/Kennel **Driveway **Parking Pad Fire Pit Fireplace Firewood Containment HVAC LP Tank Patio Pond *Spa/Hot Tub Trellis *Raised Walkway Roof Replacement Satellite Dish(fixed) Skirting Storage Shed (less than 100 sq. ft.) Storage Locker *Temporary/Portable Screen Rooms/Overheads Terrain Modification Utility Extension Walkway Wastewater Holding Tank RV Modification	Additional Tents 2nd RV Demolition (4) Mowing (3) Tree Removal Yard Sale
(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			

- A permit is needed when
 - making repairs.
 - replacing or modifying a roof.
 - 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. No permit is needed for other RV repairs provided the repair is intended to maintain the RV in “as was” or original condition.
 - Repair or replacement materials must match or be comparable to existing materials. New wood must be painted or stained to match existing wood.
 - 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). All boundary pins must be present and in good repair prior to approval of any Class I permit. Missing or questionable boundary pins must be replaced or verified by an Illinois Registered Land Surveyor and a copy of the surveyor’s report must be on file with the ESAC Department to approve a Class I permit.
 - 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. Demolition permits are valid for 30 days from the date of issuance. The demolition and removal of all debris must be completed within 30 days from the date the permit is issued.
 - 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.
 - 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:
- Campsites with no RV are allowed 3 tents with no permit required.
 - Campsites with an RV are allowed 2 tents with no permit required.
 - A permit may be issued for a maximum of 2 additional tents.
 - Woodhaven may waive restrictions for registered not-for-profit organizations, i.e. Boy Scouts, Girl Scouts.
 - Tents must be set up within setback lines.
 - 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.
 - 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.
 - 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.
- ~~2nd RV Permits will be issued for a maximum of 56 days per lot, per calendar year. 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.
 - ~~In-season permits may be combined for a maximum of 28 consecutive days. If the Owner wants to string one off-season~~

- a. ~~permit with two in-season permits there will be a maximum of 35 consecutive days. A maximum of 28 total days, issued in four (4) 7-day permit increments, will be issued between the Friday before Memorial Day and Labor Day Monday (in-season).~~
 - b. ~~A maximum of 28 total days, issued in four (4) 7-day permit increments, will be issued between the Tuesday following Labor Day and the Thursday prior to Memorial Day (out-of-season).~~
1. The RV must remain within the Campsite's side and rear setback lines.
 2. A grace period of up to 48 hours for loading/unloading will be given with prior authorization.
- A. 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.
- B. 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 128 square feet, nor may it exceed a height of 9'6" measured from the shed floor to the outside peak of roof. Gable and roof extensions may not exceed 12 inches.
 4. ~~Storage sheds 100 square feet and over require a First-Class Permit and must meet First-Class Permit setback requirements.~~ A maximum of two storage sheds may be permitted on a Campsite, with the following provisions:
 - a. The two (2) shed structures cannot exceed a total of 128 square feet combined.
 - 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. Tornado/Storm Sheds
1. ~~Sheds constructed for the specific purpose of providing shelter from tornadoes and storms are permitted provided:~~
 - a. ~~They are constructed off-site for set-up outdoors, at or above grade, by an industry standard manufacturer of such structures. Manufacturer's specifications will be required for a permit.~~
 - b. ~~Tornado/Storm Sheds will be counted as one of the two permitted sheds per Campsite and shall meet all size requirements as listed above under Section 6-A.~~
 - c. ~~Tornado/Storm Sheds require a Class I permit and must conform to Class I setbacks.~~
 - d. ~~Must be installed at or above grade directly on to a minimum 6" compacted gravel pad with fines. The use of poured concrete, asphalt, and other non-porous paving materials as a base is prohibited.~~
 - e. ~~Must be painted by the manufacturer at the time construction in earthtone colors. Any subsequent painting on-site must conform, or be as similar as possible, to the original manufacturer's color when delivered.~~
 - f. ~~Delivery and installation of Tornado/Storm Sheds shall be completed by the manufacturer of the unit and delivery and installation plans, including date and time, shall be provided to the ESAC Department prior to installation.~~

C. 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 (03/22)
 - a. A minimum 36" height railing/guard is required on decks with an elevation of 30" ~~or higher above adjacent surfaces or finished grade below.~~
 - b. Railings shall be at least 34" ~~36"~~ in height, but no greater than a height of 38" ~~42"~~ as measured from the floor of the deck, porch, ramp, or staircase to the top of the railing.
 1. When using vertical balusters there is to be no more than four (4) inches of space between each baluster on the railing.
 2. When using wires, rope or other similar material installed horizontally, there should be no more than four (4) inches of space between the material and a structural support post needs to be installed every four (4) feet.
10. Raised Walkways must meet a 7' setback.

D. Overhead Structures (03/22)

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 motor vehicles.

E. 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. Enclosures shall have a minimum glass or screen area for each exterior wall, except the wall adjacent to the RV, if within 4' of the RV provided the RV covers a minimum of 50% of the wall. 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 length covered by the RV if over 50% of the wall is exposed. 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.

F. 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.

1. Roof extensions are not to be attached to the Park Model by fasteners.
 2. The roof of the Park Model RV is not to be modified or striped under the overhead connecting roof.
 3. If the Park Model RV is removed and replaced with a different type RV, the roof must be reduced to 24”.
- a. 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.
- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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.
 5. Portable/Temporary Screen Rooms may only be enclosed with screens. Canvas sides must be retracted when not in use or when the property is not occupied.
- G. 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.
 4. Framing for wood patios must be on the ground. If any portion of the structure is above grade level, the entire structure will be considered a deck.
- 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 or wire garden bed fencing (chicken wire) may be used around newly established trees and shrubs to prevent damage from animals. The barrier is to be placed around the trees and/or shrubs to be protected.
 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 vegetable or flower gardens or beds 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, fence panels 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. Lattice and/or decor fencing may be used to enclose propane tanks, air conditioning units and/or RV hitches. Materials cannot be more than 1’ from the item being enclosed and the height cannot exceed 1’ from the top of the item.
 4. 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.
 5. 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

1. Agricultural fencing (over 2” mesh)
 2. PVC pipe
 3. Chain link – plastic or metal
 4. Aluminum
 5. Privacy fencing
- A. 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.
- B. 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.
- C. 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.
- D. Trellis (03/22)
1. A trellis cannot exceed 48” width and 72” height.
 2. Must be constructed of wood or plastic lattice, metal or bamboo with an open weave design.
 3. Must be used to support vegetation.
 4. No more than two (2) trellises are permitted per lot. A 72” minimum space is required between trellises.
 5. Trellises must meet a 5’ setback; a class II permit is required.
- E. Hot Tubs and Spas (03/22)
1. Must have a lockable safety cover
 2. Must be placed on a level base
 3. Maximum size cannot exceed a standard six person-sized hot tub as defined by individual manufacturers model data specifications and/or sales literature.
 4. A Class II permit with Class I setbacks are required
 5. No more than one spa or hot tub is permitted per campsite

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).

Recreational Vehicles and all the components thereof shall be maintained in good repair.

- 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

- A. 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.
- B. 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 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

1. so require.
- A. 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. Fixtures must be secured to a post and set at a minimum of 18” above grade.
- 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 and Painting 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.
 3. It is prohibited to paint any part of live trees.
- 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 (03/22)

- 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.
 2. Depositing items other than landscape waste in the easement or commingled with landscape waste for pickup (i.e. household trash, building materials, bricks, landscape blocks) which may potentially cause damage to removal equipment or bodily harm when picked-up is strictly prohibited.

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

- A. 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 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 animals as required. All Rules indicated in Article IX Section 5 apply.

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/or 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 128 sq. ft. intended for protection of personal property.

Tornado/Storm Shed - A structure, not exceeding 128 sq. ft., installed outdoors and above grade, designed to provide near-absolute protection to humans and pets in extreme weather events, including tornadoes.

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.

Trellis: A frame of latticework constructed of light wood, plastic or metal, chiefly used as a support for climbing plants.

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.

CHECK OUT OUR YOUTUBE PAGE

<https://www.youtube.com/@WoodhavenLakes1> or look up Woodhaven Lakes on YouTube



Find fun facts about our facilities and what they are used for!

Learn more about recreational activities like Disc Golf!



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OPENING THE FIRST WEEKEND OF APRIL. COME TRY SOME OF OUR NEW MENU ITEMS AND MEET OUR NEW STAFF!

CAMPSTOVE RESTAURANT APRIL HOURS:

FRIDAY - SUNDAY	8 AM-11 AM
MONDAY - THURSDAY	CLOSED
*STARTING 4/14	
WEDNESDAY-SUNDAY	8 AM-11 AM
MONDAY & TUESDAY	CLOSED

GENERAL STORE APRIL HOURS:

FRIDAY & SATURDAY	8 AM-8 PM
SUNDAY 4/6 & 4/13	8 AM-1 PM
SUNDAY 4/20	CLOSED
SUNDAY 4/27	8 AM-3 PM
MONDAY-THURSDAY	CLOSED
*STARTING 4/14	
WEDNESDAY & THURSDAY	8 AM-1 PM
MONDAY & TUESDAY	CLOSED

PIZZA PLUS APRIL HOURS:

FRIDAY & SATURDAY	11 AM-7 PM
SUNDAY 4/6 & 4/13	11 AM-1 PM
SUNDAY 4/20	CLOSED
SUNDAY 4/27	8 AM-3 PM
MONDAY-THURSDAY	CLOSED
*STARTING 4/14	
WEDNESDAY & THURSDAY	11 AM-1 PM
MONDAY & TUESDAY	CLOSED

PIZZA PLUS:
815-849-5197

e-bike rules & safety tips

With the recent addition to our Rules & Regulations regarding e-Bikes, the Board of Directors wanted to provide some safety tips to those wishing to enjoy the use of electric bicycles at Woodhaven Lakes

Rules & Regulations - Article II, Section 1, G.

Low-Speed Electric Bicycles (e-Bikes). The State of Illinois recognizes three classifications of low-speed electric bicycles. They are:

- "Class 1 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.
- "Class 2 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches a speed of 20 miles per hour.
- "Class 3 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.

1. Class 1 low-speed electric bicycles, as defined in the Illinois Vehicle Code, are recognized and allowed to be operated as a bicycle within Woodhaven.
2. Class 2 and Class 3 low-speed electric bicycles are prohibited from operating within Woodhaven.

most tips are also applicable to regular bicycle use - always ride with traffic, wear a helmet, and be aware of your surroundings

Follow the Rules of the Road

Ride on the right side of the road and obey all traffic safety devices

Wear a Helmet

wearing a helmet reduces the risk of head injury by 70%

Keep Battery Charged

only use a charger rated for your battery

Be Aware of Pedestrians

Watch your speed, brake early, and share the trails

Be Visible & Safe

wear hi-vis clothing and proper footwear

Mount & Dismount Carefully

e-bikes are heavier than traditional bikes and require more effort to stay upright

FIRE BAN FLAGS

- At times it may be necessary to place a fire ban into effect. A fire ban is set up to protect Woodhaven from the threat of fire. When a fire ban is implemented, Public Safety will take immediate action to ensure the safety of the Association. As part of this protocol, a red magnetic flag will be affixed to all active patrol vehicles, on the driver's side roof between the windshield and light bar.
- Purpose of the red flag - The red flag serves as a clear visual indicator that a fire ban is in effect. This measure is crucial for maintaining awareness among all personnel and the public regarding the current fire ban status.
- Duration of the red flag - The red flags will remain on patrol vehicles until the fire ban has been lifted.

Guidelines for issuing a fire ban include but are not limited to:

1. Any wind advisory, warning or red flag warning issued by the National Weather Service
2. Sustained winds 20 mph or greater
3. Wind gusts 30 mph or greater
4. Dry/drought conditions
5. A combination of the above or other extenuating circumstances

Once in effect, a fire ban restricts the following:

1. Building a campfire in any manner
2. Smoking a pipe, cigar, or cigarette outdoors (It is legal to smoke in a vehicle equipped with an ashtray.)
3. Throwing matches, ashes, or burning materials from a vehicle
4. Burning combustible materials in any or all restricted areas

Fire ban notifications will be sent out via the Woodhaven App And Facebook page.



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Sunday: 8a.m.-9p.m.

08-200-0322 Woodhaven Contractor, Vendor, and Realtor Policy

Registration, Construction Permits, and Conduct of Contractors, Vendors, and Realtors:

Persons or companies providing labor to perform a service or do a job on a Campsite are considered by the Association to be a Contractor and are subject to sections of this policy referencing Contractors. Persons or companies providing delivery or pick-up of materials or items are considered by the Association to be a Vendor and are subject to sections of this policy referencing Vendors. The Association may waive requirements to individuals or companies providing products and/or services that require specific licensing such as surveyor or who are participating in an Association activity such as open air markets and food vendors.

1. All Contractors, Vendors, and Realtors
- a. Contractors, Vendors, and Realtors and their employees shall possess current property access passes specific to each person, as issued by the Association and input such pass for entry into Woodhaven properties.

b. Holders of Property Access Passes shall promptly display said passes to Woodhaven staff members whenever requested.

c. Contractors, Vendors, and Realtors or their employees who are delinquent in paying debts to the Association or its subsidiaries will not be issued a property access pass(es).

d. Contractors, Vendors, and Realtors shall provide copies of all professionally required certificates and/or licenses.

e. Contractors, Vendors, and Realtors shall display company identification on the driver’s side of their vehicle(s) in lettering no less than 1”, which is visible from the road. Signage may be magnetic, painted directly onto vehicle, or other application approved by the Association.

f. Property Access Pass Restriction: Issuance of a Property Access Pass does not entitle the bearer the use of Woodhaven Association property for recreational purposes.

g. Jurisdiction: By acceptance of a Property Access Pass, the holder shall accept the obligation for themselves and their employees to conform to those applicable rules and regulations as established for the conduct of themselves and Property Owners by the Association Board of Directors.

h. Contractors, Vendors, and Realtors shall be responsible to the Association for both the quality of work and the general conduct of their employees.

i. The Association has the right to deny the issuance of a Property Access Pass to any company or individual. Property Owners who are Contractors, Vendors or Realtors and are delinquent with the Association regarding any financial matters will be denied a Property Access Pass for their business.

j. Contractors, Vendors, and Realtors not registered with the Association will be treated as a guest of the Member/Owner and will be responsible for their guest’s actions. Activity of the contractor, vendor, or realtor is restricted to the Owner’s Campsite on which pass they entered the property.

k. There is to be no solicitation by Contractors, Vendors or Realtors by placing literature or business information of any kind on a Property Owner’s Lot, comfort station or Association bulletin boards or any other area on Woodhaven property. Contractors/Vendors/Realtors may advertise for a fee in the Woodhaven Newspaper. Contractors/Vendors are automatically placed on a handout for Property Owners, and on Woodhaven’s official website. Violations of this policy can result in fines and possible suspension of Contractor/Vendor/Realtor privileges.

l. Contractors, Vendors, Realtors or their employees listed on any sex offender list or having been convicted of child pornography are prohibited from entering the Associations’ property.

m. Contractors/Vendors/Realtors are prohibited from accessing neighboring lots or Woodhaven’s common areas without prior authorization, unless work involves accessing common pedestal or utilities located in easement. The contractor is responsible for obtaining permission to access neighboring property or common areas. The Contractor is responsible for restoring disturbed neighboring properties and/or easement to as was condition.

n. Penalties, Hearings and Appeal

Violations of Policy 08-200-0220 by contractor, vendor, or realtor may result in a citation and monetary fines, refer to Article VI of the Association’s Rules and Regulations Section B, 1 - 3, C and Section 5, pertaining to applicable fines and penalties; in addition to suspension of work privileges and/or revocation of Registration with the Association.

2. Contractor Requirements
- a. Registration to do business is granted to contractors of various professions on payment of a \$100.00 annual fee which includes: property access pass(es) for each owner, with a maximum of four passes per business; and a \$10.00 fee for each additional pass required for employees of said business. Copies of a State issued identification card is required prior to issuance of employee passes. All passes are renewed on a yearly basis with the fiscal year being April 1 to March 31.

b. Prior to beginning any work Contractor must provide to the Association Certificates of Insurance showing that Contractor has coverage for itself and its employees, agents and subcontractors. Contractors insurance must provide adequate coverage for any workers compensation obligations (if applicable), equipment and automobile liability. In addition, Contractor must provide the Association proof of insurance with the Association listed as a Certificate Holder. Contractor is responsible for maintaining this insurance policy.

1. Contractor must secure a general commercial liability insurance policy to cover the damages that become due in case of bodily injury, property damage and personal injury. A certificate of liability insurance must include scope of services under Description of Operations. The coverage available in types of insurance policies mentioned above must be at least:

\$500,000 for each occurrence

\$1,000,000 for personal and advertising injury

\$1,000,000 for general aggregate

2. Contractors utilizing employees other than themselves must secure a workers’ compensation insurance policy. The workers’ compensation policy must cover all of Contractor’s work and performance and provide coverage for all individuals providing services as employees, no matter the form of organization (i.e. LLC, partnership, corporation), in the amounts required by all applicable laws. When using subcontractors, it is the Contractor’s responsibility to assure the subcontractors have workers’ compensation coverage for their employees.

3. Contractor must secure an automobile liability insurance policy to cover the damages that become due in case of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of any motor vehicle or trailer owned, hired, leased, used on behalf of or borrowed by Contractor.

4. Each certificate of insurance must provide that the insurer give the Association written notice of cancellation and termination of Contractor’s coverage at least 30 days prior.

c. Contractors who own property at Woodhaven must scan in with their Contractor Property Access Pass when providing a service to another Property Owner at Woodhaven. If currently on property as a Property Owner; the contractor needs to scan in with their Access Pass at the gate. When work is complete, the contractor needs to scan out on their Access Pass. Misuse of the Access Pass can result in citations and fines.

d. Contractors are prohibited from using Woodhaven dumpsters for disposal of construction debris or packaging.

e. Any person who makes themselves available to do work for hire shall be considered a contractor and is required to and register with the Association shall comply with all provisions of this Policy.

f. The Association has the right to deny registration and/or issuance of a Construction Permit to any company or individual.

g. Property Owners who are Contractors and are delinquent with the Association regarding any financial matters will be denied a Property Access Pass for their business.

3. Usage and Limitations of Contractors Registration (Vendor/Realtor when applicable)

a. Construction Permits: All contractors performing work at Woodhaven will be responsible for obtaining proper construction permits prior to commencement of construction.

b. Tree Removal Permit: contractor shall verify that a permit for tree removal has been obtained and is properly posted prior to removing any trees.

c. Covenants and Restrictions Conformance: Contractors shall comply strictly with all requirements set forth in the C&R including regulating construction and setback requirements, and promptly calling attention to any provisions in bids, specifications, etc. in conflict with the Declaration of Covenants.

d. Work Standards: All work performed by vendors and contractors shall be done in a workmanship-like manner and within professional standards. The Association recommends the Property Owner and/or contractor refers to current International Code Council (ICC) standards and practices. The Association has the right to consult with a third-party professional to confirm industry standards.

e. Stored Equipment: All Contractors’ equipment shall be removed at the end of a working day unless it is being used on a lot permitted for the work. Any contractor equipment temporarily stored on a lot with a valid work permit must pertain to the active permitted work being performed. There will be no storage of contractors’ equipment within Woodhaven, excluding Woody’s storage.

1. Licensable vehicles used by Contractors shall be removed at the end of the working day. Contractors who are Property Owners can place a licensable vehicle on their Section and Lot when an Owner pass is scanned in for the vehicle.

2. Contractors who are Property Owners can temporarily place an enclosed utility trailer on their Section and Lot when the utility trailer meets the guidelines of Woodhaven’s Rules and Regulations, Article VII, Section 9.

f. Work Hours

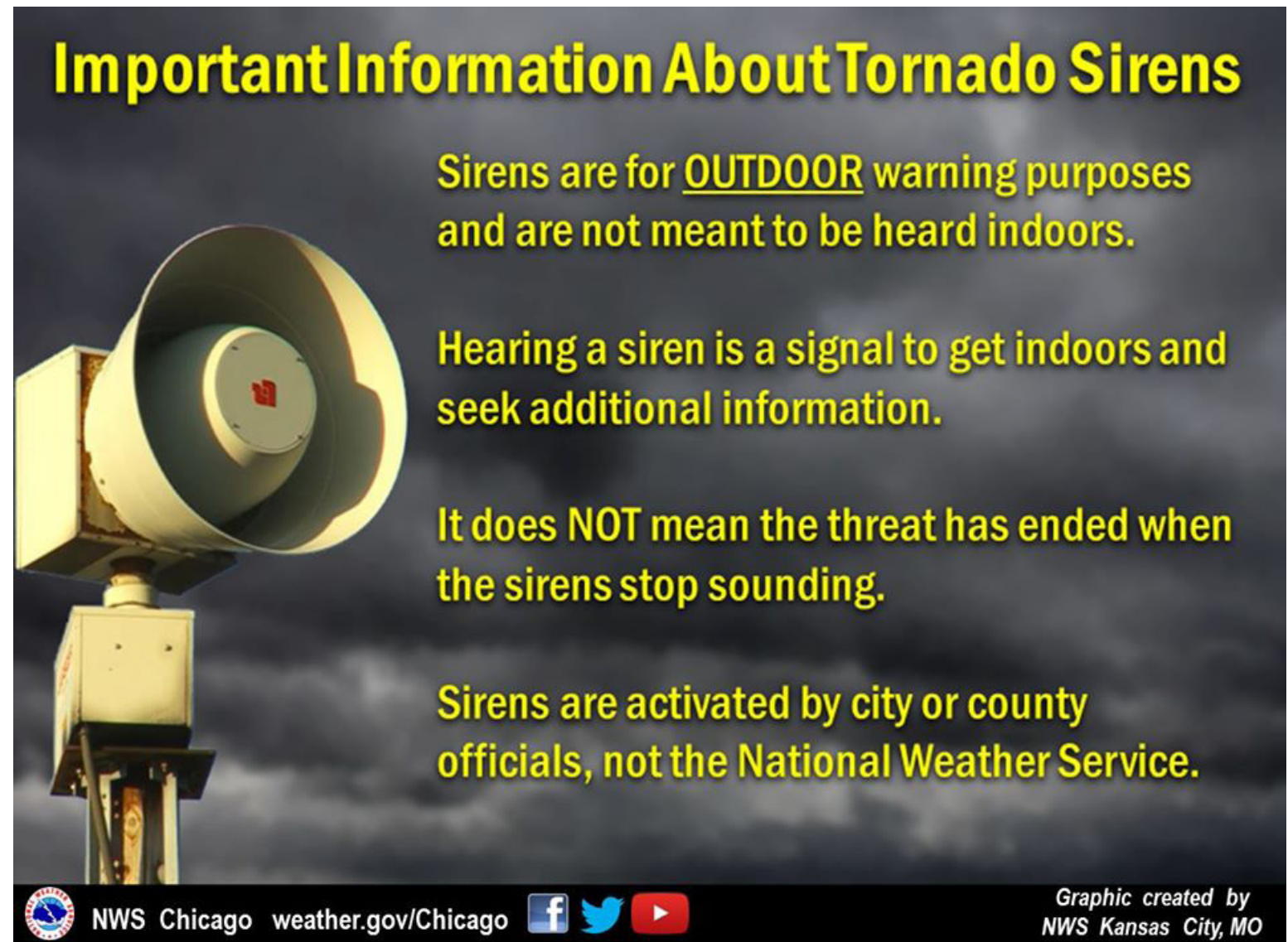
1. Hours are 7:00 a.m. to dusk plus 30 minutes for cleanup.

2. Planning activities such as contractor/owner conferences, estimating and appraisals are not considered work under this regulation and may be done after hours until 10:30 p.m.

3. Emergency repair work will be permitted after hours only upon authorization of the Property Owner and/or responsible Woodhaven authority.

4. Contractors entering Woodhaven for planning activities or emergency work after hours are required to submit to Public Safety the locations they are visiting.
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- woodhaven news - april2025 51

5. Contractors shall be restricted to the above listed locations during the afterhours visit.
- g. Curfew: Contractor and Vendor employees' passes shall be invalid at the termination of daily work hours; the holders of said passes are subject to sanctions of trespass except for Section C. 6. above.
- h. All dragging, sliding or any other related activity of sheds, rooms, trailers, or construction material without tires, will not be allowed on the Association's roads.
- i. The Board of Directors reserves the right to revoke contractors' privileges upon written notice, when there are valid **Property Owner consumer** complaints **against a specific contractor** ~~within a 12-month period~~ or actions by the contractor violate Woodhaven Rules, State or Federal laws.
1. Consumer complaints against an individual contractor shall use the "Woodhaven Contractor Complaint Form" available in the ESAC Office and must be submitted within six (6) months of the date of contracted service.
 2. Supporting documentation in the form of written contracts, permits, photos, and other pertinent written communications between the contractor and consumer should accompany the "Woodhaven Contractor Complaint Form" to assist in validation of the complaint.
 3. Upon receipt of a "Woodhaven Contractor Complaint Form", ESAC personnel will forward a copy of the complaint to the contractor so any rebuttal documentation or formal statements from the contractor can be filed with the complaint. Documentation from the contractor must be submitted to ESAC within one (1) month of receiving a copy of the complaint form.
 4. All submitted "Woodhaven Contractor Complaint Forms" along with supporting documents from the consumer and contractor will be verified and reviewed by either a General Manager or the Executive Director.
 5. If deemed appropriate through the review process by a General Manager or Executive Director, a complaint, or multiple complaints, for an individual contractor, will be forwarded to the ESAC Board of Review for a formal hearing. The hearing will take place at one of the ESAC Board of Review's regularly scheduled monthly meetings.
 6. The ESAC Board of Review will review all written complaints and accompanying documentation provided by both the Property Owner consumer(s) and contractor and also allow for in-person testimony regarding the complaints from all relevant parties.
 7. Upon completion of the Board of Review hearing, the ESAC Board of Review will provide any recommendations, up to and including revocation of contractor privileges, to the Board of Directors for review.
 8. The decision of the Board of Directors is final.
 9. The sole purpose of the contractor complaint process is to determine present and future contractor work status and privileges specifically within Woodhaven, and is not intended to resolve, eliminate, or replace any civil matter proceedings, disputes, or legal actions between parties.
4. Vendor and Realtor Pass Requirements
- a. A Vendor or Realtor Property Access Pass is granted to Vendors of various professions and Realtors on payment of a \$10.00 annual fee which includes: A single pass for the Vendor or Realtor; and a \$10.00 fee for each additional pass required. All passes are renewed on a yearly basis with the calendar year being April 1 to March 31.



Important Information About Tornado Sirens

Sirens are for **OUTDOOR** warning purposes and are not meant to be heard indoors.

Hearing a siren is a signal to get indoors and seek additional information.

It does NOT mean the threat has ended when the sirens stop sounding.

Sirens are activated by city or county officials, not the National Weather Service.

NWS Chicago weather.gov/Chicago

Graphic created by NWS Kansas City, MO

Woodhaven Weather Alert Siren Info

Here is a quick refresher on Woodhaven's procedures for weather notifications and tips for taking shelter during inclement weather at Woodhaven.

- » **Note: there is NO all clear siren**, you should use your own judgment for leaving sheltered areas. Our procedures are mirrored after other cities and municipalities. In fact, NO municipalities in Illinois have "All Clear" signals, as weather is unpredictable.
- » We cannot tell you what the safest option is for you, personally. All comfort stations and any OPEN facilities will be available for shelter. But please keep in mind that traveling in vehicles can be just as dangerous.
- » Have a Plan! Practice your family's procedure and make sure all members know what to do in case of inclement weather.
- » Invest in a weather radio and have plenty of batteries. The most up-to-date info will be released through the NOAA weather radio and the National Weather Service.

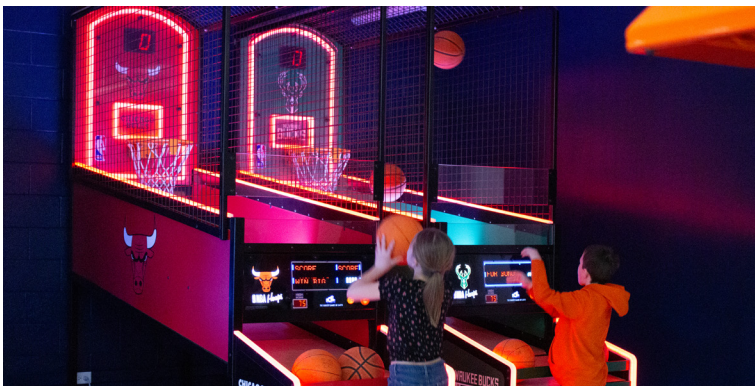
The objective of Woodhaven's Siren procedures provides advanced warning for staff and general Woodhaven public of conditions present for the development of a tornado/funnel cloud in the immediate Woodhaven Lakes area. The sirens warn to say tuned to local weather reports and to be prepared to take cover. Please remember, these are **outdoor** warning sirens and are not meant to be heard when indoors.

The sirens are activated when:

- » Woodhaven Lakes receives a report by the NOAA weather radio, TV report, or public radio from the National Weather Service of a tornado warning that includes the following areas: Amboy, Sublette, Woodhaven Lakes, southeast or southwest parts of Lee County.
- » A phone call from the Lee County Amateur Radio Emergency Service (ARES) or Lee County Sheriff's Department that a funnel cloud or tornado is heading toward Woodhaven.

Reminder - Sirens are tested the first Tuesday of each month at 10 a.m., barring inclement weather. In inclement weather, testing is moved to the following week.

CABIN FEVER FUN



Woodhaven formed a deer management Ad-Hoc committee in the spring of 2023. Their mission statement is “to collect, review and analyze data related to Woodhaven’s deer population and make recommendations to the Board of Directors based on this data for the purpose of maintaining a well-balanced and healthy deer herd at Woodhaven.”

Deer Management Ad-Hoc Committee

6/15/2024 – The motion was made and approved “to follow through with obtaining a Deer Population Control Permit.”

The motion was made and approved “to not wait for CWD confirmation then let the IDNR manage the situation.”

The motion was made and approved “to follow through with neighboring landowner/hunter incentives.”

7/20/2024 – The motion was made and approved “to approve the Deer Population Control Permit recommendation to the Board.” This recommendation will be presented to the Board of Directors

8/25/2024 – The Board of Directors approved the Deer Management Committee recommendation to the Board as written.

10/26/2024 – The committee met with members from Galena Territories to discuss their deer management program and some of the hurdles they overcame for a healthy deer population.

A meeting was scheduled 3/15/25, details to follow in future articles.

Have you ever thought to yourself “the bait shop is a great place to get my fishing supplies, but it should have a really cool name to go along with it.” Well, 2025 is your year. We are OFFICIALLY remaining the “bait shop” and you will have an opportunity to vote on your favorite name! Please visit the “insert new name here” during open hours to cast your vote. Voting will go live Spring Fling Weekend and close on Labor Day. Once votes are tallied, we will have a grand reveal party at the Nature Center/“new name” on Sunday October 12th. More details to follow over the summer. We are looking forward to seeing everyone cast their vote for their favorite name!

Deer count summary:

Date	Total deer on property	Total w/ 15% correction factor	Deer/sq mi.	Conditions
4/5/2022	163	187	77	52°, light winds, occasional rain
1/18/2023	219	252	103	Overcast, 38°, light winds, no rain
2/8/2023	294	338	138	Partly cloudy, 41°, light SE winds,
3/14/2023	255	293	120	Sunny, 36°, light N winds, no snow
11/14/2023	159	183	75	Sunny, 60°, 16 mph S winds
11/28/2023	215	247	101	Sunny, 21°, 8-10 mph SW winds
12/12/2023	313	360	148	Sunny, 36°, 8-10 mph W winds
1/3/2024	304	350	143	Overcast, 36°, light winds
2/6/2024	324	373	153	Overcast, 44°, Light S winds
2/20/2024	367	422	173	Clear, 56°, 18mph SW winds
3/5/2024	306	352	144	Overcast, 42°, 6mph N winds
8/21/2024	253	291	119	Clear, 74°, 7mph NNW winds
11/7/2024	235	270	111	Clear, 50°, light WNW winds
11/20/2024	253	291	119	Cloudy/snow flurries, 40°, 19mph W winds
12/11/2024	179	206	84	Cloudy/Windy 14°, 20mph NW winds
12/18/2024	257	296	121	Cloudy, 28°, 12mph WNW winds
1/8/2025	265	305	125	Cloudy, 25°, 8mph WNW winds
1/22/2025	341	392	161	Cloudy, 19°, 13mph, SW winds
2/5/2025	330	380	156	Overcast, 30°, 10mph ESE winds
2/19/2025	230	265	108	Overcast, 12°, 14mph NW winds

Boat Storage on Lakes:

Boats may be placed in designated boat storage areas on lakes beginning March 1st.

Leaf Vacuum/Brush Pick-up:

Lot to lot leaf vacuum and brush pick-up will begin April 15th. Sign-ups are available on the Woodhaven App, Main Gate, Association Office, Service Center and General Store.

Fish Cribs:

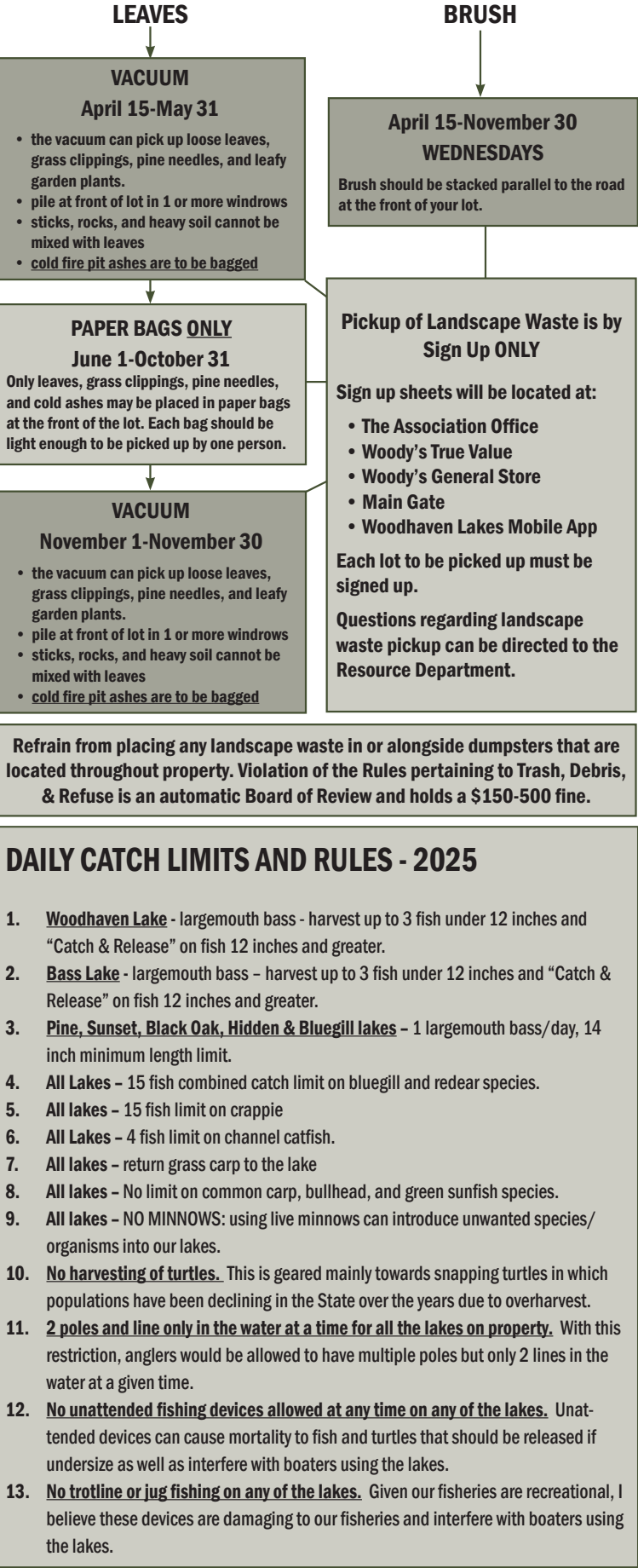
You may have noticed a few small wooden structures on Woodhaven and Bass Lake over the winter. Those structures are designed to sink to the bottom of the lake once the ice begins to thaw. They will provide great habitat for the smaller fish to thrive in and allow for a higher survival rate among young fish. Our hopes are to continue to provide an ideal fishery on our wonderful lakes!

IDNR 0 17 ILL. ADM. CODE – CH, I, SEC. 635.40 Feeding or Baiting of Wildlife - It shall be illegal to make available food, salt, mineral blocks, or other products for ingestion by wild deer or other wildlife in areas where wild deer are present.

The Conservation Police Officer (CPO) can and will issue a citation if the above rule is not followed.

Woodhaven recommends bird feeders to be elevated at a minimum of 8 ft.

LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE



Last updated: 03/13/25

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Welcome to the farmerette you have been waiting for. This property offers so much, while still leaving a multitude of possibilities. You'll find a spacious 3 bedroom (potential of 4), 2 bath home with two 3 car garages. The home includes all stainless kitchen appliances, washer & dryer, water filtration system, newer steel roof, water softener, large LP tank and even a Generac generator. The layout provides openness, space, storage and endless possibilities. The location and acreage leave you open to a huge open yard, or you could have an abundant garden, plant beautiful trees, or even construct a pasture for horses or livestock. This could truly be the property you've been dreaming of. Call for a private showing quick! **\$309,900**

402 Santee St
PENDING

This 2 story home is literally turn-key ready! Located on a large corner lot and includes: cathedral ceilings, 2 full baths, an open loft that overlooks the living room. A master bedroom on the main floor with 2 bedrooms on the 2nd floor. Some of the many updates made to this lovely home within the last 2 years are: the entire interior of home has been repainted, newer countertops, painted cupboards(hardware) along with stainless steel appliances. The full basement could easily be finished and the rough-in is there to add a 3rd bathroom! An attached 2 car garage to keep you safe from what Mother Nature may bring. Plenty of space on this large corner lot to host a baseball/football game! Invite the team to stay for a cookout after relaxing a bit on your lovely deck. Don't let this one of a kind find slip away-call for a private showing today! **\$238,900**

Listings available at: woodhavenlakes.com | realtor.com
zillow.com | trulia.cosm
www.facebook.com/WoodhavenLakesRealty

ESAC - Environmental Standards and Controls

Administration Office | 815-849-5371 or 815-849-5209 x.130



Susan McGraw
ESAC Manager
18 Years



Sue Baker
Office Associate
2 Years



Deb Wilson
Inspector
39 Years



Maddi Pearson
Inspector
8 Years



Greg Thomas
Inspector
1 Year

Construction Permits

- Issuing permits
- Monitoring construction
- Verifying setbacks for new construction
- Logging/filing completed permits
- Monitoring use/storage of construction materials following permit completion

Pinning Inspections

- Locating and marking pins on properties for construction, Realty transactions or Property Owner/contractor requests
- Verifying and logging surveys done by Illinois Registered Land Surveyors
- Preparing and recording variances approved by the Environmental Committee

Lot Inspections

- Verify properties meet requirements of the Rules and Regulations, as well as Covenants and Restrictions
- Notifying property owners of any discrepancies on the lot
- Following up to verify compliance
- Issuing citations for non-compliance
- Following up on extensions to correct violations

Abatements

- Monitoring deteriorated, dilapidated and/or abandoned properties
- Arranging abatement hearing for the Board of Directors
- Notifying property owners of meetings and intent to abate structures
- Work with the Maintenance Department and contractors to monitor removals

Monitor Lists

- Vehicle registrations (current/valid license plates or state registrations)
- Tarps over structures for winterization
- Removal of canvas from portable overhead structures for winter
- Boats stored on properties

Contractors & Vendors

- Registering contractors and vendors
- Issuing passes for contractors and vendors
- Maintaining contractor and vendor lists
- Verifying and monitoring insurance for contractors
- Addressing and monitoring Speak-Up Sheets submitted against Contractors

With warmer weather on the horizon, most Property Owners are looking forward to returning to Woodhaven to begin another fun-filled camping season. A few things to keep in mind when you are returning to your campsite for the first time:

1. Make sure to check your sewer line to make sure it has not come loose or disconnected during the winter months. We also recommend checking your flexible sewer line to make sure there are no holes or tears in the line. Flex lines tend to become brittle over time and are prone to cracking and splitting.
2. Check your RV cord to make sure the covering has not become frayed creating exposed wires. As with flexible sewer lines, the covering can become brittle over time.
3. Check the windows and doors of your RV, room and shed. Settling frequently causes stress cracks in windows. The shifting and settling of the structures can make the doors bow and prevent them from closing properly.
4. Check for deteriorated wood on your sheds and rooms. The winters at Woodhaven can be brutal and wood that was just weathered last year could have deteriorated further over the winter. A little maintenance now can help prevent further damage down the road.
5. Along with checking for deteriorated wood, you should also check for any signs of animal activity around or under your structures, specifically holes in skirting. Animals tend to burrow under structures when looking for warm, safe sanctuary from the winter cold.
6. Make sure to check your trees for any damage or hanging branches. Snow, ice and wind over the winter months can wreak havoc on vegetation and the last thing any of us wants is to have a branch fall on your property and cause damage to your structures or cause injury to anyone.

As for cleaning up your property, leaves and brush can be raked to the front of your lot and will be removed by the Maintenance Department. Vacuum pickup will begin around April 15th and will continue until around May 31st. You can sign up to have the leaves and/or brush removed at the Association Office, Woody’s True Value, Woody’s General Store, the Main Gate or through the App. You must sign up to have the leaves and brush removed. Make sure there are no foreign objects mixed in with the leaves and brush. Items running through the leaf vacuum can cause extensive damage to the machine or possible injury to staff.

We look forward to another wonderful camping season with all our Property Owners.

Dear Woody



“Dear Abby,” “Dear Prudence,” “Ask Elaine,” and even our own gone-but-not-forgotten “Help from Benny.” Whomever you ask, advice columns are a popular outlet to submit a somewhat anonymous question, comment, or suggestion. The Communications Committee has decided to revive the advice column format within the *Woodhaven News* as “Dear Woody.”

You can ask “Woody” anything Woodhaven related! Please only submit topics applicable to the majority of Owners and not personal grievances (these should be submitted as Speak Up Sheets. A submission form is available on the Owners’ side of the website (under “Forms”) and on the app. The Communications Committee will publish a response to your submission in the next available *Woodhaven News*.



April is the month that we focus on Earth Day and Arbor Day! National Arbor Day is celebrated on the last Friday of April, this year on the 25th, one day prior to our Spring Fling event weekend. It is a day of observance where groups and individuals are encouraged to plant trees, helping reforest parts of the world. Illinois' first Arbor Day was held in 1887, fifteen years after the first one in Nebraska.

So, why plant trees? Trees are important for the environment! They remove carbon dioxide (CO2) from the air. 100 trees can remove 37-tons of CO2 every year and 248-pounds of other air pollutants per year. Trees can save you money. By planting them in key locations around your home you can save up to 20% on yearly air conditioning and 2-20% on winter heating. Trees also add value to your property both financially and aesthetically.

You can help our Woodhaven ecosystem by visiting the Nature Center on Saturday, April 26th at 1p.m. to pick up your free tree seedling to plant in your Woodhaven yard to continue growing our forests!

Spring Fling at the Nature Center: Join us at the Nature Center to take a closer look at nature in springtime! Need help identifying spring woodland wildflowers? Check out our Spring Wildflower display as many of these flowers will be blooming around this time in our region. Interested in adding a tree to your lot? Pick one up at the Tree Give-away.



Tree Give-Away

SATURDAY, APRIL 26 | 1:00 P.M. TILL GONE | NATURE CENTER PAVILION

Help the Earth and plant a tree! Trees help place oxygen into the air and remove carbon dioxide. Stop by the Nature Center Pavilion for our Annual Tree Give-Away where we will be handing out bare root trees to reforest your Woodhaven lot. (If trees are delayed due to weather conditions in growing zone, we will announce when trees will be available for a later pickup date.)

Free Craft: Hatching Chicks

SATURDAY AND SUNDAY, APRIL 26 AND 27 | OPEN HOURS AT THE NATURE CENTER

Springtime is the start of baby time in the animal world! Hatching from eggs, baby birds are called chicks. Fly over to the Nature Center to create your hatching chick and decorate your home for spring, using egg cartons and pom poms. While supplies last.

NATURE NUGGETS: LET'S TAKE A CLOSER LOOK AT LOCAL NATURE!

Did you know that planting native trees is better for the environment and our local ecosystems? Non-native species can be invasive and are a major threat to the health and diversity of not only the native plants found throughout Illinois, but also the native wildlife. Plants that are introduced from other countries (or even other states) can spread through our local woodlands, wetlands, and grasslands, disrupting the balance of these environments. Since our native wildlife did not grow together with these non-native species, the plants tend to not be helpful as far as food consumption, lacking nutrition. Also, these non-native species have no natural predators outside of their native countries, so this allows them to compete and take over natural, native plants.

So, what can we do? Plant trees and shrubs native to the area you are going to plant in.

Let's focus on one type of native shrub/tree local to Illinois and especially Lee County. Witch-hazel (*Hamamelis virginiana*) is a native plant that can grow as a shrub or a small tree. This shrub grows well as a border in larger areas and in an understory area, beneath other native trees like oaks and maples.



While being native to Illinois, there are some excellent reasons on why you should plant witch-hazel in your yard. It is an important food source for wildlife and is an attractive plant, especially in the fall and early winter. This tree can be planted in diverse soils from acidic, loam, sandy, silty loam, clay, moist, or well drained. They can grow in full sun or partial sun and shade.

Witch-hazels work well as a hedge or screen shrub in open areas with their upright-spreading shape. It can grow up to 20 feet tall and appear bushy with many branches.

Leaves are green and alternate, 5" long and 3" across. The leaves are oval-shaped with a wavy-toothed margin and an asymmetrical base of the leaf. The leaves turn yellow to yellowish-orange in fall. Small clusters of fragrant yellow flowers bloom in October through November. Each flower has four yellow petals that are 3/4" long and thin in shape, often twisting. This is the last native woody plant to bloom during fall in Illinois. After flowers are done blooming, they are replaced with a seed capsule that looks a little like a brown woody acorn. These seed capsules require a full year to mature.

Native witch-hazel is important as a food source for several wildlife species. Nectar and pollen of flowers attracts many fly species, bees, bumblebees, and beetles. Leafhoppers will eat the leaves. The larvae of the witch-hazel dagger moth (*Acronicta hamamelis*) and



several other moths also feed on the plant. Several bird species will eat the seeds, including Northern Cardinal, Wild Turkey, and Ring-necked Pheasant. Mammals like white-tailed deer will eat the twigs of this shrub and fox squirrels will eat the seeds. Because of the shrubs size and dense branching, it provides cover for a wide variety of wildlife.

While there are many varieties of witch-hazel, if you plan to plant any in your yard, stick with the native type to keep our local ecosystems thriving.

Fun fact: Witch-hazel seeds grow in capsules. When the capsules are ripe, seeds are released with an amazing, explosive, popping sound that can be heard more than 30 feet away!



NATURE CENTER HOURS:

Saturday, April 26: 10:00 a.m. – 4:00 p.m.
Sunday, April 27: 10:00 a.m. – 3:00 p.m.

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OUR NEWEST WOODHAVEN LAKES LISTINGS

 Sec 4, Lot 152 - \$30,000	 Sec 23, Lot 42 - \$89,900	 Sec 23, Lot 92 - \$27,000	 Sec 26, Lot 204 - \$45,000
Sec 3, Lot 72.....SOLD	Sec 14, Lot 57.....SOLD	**Property status is as of March 1, 2025**	
Sec 4, Lot 53.....SOLD	Sec 17, Lot 174.....SOLD		
Sec 5, Lot 462.....SOLD	Sec 29, Lot 200.....SOLD		
Sec 5, Lot 463.....SOLD			
Sec 7, Lot 187.....PENDING			
Sec 9, Lot 6.....SOLD			
Sec 10, Lot 181.....SOLD			

Thinking of listing? Give one of our agents a call!

ALL OF OUR WOODHAVEN LAKES LISTINGS

Sec 1, Lot 115.....\$63,500	Sec 14, Lot 17.....REDUCED.....\$22,900
Sec 2, Lot 16.....\$57,000	Sec 14, Lot 29.....\$39,900
Sec 2, Lot 191.....\$32,000	Sec 14, Lot 92.....\$18,250
Sec 2, Lots 243-244.....\$89,900	Sec 15, Lot 108.....\$57,500
Sec 4, Lot 52.....\$59,000	Sec 15, Lot 130.....\$29,000
Sec 4, Lot 152.....\$30,000	Sec 15, Lot 185.....\$65,000
Sec 4, Lot 155.....\$26,500	Sec 16, Lot 107.....\$66,500
Sec 4, Lot 199.....\$22,900	Sec 17, Lot 175.....\$65,000
Sec 5, Lot 156.....\$39,500	Sec 21, Lot 154.....\$25,000
Sec 5, Lot 387.....\$25,000	Sec 22, Lot 160.....\$53,000
Sec 5, Lot 418.....\$89,900	Sec 23, Lot 42.....\$89,900
Sec 5, Lot 485.....\$34,000	Sec 23, Lot 92.....\$27,000
Sec 6, Lot 7.....REDUCED.....\$19,000	Sec 25, Lots 2 & 3.....\$91,000
Sec 7, Lot 46.....\$18,900	Sec 25, Lot 25.....\$79,900
Sec 7, Lot 109.....\$22,000	Sec 25, Lot 85.....REDUCED.....\$25,000
Sec 7, Lot 187.....\$26,000	Sec 25, Lot 89.....\$32,000
Sec 7, Lot 198.....\$54,500	Sec 25, Lot 90.....REDUCED.....\$25,900
Sec 9, Lot 128.....\$29,500	Sec 26, Lots 204.....\$45,000
Sec 11, Lot 168.....\$13,000	Sec 28, Lot 93.....\$25,000
Sec 12, Lot 23.....\$36,000	Sec 28, Lot 94.....\$49,900
Sec 12, Lots 58 & 59.....\$96,000	Sec 28, Lot 122.....\$24,000
Sec 13, Lot 52.....\$44,500	Sec 28, Lot 123.....\$24,000
Sec 13, Lot 89.....\$27,000	Sec 29, Lot 153.....REDUCED.....\$23,000
Sec 13, Lot 100.....\$37,500	

Commercial Listings



**707 Freeport Rd.,
Sterling \$650,000**

Starting your own business has never been more accessible! Johnny's Bar and Grill is a well-established and thriving bar and restaurant with a vibrant sports bar atmosphere, complete with a cozy fireplace, pool tables, and inviting beer signage. This property boasts 2.52 acres of land, featuring a fenced outdoor patio perfect for gatherings.



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Mark Schuemann
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www.Erbes-Realty.com

WOODY SAYS.....

If you have a loved one you would like to memorialize at Woodhaven, please consider participating in the Memorial Tree Program! Details on pages 10 - 14.



Located At 601 N Inlet Road, Sublette IL 61367
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TV-AD-82921294

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4/50	\$34,900
5/176	\$45,000
16/62	\$28,500
17/149	\$49,500
18/62-3	\$90,000
18/109	\$13,500
23/72	\$25,000

CLOSED

3/169

1/136-7	\$68,900	13/97	\$18,000
2/131	\$77,900	14/28	\$14,000
2/141-2	\$104,500	17/58	\$17,500
3/29-0	\$66,500	17/100	\$34,900
3/58-9	\$95,000	19/35	\$16,500
5/6	\$26,500	21/7	\$52,000
5/154	\$35,900	21/149	\$24,000
5/334	\$18,000	21/211	\$75,000
5/373	\$25,900	21/235	\$19,500
5/382	\$24,900	22/10	\$79,900
6/49	\$18,000	22/91	\$32,000
7/191	\$89,900	23/86-7	\$65,000
9/91	\$24,000	25/9	\$27,000
10/13	\$33,500	26/167	\$28,500
10/19	\$61,900	26/251	\$34,900
11/75	\$19,500	28/38	\$95,000
11/126	\$32,900	29/5	\$18,000
11/159	\$33,000	29/234	\$31,900
11/247	\$55,000	29/250	\$16,500
12/28	\$18,900		

Reduced | Contingent/Pending

Information Last Updated 3/13/25



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Se Habla Español



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JWiley@woodhavenassociation.com

Bonita Willis | ABR,ePRO, C2EX, AHWD, Designated Managing Broker

