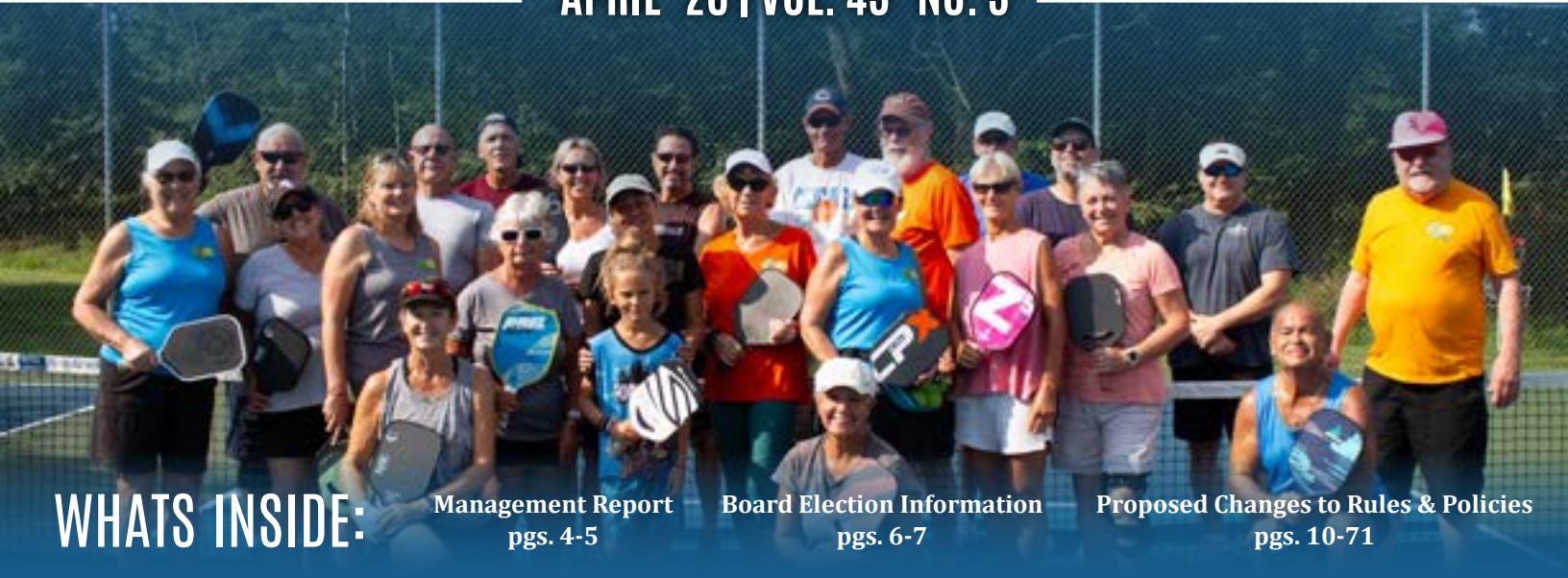


WOODHAVEN NEWS

APRIL '26 | VOL. 43 NO. 3



WHATS INSIDE:

Management Report
pgs. 4-5

Board Election Information
pgs. 6-7

Proposed Changes to Rules & Policies
pgs. 10-71

MESSAGE FROM BOARD



Spring. Many people's definition of spring varies, for some it's a fresh start or renewal. For others it is a welcome change from months of winter's grip. But for most of us it the unofficial start to the camping season. Over the next several weeks "Work-Haven" begins. We will rake leaves, plant our flowers, and prepare our properties for another awesome summer at Woodhaven. As always, Woodhaven's staff has come up with yet another excellent theme for the 2026 season: "Summer Rewind." There will be several awesome themed nights like 50s Grease night, 70s Groove and Move party and 80s Prom night. I hope that my fellow GenX'ers break out their old Legendary sweatshirts and Z Cavariches pants, and have their hair held high by AquaNet and hair gel when attending the "Prom." It is going to be another memorable season at Woodhaven.

Don't forget Spring Fling Weekend is April 24th and 25th with many great programs planned.

As most of you know, this past winter Woodhaven, in conjunction with the USDA, began the culling of the deer within Woodhaven to reduce the overpopulation and to ensure a healthy herd. In total 64 deer were harvested during this effort and the meat was donated to food pantries in northern Illinois through Forest Feeding Families. I would like to address a few questions and comments that have been circulating on the social media sites regarding the deer management within Woodhaven this past winter, but I will only touch on a few that seemed to have been asked several times.

Why didn't we allow for property owners to archery hunt the deer on property?

This topic was discussed in length at the Deer Management Committee meetings and there was one main reason this was not a viable option: safety. After receiving input on this matter from the Illinois Department of Natural Resources biologist and from the Conservation Police it was determined by the Deer Management Committee that there were not enough areas inside of Woodhaven to safely conduct a deer hunt with archery equipment that would

allow for a successful reduction in the number of deer. Safety has always been the Deer Management Committee's and the Board of Directors' number one priority. All it takes in one errant shot that could possibly damage an owner's property or wound a deer for it not to be recovered. You will get those that say "well I practice all the time and I'm an expert shot," or "I never miss." This is hunting, not target shooting, there are a lot of variables that can and will happen and nothing is ever guaranteed. I've been an avid outdoorsman and bow hunter for over 40 years and pride myself in my shooting ability, but for me safety for the Property Owners and the hunters as well as the ethical harvesting of an animal come first, which was also echoed by the Committee and the Board.

Why did you have to donate the deer meat? You could have offered it for sale or given it to Property Owners.

In an effort to reduce the cost of the deer management program and to save money for the Property Owners, it was discussed, voted on and approved by the Deer Management Committee and the Board of Directors to partner with Forrest Feeding Families who agreed to pay 50% of the meat processing cost of all the deer harvested. To qualify for deer population control permits from the Illinois Department of Natural Resources it is a requirement that all deer that test negative for chronic wasting disease be processed and the meat donated to the food pantry. It is against State and Federal law to sell wild game meat to anyone.

I understand that culling the deer herd was an unpopular decision for some and polarizing for others. The decision to cull our deer was not taken lightly. The deer management committee researched and debated this issue for almost two years and the decision was made to reduce the numbers using certified shooters from the USDA's Animal Plant Health Inspection Service which we felt was the best decision for the Property Owners, the ecology of Woodhaven Lakes and for the deer herd itself.

"The Conservation of natural resources is the fundamental problem. Unless we solve that problem it will avail us little to solve all others". -President Theodore Roosevelt

INDEX

3	Facility Hours
4-5	Management Report
6-7	2026 Board Election Info
8	WLRI Residential Properties for Sale
10-71	Proposed Changes to Rules & Policies
72	Board News & Meeting Schedules
73	Citations/Violations
74	Section Representatives
75	New Property Owners
76-78	Recreation & Activities
79	ESAC Corner
81	Outdoor Weather Siren Info
84	Woody Inc - Do it Best Announcement
85	Memorial Tree Program
86-88	Resource(ful) News
90-91	The Naturalist Corner
92	Communications Corner
93	Woody's Bargains of the Month
94	Woodhaven Lakes Realty Lots for Sale



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



Woodhaven News Classified Ad Request

We will run your personal classified ad for \$5 per monthly issue (40 words Max.)

Mail this slip and information to:

Classified Ads, Woodhaven News, 509 LaMoille Rd Sublette, IL 61367

**The deadline to place a classified ad is the 1st of the month prior to the issue desired. Include all words and images you would like to use. (images are \$5 extra)*

**All ads must be prepaid *Businesses may not place classified ads*

Please run this ad for the months of: _____

Amount enclosed: \$ _____

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

WOODY'S DO IT BEST

Monday-Saturday | 8 a.m.-4 p.m.
Sunday | 8 a.m.-2 p.m.
Sunday 4/5 | CLOSED

NATURE CENTER

Saturday 4/25 | 10 a.m.-4 p.m.
Sunday 4/26 | 10 a.m.-3 p.m.

THE TACKLE BOX

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

REC PLEX

Saturday 4/18 | 10 a.m.-10 p.m.
Sunday 4/19 | 10 a.m.-4 p.m.
Friday 4/24 | 4 p.m.-9 p.m.
Saturday 4/25 | 10 a.m.-10 p.m.
Sunday 4/26 | 10 a.m.-4 p.m.

GENERAL STORE

STARTING 4/10 -----

Monday-Thursday | CLOSED
Friday & Saturday | 8 a.m.-8 p.m.
Sunday | 8 a.m.-1 p.m.
Sunday 4/26 | 8 a.m.-3 p.m.

PIZZA PLUS

STARTING 4/17 -----

Monday-Thursday | CLOSED
Friday & Saturday | 11 a.m.-7 p.m.
Sunday 4/19 | 11 a.m.-1 p.m.
Sunday 4/26 | 11 a.m.-2 p.m.

CAMPTSOVE RESTAURANT

STARTING 4/17 -----

Monday-Thursday | CLOSED
Friday-Sunday | 8 a.m.-11 p.m.
weekdays limited menu

LAUNDROMAT

24 hours

LAKEVIEW

Daily | 7 a.m.-Dusk

CLOSED

Family Center
Aquatic Facilities

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

Woodhaven News

509 LaMoille Road Sublette, IL 61367

815-849-5209

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

Woodhaven News is published online monthly except February by Woodhaven Association, 509 LaMoille Road Sublette, IL 61367, as an official source of information for Woodhaven Association members. A condensed, mailed version titled The Preview is provided for a subscription price of \$2.25 per year included in annual assessment.

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, The Preview, or to submit a letter to the editor: Publications@woodhavenAssociation.com



MANAGEMENT REPORT

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

An organization such as Woodhaven that has been in existence for more than 50 years doesn't remain successful for this long by becoming complacent or stagnant. Throughout its history, Woodhaven's staff, boards, and committee members have done an excellent job of recognizing the need to adapt and change to stay relevant for future generations of Owners, while still building strong traditions and processes. These traditions can certainly provide useful guidance, but they also shouldn't prevent us from exploring better or updated solutions as times change. The *Woodhaven News* has certainly been one of those longstanding traditions, with the first edition dating back to August 1972. Back then it was known as "*Woody Says: Woodhaven Lakes Campsites Newsletter*," and prominently featured a cartoon caricature of Woody Raccoon, Woodhaven's original mascot. In August 1974, the newsletter was renamed *Woodhaven Lakes News*, was issued monthly, and served as both an activity schedule for the upcoming events while also providing important announcements, notices and other relevant information for Owners. The first paid advertisements for area businesses appeared in the March 1976 issue of the *Woodhaven News*, featuring local spots such as Richard Roemmich – Woodhaven's Handy Man, The Sweet Shop Restaurant in Sublette, and Don's SuperValu Grocery Store in Amboy.

The *Woodhaven News* has evolved and undergone several changes over the course of its existence, and we are at another point where format changes have been identified as needed by staff, Communications Committee members and the Board based on skyrocketing printing and mailing costs as well as how information is consumed and processed in our constantly evolving digital environment.

Beginning with this issue, we are introducing a condensed version of the *Woodhaven News*, called *The Preview*, which contains only the required "legal notices," pertinent and other important business and budget information, and quick "snapshots" of Recreation and Nature Center events and information. This stripped-down publication will contain no advertising, no fluff articles, but all the need-to-know information, with a QR code library linking to the full *Woodhaven News*, events calendar, facility hours, and other important quick links. *The Preview* will be mailed directly to your home, but printing and mailing costs will be reduced by limiting the size and number of pages of each monthly issue.

The full version of the *Woodhaven News* will still be produced, including advertising, but available only in a strictly digital format. The full version will still be linked on our website, e-mailed to our contact lists, and linked via QR code in *The Preview*. The digital format will also allow us to remove page numbers and spread restrictions that go along with printing and allow us to share more photos and information without concern for page counts and increased printing costs.

With these major format changes to the *Woodhaven News* and addition of *The Preview*, we will also be restructuring our advertising program by placing an advertising insert into each issue of the *Leisure Times* throughout the recreational season. There will be five different editions of the seasonal advertising insert; Spring Fling Weekend, Memorial Weekend through the end of June, Independence Weekend through Main Event Weekend, August 6 through Labor Day Weekend, and Fall Fest Weekend.

No doubt, these are some significant changes to our long-standing informational publications. But as circumstances have shifted and changed, they exposed limits in our old approaches. While it may take some time to get used to, we believe these updates will provide fresh perspectives and open space for further innovation, adaptation, and improvements, at reduced costs, moving forward. As always, we'd love to hear your feedback, and encourage you to use the Speak-Up Sheet Program to provide your thoughts, comments and suggestions on these changes, or any other Woodhaven topic you'd like to discuss.



OTHER NEWS & NOTES

- This year is an election for four of the seven Board of Director seats. The election schedule is on page 7 for your review. If you have any questions about the process, please contact the Association Office at 815-849-5209.
- The General Store will open for the season on Friday, April 10, with Pizza Plus and the Restaurant opening on Friday, April 17.
- Leaf/Brush Pickup begins April 15. Sign up on the app, at the Main Gate, Association Office, or Service Center.
- We have a new provider for the portable toilets utilized on property. This change will take place beginning April 1st. Two additional locations have been added: section 3 boat launch and near the volleyball courts at the Family Center.
- Geese will be starting to nest shortly. If you notice a goose nest on your lot or nearby, please notify the Association Office. This information will be relayed to the Resource Department.
- Maintenance will begin the reopening of Comfort Stations beginning in late March or early April, depending on weather conditions. Typically stations on Woodhaven Dr. are opened first.



THE TACKLE BOX

815-849-5451

**Fishing & Hunting | Bait & Tackle | Snacks
Bottled Water & Soda | Night Crawlers | Shrimp
Wax Worms | Trout Worms | Chicken Liver**

APRIL HOURS

SATURDAY 8 AM-4 PM

SUNDAY 9 AM-3 PM

MONDAY-FRIDAY CLOSED

AFFIDAVIT OF CANDIDACY FOR THE BOARD OF DIRECTORS

I, THE UNDERSIGNED, being first duly sworn on oath depose and state as follows:

- 1. I am at least twenty-one (21) years of age and own a campsite at Woodhaven Lakes.
- 2. I am current in the payment of my assessments and, to the best of my knowledge, have not violated any provision of the Declaration of Covenants, By-Laws, of the Association, or Rules and Regulations adopted by the Board of Directors or of any Resolutions as adopted by the Board of Directors and therefore, should be considered as a “Member in Good Standing”.
- 3. I do not use my Campsite as my primary and principal residence and the use of my Campsite is for recreational purposes only.
- 4. To the best of my knowledge, I am unaware of any potential conflict of interest or any fact or potential act wherein I am involved which may directly or indirectly affect the Association or any of its subsidiaries or ventures other than matters included in Exhibit “A” attached hereto and made a part hereof.

Applicant

SUBSCRIBED AND SWORN before me

This _____ day of _____, 20____.

Notary Public

Exhibit A

WOODHAVEN ASSOCIATION BOARD OF DIRECTORS APPLICANT
QUALIFICATIONS REVIEW

REQUEST FOR FILE REVIEW

I, _____, Owner of Section/Lot(s) _____ in Woodhaven Lakes, hereby request an “Applicant Qualifications Review”, which includes a file review and a walk-through inspection of my lot.

Date

Signature

2/27/24

2026 ELECTION SCHEDULE

Wednesday	April 1	Affidavits available online/Assoc. Office.
Saturday	May 10	Affidavit, Autobiographies and Position Statement due, 4:30pm, Assoc. Office.
Saturday	June 6	Election Comm. Mtg, 1pm, Assoc. Office. Deadline for candidate removal from ballot. Deadline for free ad in <i>Woodhaven News</i> Deadline for submitting answers to questions.
Saturday	June 27	Record Candidate Questions and Answers
Sunday	July 5	Meet/Greet table at the Open-Air Market.
M-W	July 13 - 15	Paper Ballots shall be mailed between these dates . Publish Candidate Questions and Answer video to Membership.
Friday	Aug 14	Ballots must be postmarked & received by election company.
Saturday	Aug 15	Ballot adjudication.
Friday	Aug 21	Election results – emailed before 11:00 a.m. to Woodhaven Association Contact and the Election Committee Chairperson.
Saturday	Aug 22	Annual Meeting, August Board Meeting, seat new Board.

BY-LAWS REGARDING QUALIFICATIONS FOR BOARD OF DIRECTORS CANDIDACY

SECTION 4. QUALIFICATIONS OF DIRECTORS & CANDIDATES

a) A Director shall be an Owner in good standing, at least twenty-one (21) years of age. An Owner in good standing is an Owner current in the payment of assessments and not in violation of any provision of the Declaration of Covenants, By-Laws, or Rules and Regulations of the Association; or of resolutions as adopted by the Board of Directors.

b) If there are multiple Owners of a single campsite, only one of the multiple Owners shall be eligible to serve as a Member of the Board at any one time.

c) No Owner can be a candidate for a Director if their Campsite is their primary and principal residence.

d) Every candidate for the Board of Directors shall, prior to receiving a petition of nomination for candidacy and prior to taking a position as a Member of the Board, sign an oath attesting to the qualifications as set forth herein. Further, every Board Member shall annually reaffirm this oath as a condition to remain on the Board. All candidates to the Board and all Members of the Board shall sign a disclosure statement indicating any potential conflict of interest or any fact or potential act which may directly or indirectly affect the Association or any of its subsidiaries or ventures.

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815-761-3220

Tiffany Vanous
Realtor
815-915-9353

Lori Erbes, GRI
Designated Managing
Broker/Owner
815-535-6295

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SCAN HERE

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815-535-6295

Dixon & Freeport
815-288-6060 815-232-1962

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One Year Guarantee**

Many varieties over 10ft tall now!

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Check out our Gift Shop!

New for Spring 2026

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Wind Spinners
Wind Chimes
& More!**

**Gift Shop Open Mon-Fri
8am-4pm**



815-849-5476



Last updated:
03/13/26

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



Mary Lovgren

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815-994-1449
maryelovgren@gmail.com



Sal Bayron

Realtor® Broker
312-952-3409
SBayron@sbcglobal.net
Se Habla Español

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



Nicci Leffelman

Realtor® Broker
815-501-0408
NLeffelman@woodhavenassociation.com



206 S Boyd Ave

Amboy

Discover this spacious 4-bedroom, 3-bathroom home built in 2000 that offers an exceptional blend of comfort, character, and versatility. The inviting living room features a wood-burning fireplace and soaring high ceilings, creating a warm and open feel the moment you step inside. The loft-style second floor adds charm and flexible living space, while the

full basement provides ample storage or future finishing potential. The kitchen is well-appointed with stainless steel appliances, a convenient island, and plenty of workspace. The primary suite includes a luxurious master bath with a relaxing jacuzzi tub and a separate rain shower. The home includes an attached 2-car garage and an oversized driveway with parking for at least four additional vehicles. A wrap-around porch extends to a large rear open deck-ideal for outdoor entertaining and enjoying the surrounding landscape. Adding even more value is the impressive two-story detached garage featuring a full studio apartment on the upper level. Perfect for guests, rental income, a home office, or creative workspace, this structure offers endless possibilities. A truly unique property with room to live, work, and grow-all in one place. Call for showing today before this one is spoken for. **\$279,900**

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

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|--|-----------------------------|
| ROOFING | POWER WASHING |
| CARPENTRY | TRAILER SKIRTING |
| RETAINING WALLS, SEAWALLS, | GLASS REPLACEMENT |
| PATIOS, & WALKWAYS | GENERAL MAINTENANCE |
| GRAVEL DRIVES & PADS | ROOM ADDITIONS |
| PAINTING & STAINING | Durabilt |
| CUSTOM BUILT DECKS & SCREEN ROOMS | - 3-Season & 4-Season Rooms |
| | - Covered Porches |



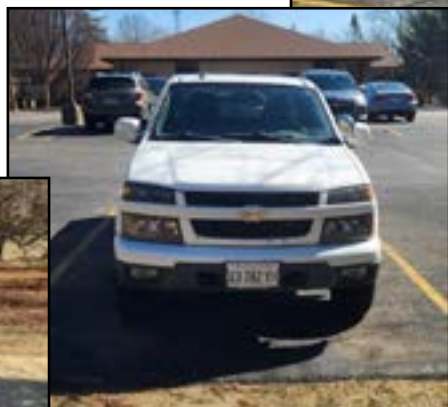
FREE ESTIMATES | FULLY INSURED



Maintenance Vehicle Sealed Bid Auction

The Association is offering up a 2011 Extended Cab 4x4 Chevy Colorado from the retired Maintenance fleet for sealed bid auction. This vehicle is being offered "as is" and can be viewed in the Family Center parking lot during the duration of the auction, which begins April 1 and ends April 30 at 3 p.m.

Bids are being accepted from Property Owner(s) of Record only, as listed on the deed. Bid packets can be requested beginning April 1 at 8:30 a.m. from the Association Office. Sealed bids must be submitted on official bid sheets to be accepted. More vehicle and auction details can be found in the official bid packets.



Located At 601 N Inlet Road, Sublette IL 61367
WWW.TR-SALES.COM SALES@TR-SALES.COM | 815-849-9089

**OPEN HOUSE – MAY 2ND AT T&R SALES! | FOOD 12–3 PM, PRIZES, AND SPECIAL DEALS ALL DAY!
DON'T MISS IT! COME SEE US MAY 2ND!**



2-BEDROOM PARK MODEL SPECIAL IS BACK!
NOW WITH A NEW FRONT KITCHEN FLOOR PLAN IN THE MIX.

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WHAT'S NEW THIS YEAR:

- BRAND NEW LSVs
- NEW PARK MODEL FLOORPLANS
- NEW SHOWROOM & OFFICES

Proposed Changes to Rules & Regulations and Policy Manual

The staff and Board have reviewed several sections of the Rules & Regulations and Policy Manual over the last several months and are proposing changes to provide better clarification to the documents. Language proposed to be eliminated will appear with a strikethrough, while new language will be shown in red.

Please keep in mind; this is a draft document subject to further changes right up to the time of adoption.

Property Owners wishing to comment on the proposed changes may do so in writing, either in a Speak Up Sheet or simply sending an email through www.woodhavenassociation.com; or mail it to: Woodhaven Association, 509 Lamoille Rd., Sublette, IL 61367. As a Property Owner you may comment directly to the Board of Directors under Member Business from the Floor during a Board Meeting.

WOODHAVEN ASSOCIATION POLICY MANUAL

Table of Contents

Introduction

Section 1

01-090-0211
01-100-0601
01-105-0417
01-110-0790
01-120-0505
~~01-130-0790~~
01-140-0790
~~01-150-0603~~
01-160-0790
01-170-0699
01-180-0699
01-190-0603
01-191-0514
~~01-192-0514~~
01-193-0514
~~01-200-0790~~
01-210-0305

Section 2

02-100-1212
02-120-0699
02-130-0512
~~02-140-0514~~

Section 3

03-100-0790
03-110-1113
03-120-0603
03-130-1113
03-140-0601
03-150-1113
03-160-0699
03-170-0790
03-180-1113
03-190-0699
03-200-1099
03-210-1113

Section 4

04-100-0514
04-110-0514
04-120-1196
04-130-0213
~~04-140-0514~~
04-150-0312
04-160-0495

Association Statements of Purpose

Board of Directors

Code of Ethics for Woodhaven Association Board Members
Oath of Office
Confidentiality of Speak-Up Sheets
Intentionally deleted
Officer Elections
Intentionally deleted
Limitation of Powers
Intentionally deleted
Indecorous Acts
Directives to Staff
Rules of Order
Board Meetings
Consent Agenda Items
Intentionally Deleted
Executive Sessions
Intentionally Deleted
Retention of Records

Elections and Referendums

Board Candidate Requirements
Ballot Recipients
Balloting and Election Counting Procedures
Intentionally Deleted

Committees

Committee's Relationship to Board
Standing Committees
Appointment of Standing and Ad-hoc Committees
Term of Appointment to a Standing Committee
Removal from Committee
Committee Chair or Liaison Assignments
Responsibilities of Committee Chair
Communications Committee
Facilities Planning Committee
Finance Committee
Boards of Review
Additional Committees

Administration

Access to Association Records by Prospective Purchasers
Acceptance of Faxed or Electronic Documents
Campsite Occupancy Record
Trusts
Intentionally Deleted
Collection Policy
Association Vehicles

04-170-0315
04-180-0221
04-190-0221
04-200-1223

Section 5

05-100-0620
05-110-0699
05-120-0699
05-130-0503
05-140-0324
05-150-0417

Section 6

06-100-0996
06-110-0514
06-120-0514

06-130-1199
06-140-0203
06-150-0306
06-160-0211
06-170-0213
06-180-0909
06-190-0121

Section 7

07-100-0790
07-200-0790

Section 8

08-100-0800
08-110-0303
08-120-0303
08-130-0395
08-135-0517
08-140-0596
08-150-0496
08-160-0514
08-170-0514
08-180-0799
08-190-0603
08-200-0322
08-210-0315
08-211-0221
08-212-0221
08-220-0315

Section 9

09-100-0790
09-110-0503
09-120-0791
09-130-0404
09-140-0306
09-150-0514
09-160-0116
09-170-0221

Section 10

10-100-0790
10-110-0699
10-111-0212
10-112-0514
10-120-0699
10-130-0799
10-140-0799
10-150-0699
10-160-0699
10-170-0221

Resource Co-Op with Local Agencies/Businesses
Complaint and Hearing Procedures
Surveillance Camera System
Package Handling Policy

Finance

Reimbursement of Expenses
Approval of Contracts
Application of Payments
Approval of New Projects
Investment Policy Statement
Capitalization of Assets

Public Safety

Guests
Law Enforcement Agencies Access to Association and/or Owner Records
Exemption of Qualified Law Enforcement Officers from Restriction of Firearms
Concealed Carry
Fires
Access for Trailer & Automobile Repossession
Citations Written for Violation of Rules and Regulations
Use of Force Standards
Disciplinary Procedures for Recreational Facilities
Registered Sex Offender/Child Pornography
Intentionally Deleted

Subsidiaries

Statements of Purpose
Relationship between Subsidiaries and the Association

Land Use

Visitors at Woodhaven
Intentionally Deleted
Commercial Activity on a Campsite
Intentionally Deleted
Port-a-Johns
Intentionally Deleted
Use and Maintenance of Designated Preservation Areas
Bulletin Boards
Block/Street Parties
Use of Association-Owned Lots for Guests
No Outlet Signs
Woodhaven Contractor, Vendor, and Realtor Policy
Variance Appeals
Corner Lot Setback Designation
Obtaining Permits
Utility Trailers Section

Environmental

Shoreline Standards
Intentionally Deleted
Intentionally Deleted
Intentionally Deleted
Citations Written for Violation of Lot Improvement Codes
Property Markers (Pins)
Beach Swimming Area Closures
Terrain Modifications

Member Services

Governing Documents
Membership Passes
Pass Replacement
Temporary/Guest Passes
Editorial Policy
Woodhaven News Statement of Purpose
Leisure Times Statement of Purpose
Guidelines for Letters to the Editor
Publication Dates and Deadlines
Social Media

Introduction Association Statements of Purpose

Woodhaven Lakes is a private, leisure-time community for enjoyment by its Property Owners, their families and guests.

The Woodhaven Association is an Illinois not-for-profit corporation whose membership is comprised of owners of campsites at Woodhaven Lakes. The constitution as to the government of the Woodhaven Association is contained within the Declaration of Covenants recorded against all property at Woodhaven Lakes. This Declaration of Covenants sets forth certain rights and obligations that both the Board of Directors and the members have in maintaining the common properties owned by the Association and all the buildings, roads and improvements located thereon. The Board of Directors and the membership also have an obligation to preserve and maintain the natural resources at Woodhaven Lakes, which include the lakes and trees. In furtherance of these rights and obligations, the Board of Directors sets forth the following statements, or purposes, for the Woodhaven Association:

- Conducting its affairs in keeping with the highest ethical, moral and legal standards.
- Enforcing the Covenants and Restrictions equitably and uniformly.
- Adopting Rules and Regulations for the general welfare of Woodhaven Lakes
- Providing for the security of Woodhaven Lakes
- Protecting and preserving the lakes, trees and other natural resources of Woodhaven Lakes
- Maintaining the common properties, buildings, roads and other improvements within Woodhaven Lakes.
- Providing supervised recreational activities and educational programs for the benefit of the Property Owners.
- Communicating with the Property Owners concerning decisions made on their behalf and the reasons why those decisions were made.
- Operating businesses within Woodhaven Lakes, which benefit the Property Owners and the general welfare of Woodhaven Lakes.
- Levying an annual assessment in the amount needed to administer, operate and maintain Woodhaven Lakes to protect the current investment of the Property Owners.
- Fostering a cooperative relationship with neighboring communities and local government agencies.
- Providing effective water and sewer utility services to Property Owners and to those outlying customers connected to these utility systems.

SECTION 1 BOARD OF DIRECTORS

01-090-0211 Code of Ethics for Woodhaven Association Board Members (01/21)

Board Members should:

- Strive at all times to serve the best interests of the association as a whole regardless of their personal interests.
- Use sound judgment to make the best possible business decisions for the Association, taking into consideration all available information, circumstances, and resources.
- Act within the boundaries of their authority as defined by law and the governing documents of the Association.
- Provide opportunities for members to comment on decisions facing the Association.
- Perform their duties without bias for or against any individual or group of owners or non- owner members.
- Disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with the Association.
- Conduct open, fair, and well-publicized elections.
- These Code of Ethics also apply to Committee Members.

Board Members should not:

- Reveal confidential information provided by contractors or share information with those bidding for Association contracts unless specifically authorized by the Board.
- Make unauthorized promises to a contractor or bidder.
- Advocate or support any action or activity that violates a law or regulatory requirement.
- Use their position or decision-making authority for personal gain or to seek advantage over another owner or non-owner member.
- Accept any gifts—directly or indirectly—from Owners, Members, contractors, or suppliers.
- Misrepresent known facts in any issue involving Association business.
- Divulge personal information about any Association Owner, Member or employee that was obtained in the performance of Board duties.
- Make personal attacks on colleagues, staff, or Members.
- Harass, threaten, or attempt through any means to control or instill fear in any Board member, Member, employee, or contractor.

- Reveal to any Owner, Member or other third party the discussions, decisions and comments made at any meeting of the Board properly closed or held in executive session.
- Participate or discuss on social media or otherwise, any matters concerning Woodhaven that have not been addressed or approved by the Board.
- Engage in debate on social media concerning issues currently being discussed in committee or by the Board of Directors without prior approval.
- These Code of Ethics also apply to Committee Members.

01-100-0601 Oath of Office (01/21)

This oath is to be administered by the President to every elected member of the Board of Directors annually, at the August Board meeting and at the next scheduled meeting to any Board member appointed by the Board of Directors to fill a vacant seat. The Vice-President shall administer the oath to the President. The minutes shall reflect to whom the oaths were administered.

"Do you, (name), solemnly swear to faithfully abide by and uphold the Covenants, By-Laws, Rules & Regulations, and written Policies of the Woodhaven Association; and to abide by the Code of Ethics for Board and committee members of Woodhaven? If so, answer with "I do".

01-105-0417 Confidentiality of Speak-Up Sheets

Board Members shall have access to the Association's Speak-Up Sheet submissions and subsequent responses through a secure, read-only electronic file. To promote candor among the Members in submitting Speak-Up Sheets and to avoid possible negative repercussions if a Speak-Up Sheet or any information contained therein is disclosed other than in the course of official Board business, the documents are to be kept strictly confidential by the Board and Staff. The Board is being provided access to these records in their capacity as Board Members only for the purposes of Association business. Violation of this policy shall be treated as an improper act within the meaning of Policy 01-160-0790 and processed as set forth within that Policy.

01-120-0505 Officer Elections (also see BL VII f) (01/21)

Officers of the Association shall be elected by the Board of Directors at the first regularly scheduled meeting following an election of the Board of Directors. The election of officers shall appear on the meeting agenda as the second item of business, following the Oath of Office for all Board Members. The order of elections is as follows: President, Vice President, Secretary, and Treasurer. The election of officers shall proceed as follows:

1. The most senior member of the previous Board whose term has not expired shall preside pending the election of a President.
2. Any Board member, including the presiding Chair, may enter a nomination for election to office. A nomination is not a motion, and thus does not require a "second".
3. The presiding Chair will indicate who the Recording Secretary will be for the election.
4. The presiding Chair may speak in discussion and will vote as a Board member.
5. The presiding Chair calls for other nominations 3 times before closing nominations.
6. In the event of multiple nominations for the office in question, a secret vote will be held.
7. The written votes will be tabulated by the Recording Secretary, verified by the presiding Chair, announced to all present, and the result entered into the minutes.
8. The ballots will be immediately destroyed.
9. In the absence of other nominations for the office, the Chair will declare the nominee elected.
10. The newly elected President will then chair the election process for the remaining offices.
11. The newly elected officers will immediately assume their respective positions.

01-140-0790 Limitation of Powers

No Director shall take any action on behalf of the Association or the Board of Directors unless specific authority has been granted by a majority of the Board of Directors or by a written policy adopted by the Board of Directors.

Actions taken in good faith, during a situation of emergency by the President without prior authority will be ratified by the Board at the next regular meeting of the Board of Directors. (01/21)

01-160-0790 Indecorous Acts

A Director having knowledge or reasonable belief of any improper or indecorous act by another Director, officer or employee of the Association or its subsidiaries or ventures shall promptly disclose such act to the President of the Board of Directors.

Upon disclosure to the President of such acts, the Board of Directors shall meet in Executive Session to decide what course of action, if any, should be taken with regard to such indecorous or improper act.

Indecorous or improper acts of the President should be disclosed to the Vice President who will Chair an Executive Session of the Board to decide the course of action, if any, to be taken with regard to such indecorous or improper act.

01-170-0699 Directives to Staff

With the advice and consent of the Board, the President shall give direction to the Executive Director and/or General Manager. No Board Member shall direct any employee to take action unless the Executive Director or General Manager has approved the action or unless the Board has approved the action either by motion or resolution.

01-180-0699 Rules of Order

Meetings of the Board of Directors will be conducted according to Robert's Rules of Order (current edition) as the parliamentary authority.

01-190-0603 Board Meetings (5/17) (01/21)

Meetings of the Board shall be open to any owner except for portions as described in Policy 01-193-0514 Executive Sessions. At the direction of the Board President, the Executive Director of the Association will prepare an agenda no less than 5 days before each regular Board Meeting, delivery of the agenda, and support documents will be sent via electronic mail. Board Members may add or delete items from the agenda and may change the order of presentation by the majority vote of the Board present. Prior to the start of the meeting, a Section Representatives Report may be given. Items on a regular meeting agenda may include any or all of the following:

- Call to Order
- Roll Call
- Approval of Prior Minutes
- Executive Session
- Consent Agenda
- Committee Reports
- Agenda Changes
- Unfinished (Old) Business
- New Business
- Officer's Reports
- Manager's Reports
- Member Business from the Floor
- Future Agenda Items
- Adjourn

Directors wishing to place items on the agenda should contact the President prior to the preparation of the final agenda.

Directors may participate, as part of the quorum, and act at any meeting of the Board through the use of remote systems (e.g. conference call, zoom, go to meeting, etc), provided any such mechanism permits all persons participating in the meeting to communicate with each other.

Board Members attending remotely may do so only twice annually; absent express permission of the Board President.

If technology limits remote participation, requests will be approved on a first come first serve basis.

If conditions are such that the Board President declares that an in-person meeting is not feasible (e.g. weather, site closure, etc) then the Board may conduct a meeting through use of remote methods; provided all Board members are permitted to so attend and any Owner who desires is permitted to log in to monitor and review.

01-191-0514 Consent Agenda Items

Items listed on the Consent Agenda shall be sent to the Board members no less than 5 days before the regular meeting. Board members will be responsible for reading and knowing the cases to be included on the Consent Agendas. Any Board member may pull a case from the Consent Agenda for further discussion.

01-193-0514 Executive Sessions

1. An Executive Session of the Board of Directors may be convened by the President or by a majority vote of the Board of Directors.
2. Meetings of the Board shall be open to any Owner, except for the portion of any meeting held (i) to discuss litigation when an action against or on behalf of the Association has been filed and is pending in a court or administrative tribunal, or when the Association finds that such an action is probable or imminent, (ii) to consider third party contracts or information regarding appointment, employment, or dismissal of an employee, or (iii) to discuss violations of rules and regulations of the association or a Owner's unpaid share of common expenses. Any vote on these matters shall be taken at a meeting or portion thereof open to any Owner.

01-210-0305 Retention of Records

Policy: The following requirements are hereby established for the retention of records of the Woodhaven Association and its subsidiaries.

1. The following records should be retained permanently.
 - a. Annual Financial Reports
 - b. Articles of Incorporation
 - c. Association Covenants & Restrictions and By-Laws
 - d. Audit Reports
 - e. Capital Stock Information
 - f. Cash Journals
 - g. Chart of Accounts
 - h. Deeds and Title Records
 - i. Depreciation Schedules
 - j. General Journals
 - k. General Ledgers
 - l. Property Records
 - m. Pension Records
 - n. Tax Records and Returns
 - o. All Records Related to Real Estate Transactions
2. The following records should be retained for at least ten (10) years, with the period beginning at the END of the fiscal year in which the document was created.
 - a. Check Registers
 - b. Accounts Payable Registers
 - c. Board Meeting Minutes
 - d. Corporate Contracts (20 years after termination)
 - e. Sales Journals
3. The following records should be retained for at least seven (7) years, with the period beginning at the END of the fiscal year in which the document was created.
 - a. Accident Reports
 - b. Bank Statements
 - c. Assessment Invoices
 - d. Commission Reports
 - e. Vendor Contracts
 - f. Leases (after termination)
 - g. Inventory Records
 - h. Invoices
 - i. Building Repair Records
 - j. Accounts Payable Ledger

- k. Accounts Receivable Ledger
 - l. Fixed Asset Records (after disposal)
1. The following records should be retained for at least five (5) years, with the period beginning at the END of the fiscal year in which the document was created.
 - a. Departmental and Employee Expense Reports
 - b. Interim Financial Reports (monthly)
 - c. Bank Deposit Slips
 - d. Bank Reconciliations
 - e. Budgets
 - f. Equipment Repair Records
 - g. Insurance Policies (after expiration)
 - h. Petty Cash Records
 - i. General Correspondence Records
 2. The following records should be retained for two years, with the period beginning at the END of the fiscal year in which the document was created.
 - a. Board Election Records
 3. Records related to payroll and employment should be retained pursuant to rules and guidelines as established by federal and state record-keeping requirements. When an item is covered by both federal and state regulations with different schedules, the one with the longest retention period will be followed. Such records include, but are not limited to:
 - a. Payroll Journals
 - b. Employee Contracts
 - c. Medical Records
 - d. Time Sheets
 - e. Workers' Compensation Reports

SECTION 2 ELECTIONS AND REFERENDUMS

02-100-1212 Board Candidate Campaigning Requirements (02/20)

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

1. Each Candidate must submit an autobiography by the deadline established by the Board, with no more than 200 words, as counted in Microsoft's Word Program. Statements of fact that imply the Candidate has achieved, experienced, and/or is accredited must be supported. Agents authorized by the Board of Directors have the right to verify statements if needed.
2. Each Candidate must submit a position statement by the deadline established by the Board, with no more than 200 words, as counted in Microsoft's Word Program.
3. Each Candidate may submit or consult with an Association staff member to help design an 8 1/2" x 11" poster/flyer that the Association will post on all comfort station bulletin boards. Candidates can request an additional 10 printed copies which the candidate can post at the locations listed below. ~~Flyers will be limited to 1 (one) "8 1/2 x 11" poster per candidate per bulletin board. The Association will provide 25 color copies of 8 1/2 x 11 poster/flyers at no cost; additional copies will be charged at the current rate.~~
 - a. The intersection of Woodhaven Dr. West and Greenbrier
 - b. Blue Gill Lake, corner of Woodhaven Dr East and Millridge Trail
 - c. The Association Office
 - d. The Lakeview Building/~~Lakeside Center~~ Trailside Building
 - e. The Rec Plex
 - f. The Family Center
4. ~~Designated bulletin boards include:~~
 - a. ~~All comfort stations~~
 - b. ~~The intersection of Woodhaven Dr. West and Greenbrier~~
 - c. ~~Blue Gill Lake, corner of Woodhaven Dr East and Millridge Trail~~

- ~~— d. The Association Office~~
- ~~— e. The Lakeview/Lakeside Center~~
- ~~— f. The Rec Plex~~
- ~~— g. The Family Center~~

- ~~1. Do not use store front windows such as the General Store, the restaurant, concession stands, Service Center or any other business.~~
- ~~2. Do not use walls or posts at the pools, pavilion, restrooms, or any other building.~~
3. Flyers/posters or any other Candidate materials are not allowed to be posted at any Association-owned facilities except those listed above. This includes store front windows, walls, posts, and election materials and/or signs may not be placed in or on any vehicles.
- ~~4. Items to be handed out by the Candidate should be no larger than a 3"x5" index card, and cannot be left on vehicles.~~
5. Printed material requirements:
 - a. Must be stated or translated in English
 - b. Must be submitted to the Association Office, either in hard copy format or electronically.
 - c. Must be authorized by the Election Chair prior to posting or distribution.
6. Candidates are not to use Woodhaven Association's social media accounts for the purpose of campaigning.
7. Door-to-Door campaigning and/or approaching any person in or around Woodhaven facilities **is are** prohibited except for authorized functions and events. **The Association will provide copies of the poster/flyer to be utilized at the Candidate Meet and Greet or any other organized election event.**

02-120-0699 Ballot Recipients

The following guidelines will be used when determining who will be mailed a ballot in accordance with the Declaration of Covenants (Amended) and Bylaws, of the Woodhaven Association.

1. Elections
 - a. Ballots will be sent to:
 1. Members in good standing with the Association.
 2. Members who are in the process of protesting the issuance of a citation, and who are otherwise in good standing with the Association.
 3. Entities (other than the Association) holding fee simple title to a Campsite in good standing with the Association.
 - b. Ballots will not be sent or issued to:
 1. Members and entities owing full or partial assessment or charges incurred as a result of fines, fees, penalties, repairs or other charges from the Association or its subsidiaries.
 2. the Association
2. Referendums and Amendments to the Declaration of Covenants.
 - a. Ballots will be mailed to:
 1. Members In good standing
 2. Entities holding fee simple title to a Campsite
 - b. Ballots will be issued to the Association. Campsites owned by the Association will be voted on by the Board of Directors.
 - c. Ballots will not be issued to:
 1. Members and entities owing full or partial assessment or charges incurred as a result of fines, fees, penalties, repairs or other charges from the Association or its subsidiaries.

02-130-0512 Referendum and Election Voting Process (02/20)

1. Referendums and Amendments
 - a. The Board will determine if the voting process will be conducted electronically or by hand.
 - b. Notification explaining the process will be made to the membership prior to ballots being distributed.
2. Election Voting Process
 - a. The Board will contract with a third-party electioneering agent to act as tabulator.

- b. The Board will notify the membership on acceptable technological methods of voting being used, in addition to mailed in ballots.
- c. The Association Administrators will determine eligible voters prior to mailing ballots out using the following information:
 1. A current trial balance
 2. Board decisions noting Members in violation of the Covenants, By-Laws, and/or Rules.
1. Election Counting Procedures for Mailed in Ballots:
 - a. On the morning of election counting: enter payments, check on-line payments and run trial balance by section and lot.
 - b. All envelopes will be scanned into the computer to create a database to reference against the online votes, and the trial balance.
 - c. If the envelope is not the one provided by WHA, this will be placed in the unidentifiable basket to be reviewed by the Election Committee.
 - d. Remove delinquent lots, place in assessments owing box
 - e. Remove old Member, check against Office Associate's list
 - f. Open outside envelope, if more than one "BALLOT" envelope verify owner's status and or if double lot.
 - Bundle envelopes with rubber bands, place in basket.
 - g. Open "BALLOT" envelopes.
 - If more than one ballot is in the "BALLOT" envelope leave in and place in invalid box
 - h. Verify ballots, this will be done by the election company's machine as they are processed.
 - i. Hand ballots to electioneer for tabulation.
 - j. Clip ballots; place in file then store in file box.
 - k. Complete election record sheet.
 - Have EC members initial.
 - l. Place ballots and tally sheet in box; store in basement.
 - m. Prepare Secretary's Election Report for Annual Meeting.

SECTION 3 COMMITTEES

03-100-0790 Committee's Relationship to Board

Standing committees, as well as ad hoc committees, make recommendations to the Board with the full understanding that the Board is bound only to give such recommendations serious consideration. The Board is not obligated to act on any recommendation but its own. Members of staff will be assigned to each committee to facilitate the committee's needs.

03-120-0603 Appointment of Standing and Ad-Hoc Committees (01/21)

1. Owners in Good Standing may serve on only one standing committee at a time but may be eligible to serve on an ad-hoc committee or the Environmental Committee at the same time.
2. Immediate family members of a standing committee member may not serve on the same committee.
3. Immediate family members may serve on an Ad Hoc committee at the same time.
4. Immediate family members may not serve on the same committee as a family member who also serves on the Board of Directors. (03/07)
5. If a Committee Member is elected or appointed to the Board of Directors, a resignation from that committee will be automatic.

03-130-1113 Term of Appointment to a Standing Committee

Property Owners are appointed to the standing committees for a 4-year term. Appointments will be made at the November Board meeting of odd years. Terms commence on January 1 and expire on December 31. Committee terms under this policy are in effect as of January 1, 2014.

03-140-0601 Removal from Committee

1. A member of any committee, standing or ad-hoc, may be removed from office for cause by majority vote of the Board upon recommendation of the committee chairman.

2. Causes for removal include:

- a. Failure to attend 3 consecutive scheduled meetings without prior notice to the chairman.
- b. Actions deleterious to the functions of the committee or to any of its members.

03-150-1113 Committee Chair or Liaison Assignments

A member of the Board of Directors will be assigned in accordance with the By-Laws to chair the Facilities Planning, Finance and Communications Committee, or act as a Liaison to the Boards of Review. Chairpersons of the Boards of Review will be appointed by the Board of Directors.

Board of Director Members who are assigned as liaison to a Board of Review are there for the purpose of observing the proceedings, providing counsel when requested, and reporting back to the Board of Directors with any questions or concerns. They are not to participate in the questioning or deliberation of the Review Board members. Liaisons may from time to time communicate requests or decisions of the Board of Directors.

Directors that serve as a committee chairman do so as a presiding officer and will vote in the event of a tie on the business before the committee.

03-160-0699 Responsibilities of Committee Chairman (01/21)

The Chairman will submit, at each Board meeting, in writing, a report of the committee's most recent action. In most cases the minutes of the most recent meeting/meetings will suffice. At the appropriate time in the order of business, the Committee Chairman or Board Liaison will bring to the Board's attention any recommendations the committee may wish the board to act upon. The Chairman will also:

1. Expedite business through efficient committee meetings.
2. Communicate freely with all committee members regarding business of the committee.
3. Be courteous and fair.
4. Protect the rights of all committee members.
5. Prevent dilatory techniques aimed to obstruct the will of the committee.
6. Appoint a member of the Committee to serve on the Election Committee.

03-170-0790 Communications Committee

The mission of the Communications Committee is to ~~keep the Board of Directors informed about the interests of the Association members and make policy and procedural recommendations that pertain to communications between the Board and the membership.~~ be responsible for developing and recommending the content and methods of communication to Association Members, fostering public relations, and ensuring clear communications between the Board of Directors and Association Members. The Committee will keep the Board of Directors informed of the interests of the Association Members and make policy and procedural recommendations that pertain to communications between the Board and the Membership. ~~The principal areas of interest are membership publications, the Speak-Up program, the Association's social media sites, and reports from section meetings and other means of direct communication with members.~~

The principal responsibilities of the Communications Committee are:

1. Review ~~reports from section meetings~~ other Association Committee meeting minutes, speak up sheets, and other direct communications from Association members ~~and present summary reports to the Board each month.~~
2. Identify topics of consequence or interest to Association Owners and recommend ways of informing the membership about those topics, ~~along with staff.~~
3. Review, develop, and recommend strategic communication plans for messaging between the Board of Directors and Association Members.
4. Evaluate the means used to communicate with the membership and make appropriate recommendations.
5. Facilitate Member sign-in for the Annual Meeting or any special meeting of the Members.
6. ~~During the annual budget process, review and recommend to the Board changes in services desired by the Property Owners. Review and recommend strategic communication plans for messaging between the Board of Directors and Association Members.~~ During Board of Director election years, the committee will facility communications between

the candidates and Membership.

7. Review and make recommendations to the Board of Directors regarding editorial guidelines for Woodhaven News, the **Preview**, and Leisure Times.
8. Perform other tasks as assigned by the Board of Directors.

03-180-1113 Facilities Planning Committee

The mission of the Facilities Planning committee is to develop and recommend projects that pertain to the preservation of the physical facilities and amenities of the Association and its natural resources. The principle areas of interest are buildings, **equipment**, grounds, roads, lakes, trees, recreation facilities and common areas.

The Committee will accomplish their mission by:

1. Working with the staff and managers on the schedule for replacement or renovation of existing capital assets and the development of new projects.
2. The Committee will meet with managers **May April** through November or as needed to review staff recommendations and proposals for new project concepts and to review progress on current year projects.
3. Review and recommend to the Board a schedule of Restricted Projects and Assessment Plan:
 - a. For the next fiscal year
 - b. For inclusion in the Association's 15-year Reserve Plan Projected Expenses.
4. Attend and participate in the annual **Budget Workshops and** Budget Hearing.
5. Perform other tasks as assigned by the Board of Directors.

03-190-0699 Finance Committee

The mission of the Finance committee is to keep the Board of Directors informed of the financial condition of the Association and its subsidiaries; and make policy and procedural recommendations that pertain to financial matters. The principle areas of interest are financial reporting, budgeting, cash management, collections, insurance, investments, and sources of funds.

The principle responsibilities of the finance committee are:

1. Present reliable and timely financial reports to the Board of Directors.
2. Monitor performance of the annual operating budget of the Association and its subsidiaries.
3. Evaluate operations of the Association and its subsidiaries for cost effectiveness.
4. Determine the financial effect of policy and procedure recommendations and decisions.
5. Examine the reliability of accounting records and financial reports of the Association and its subsidiaries.
6. Prepare annual budget recommendations to the Board of Directors for the annual operating and restricted funds of the Association and its subsidiaries.
7. Attend and participate in the annual **Budget Workshops and** Budget Hearing.
8. Perform other tasks as assigned by the Board of Directors.

03-200-1099 ESAC Board of Review and Public Safety Board of Review (01/21)

The ESAC Board of Review and Public Safety Board of Review receive authority from Woodhaven's Rules and Regulations. The purpose of the Board of Review is to conduct hearings for any person who wishes to contest the issuance of a citation under Article VI, Rules and Regulations. The Board of Review shall meet the first or second Saturday of each month, March through November, or as needed to hear any cases docketed. The chairman is a voting committee member who has the responsibility to moderate the hearings. In the event of a tie, the citation under consideration will be forwarded to the Board of Directors with no recommendation. The Board of Review shall provide, in writing, its recommendation to the Board of Directors regarding each case heard. These cases will be placed on the Board's Consent Agenda.

03-210-1113 Additional Committees (01/21)

Additional committees include:

1. The Environmental Committee is a decision-making committee receiving its authority from the Declaration of Covenants. The three members and one alternate member may or may not be Owners in the Association but are appointed by the Board of Directors for an indefinite period. Committee members may be removed with a majority vote of the Board of Directors.
2. The Audit Committee meets annually upon completion of the Association's and Subsidiaries audit by a third-party accounting firm. The committee members will consist of the Board President, the Board Treasurer, the General Managers and Executive Director of the Association.
3. The Section Representative Committee, though not a committee of the Board or Association, provides communications between sections' members and the Board.
4. Establishment of Ad Hoc Committees. The President, with the consent of a Board of Directors majority, is empowered to establish ad hoc committees for the purpose of evaluating information, making recommendations, and/or assisting with specific matters or tasks concerning Woodhaven. These Committees are established and retired by way of Board Resolution and is in place for a period of four (4) years or less. If agreed by a majority of Board members, an ad-hoc committee's duration may be extended, or a specific committee may be reinstated.

SECTION 4 ADMINISTRATION

04-100-0514 Access to Association Records by Prospective Purchasers (01/16) (01/21)

In the event of any resale of a Campsite by a Property Owner, the Board shall make available for inspection to the prospective purchaser, the following:

1. A copy of the Declaration of Covenants, other instruments, and Rules and Regulations.
2. With authorization from the current Owner, a statement of the account of the Campsite setting forth the amounts of unpaid assessments and other charges due and owing.
3. A statement of any capital expenditures anticipated by the Association within the current or succeeding 2 fiscal years.
4. A statement of the status and amount of any reserve or replacement fund and any other fund specifically designated for Association projects.
5. A copy of the statement of financial condition of the Association for the last fiscal year for which such a statement is available.
6. A statement of the status of any pending suits or judgments in which the Association is a party.
7. A statement setting forth what insurance coverage is provided for all unit owners by the Association.

When applicable, all costs of inspection and copy shall be the responsibility of the seller; copy rates are posted in the Association office.

04-110-0514 Acceptance of Faxed or Electronic Documents

Faxed and electronic documents will be accepted under the following guidelines:

1. Faxed documents must be received at the Woodhaven Association business office, fax number (815) 849-5116, by the stated deadline.
2. Electronic documents or reports submitted for filing electronically must include the name of the Owner making the submission and the last four digits of Member/Owner's Social Security Number; or an electronic signature must be attached

04-120-1196 Campsite Occupancy Record

A day will be based on the universal 24-hour clock. Campsite occupancy will be recorded on the general basis of an overnight stay.

04-130-0213 Trusts (01/16) (01/21)

Ownership of a campsite by a trust is prohibited by Declaration of Covenants and Restrictions, Article II. Under one circumstance, however, ownership by a trust will not be viewed by the Board as a violation of the Declaration of Covenants. The Board of Directors shall consider properties held in trust to be the equivalent of a "natural person", and shall not seek

enforcement of Article II (Restriction of Ownership of Campsites), where the trustee (trustees) of such trust designates in writing a natural person by name, address, and other contact information, which natural person shall be a current beneficiary of such trust, to be responsible for receipt of notices from the Association and/or Board with respect to assessments, rules, violations, or other obligations of Property Owners at Woodhaven, and for purposes of voting as provided in 765 ILCS 160/1-30(i)(1)(vi). Such person's written consent to the designation shall be required and a copy of the portion of the trust pertaining to Woodhaven Association shall be provided to Woodhaven Association. In the event of the trustees' death, the designee, a natural person as described, shall become owner. The Board of Directors shall consider such ownership to be the equivalent of a "natural person" for the purposes of ownership of a campsite owned in trust, and the designee shall be entitled to Association privileges and subject to all responsibilities as member, and shall be the member for such campsite for all purposes under the Association's governing documents. A deed transferring ownership shall be recorded within 60 days of the trustees' death.

04-150-0312 Collection Policy (01/21)

1. INTRODUCTION

The goal of the Collection Department is to maintain collections at the highest level possible. The collection staff will employ methods that strive to prevent alienating our members while retaining a strong expectation of payment.

2. BILLING AND COLLECTION CALENDAR

The following guidelines will be used to determine an on or shortly thereafter timetable and procedures for billing accounts.

January 15. Annual Billing. All lots will be billed as directed by the Woodhaven Association Board of Directors and General Manager.

March 1. Woodhaven News Reminder. The April Woodhaven News will post a reminder of the 1st installment due date and encourage early mailing. The article will inform members that payments received after March 31 will be subject to the late fee (currently \$50.00).

March 31. First Installment Payment Deadline. Payments received after this date are considered delinquent and are charged a late fee (currently \$50.00).

April 5. Telephone Contact. An attempt is made to determine why payment is not being made and to negotiate payment arrangements.

April 7. Past Due Notices. The past due notice is a reminder that assessments must be paid. It serves as a notification that a late fee has been assessed to their account and that interest charges will be added beginning May 1. It states membership obligations and expectations, and requests immediate payment or contact to make arrangements for payment.

May 1. Woodhaven News Reminder. The June Woodhaven News will post a reminder of the 2nd installment due date and encourage early mailing. The article will inform members that payments received after May 31 will be subject to the late fee (currently \$25.00).

May 5. Telephone Contact. An attempt is made to determine why payment is not being made and to negotiate payment arrangements.

May 31. Second Installment Payment Deadline. Payments received after this date are considered delinquent and are charged a late fee (currently \$25.00).

June 5. Telephone Contact. An attempt is made to determine why payment is not being made and to negotiate payment arrangements.

June 7. Past Due Notices. The past due notice is a reminder that assessments must be paid. It serves as a notification that a late fee has been assessed to their account and that interest charges will be added beginning July 1. It states membership obligations and expectations, and requests immediate payment or contact to make arrangements for payment.

July 1. Woodhaven News Reminder. The August Woodhaven News will post a reminder of the final installment due date and encourage early mailing. The article will inform members that payments received after July 31st will be

subject to the late fee (currently \$25.00).

July 31. Final Installment Payment Deadline. Payments received after this date are considered delinquent and are charged a late fee (currently \$25.00).

August 5. Telephone Contact. An attempt is made to determine why payment is not being made and to negotiate payment arrangements.

August 7. Final Notice. The final notice requests payment within 10 days or a small claims lawsuit will be filed.

August 27. Legal Action. Small claims suits are filed against members, who have not responded, not kept a payment agreement, or have refused to pay.

1. ALTERNATIVES TO FULL PAYMENT

The objective of the collection staff is to collect each account in full when payment becomes due. However, there are circumstances when a Property Owner cannot or will not pay their account in full. When this occurs, an analysis of the situation must be made. The following are the most common situations that require alternative payment arrangements.

- a. Payment Arrangement – No Late Fee. Some members take the initiative to inform the Association of their inability to meet the obligation for assessments prior to the due date. In this situation the Association will consider waiving the late fee penalty. The following guidelines should be used in determining if the payment arrangements qualify to have the late fee waived. This is a one-time only situation and may never be done again.
 1. The member has never had the late fee waived in previous years.
 2. Contact for payment arrangements is made prior to March 25.
 3. Payment in full is to be received no later than 30 days past the due date.
 4. The inability to pay is related to a crisis under which the member had no control (i.e. illness, loss of job).
- b. Payment Arrangement – General. Collection staff is authorized to make payment arrangements available for members who are unable to pay their account in full. The staff must emphasize payment arrangements are an exception to the rule and encourage members to plan for future years. The following criteria apply:
 1. Payment in full must be made within the calendar year. (Extended payment arrangements may be granted for multiple year delinquencies.)
 2. A completed Promissory Note must be returned to the office.
 3. Interest is charged on unpaid balances at a prevailing rate (currently 9%).
- c. Temporary Access for Partial Payment Plans. The intent of this policy is to reward members that are making an honest effort to pay their dues but are unable to pay in full by the payment due date. Temporary access is given to members who have voluntarily decided to pay their account. Access is granted once a month for a maximum of two (2) nights and three (3) days until the assessment and penalties are paid in full. The guidelines are as follows:
 1. No access will be allowed to members having a balance owing from previous years until assessments are paid to the current year.
 2. A written payment plan must be signed and returned before temporary access is allowed.
 3. A minimum monthly payment of \$250.00 per lot must be maintained.
 4. Payments must be made each month. If a payment is missed, no further access will be allowed until all payments are paid to date.
 5. Request for access must be made in advance with the collection department staff. No access is allowed without prior approval.
 6. The Collection Manager reserves the right to deny temporary access to any member who does not comply with the above guidelines. The Collection

Manager may also deny access to members who pay only when they request access or those that rely on the privilege year after year.

2. LEGAL COLLECTIONS ACTIONS

When all attempts to collect assessments have been unsuccessful, it is necessary to pursue collection through small claims court. This is done after a notice is sent explaining our intent to collect through legal actions (i.e. final notice

letter). The specific procedures required to complete a small claims action change periodically with new laws being enacted. Therefore, it is necessary to refer to the current Illinois Compiled Statutes before pursuing collections in this manner. The following is a general outline of the steps:

- a. Attorney Representation. Corporations are barred from appearing pro se in small claims actions. Therefore, we must have an attorney involved in representing the Association in court.
- b. Filing Small Claims Suits.
 1. Establish a court date allowing approximately 30 days to allow time to have the summons served.
 2. Serve the summons to the defendants through the county in which they reside or via a special process service contracted by the Association.
- c. Appearance Date.
 1. Members may call prior to their court date and make payment arrangements to pay their account. In this case a judgment may be entered, or the case may be continued.
 2. If the defendant does not appear a Default Judgment can be entered. Members that appear in court can discuss payment arrangements, disputes, etc. In general, if the debt is not disputed a Consent Judgment is entered. If the debt is disputed, a hearing must be set.
- d. Post Judgment Collections. Once a judgment is entered, we can proceed to collect the judgment amount, interest, costs and attorney fees. Post Judgment action includes the following:
 1. Wage Garnishments
 2. Bank Garnishments
 3. Citation to Discover Assets
- e. Specific Collection Information. Included in this policy manual is a complete explanation of post judgment procedures. This information is obtained from a collection seminar presented by Attorney Robert Markoff.

1. TAX DEED

The recording of a tax deed eliminates any lien interest held by the Woodhaven Association on a particular lot. It is important to remember that a tax deed may be issued but not recorded for up to twelve (12) months from the date of issuance.

The recording a tax deed eliminates only the interest we had in the lot; it does not remove the obligation of the previous owner to pay assessments and charges up to the date the tax deed was recorded.

“Take Notices” are sent to the Association and members prior to the petitioner’s request for a tax deed. The notice will state the last day for redemption of real estate taxes. This notice should be a signal for the Collection Department to put forth an extra effort to clear up these accounts prior to the recording of a tax deed. The ability to collect the account after it has been transferred by a tax deed is reduced considerably. A courtesy letter is sent to Property Owners owing only one year or less in dues.

The balance owing on an account that has a tax deed recorded should be pro-rated and the remaining portion of the year assessed to the purchaser. The delinquent balance should be evaluated to determine if it is likely to be collected. If it is believed to be collectible then the balance should be placed in Collectible Allowance for Bad Debt. If it is not believed to be collectible, it should be written off as a bad debt.

2. ACCOUNT NEGOTIATIONS AND WRITE-OFFS

- a. The Association has scheduled write-offs at the end of each calendar year. This accounting practice keeps the receivables in line with property values. The non-sewered lots retain one year of delinquency on the books. The sewerer lots retain three years of delinquency on the books. The accounts need to be evaluated to determine if the balance should be written off as bad debt or placed in Collectible Allowance for Bad Debt.
- b. From time to time the Collection Manager may determine if an account balance may be negotiated. The following are examples of situations when write-offs may be considered:
 1. A member has been delinquent for multiple years and now wants to pay a lump sum to clear up the debt. Interest and late fees can be negotiated if it is believed the property will be better maintained and utilized if the member brings the account up to date. However, payment must be made in the form of cash, cashier’s check or money order. No personal checks or payment options can be accepted. It is a lump sum settlement only.
 2. A member has been unable to sell their lot for a long period of time and has recently located a buyer. The

balance owing combined with other outstanding costs creates too costly of a burden to market the property. The seller is willing to sign off the deed without a financial gain in order to resolve the debt owing to the Association. In this situation the Association may choose to write-off late fees, interest, and, if unavoidable, Association dues.

3. There is legal action being done by Woodhaven on the account (i.e. Small Claims Suit) and the members have a legitimate defense as to why they should not be charged the costs (i.e. Bankruptcy).

3. PROPERTY TRANSFERRED TO WOODHAVEN (Lot Take Backs)

- a. Periodically members of the Association have offered their property to the Association. In some cases it is to satisfy a debt owing to the Association and in others it is simply because the members are moving, in poor health, and/or no longer want the property. The Collection Manager will make a case by case review of the facts involved to determine if the Association will accept the lot. Guidelines to use when accepting a lot are as follows:
 1. Evaluate the reason the member is requesting to deed the property to the Association (i.e. poor health, inability to pay, death of member, etc.).
 2. Encourage the owner to try and sell the lot first. They can either list it for sale in the Woodhaven News or list it with a realtor.
 3. A review of the property must be completed to determine if there is any debt owing on the lot. All debt should be satisfied prior to accepting the lot (i.e. assessments, taxes, water). A visual evaluation of the property must also be done to determine the condition of the lot.
 4. A title search must be completed to determine if it is possible to obtain a clear title to the property. This information is located at the Old Lee County Courthouse. If there is an outstanding lien, print a copy for the record.
 5. Obtain balances for any costs we have agreed to pay. This is especially important with real estate taxes.
 6. If assessments are owing there should be a reasonable attempt to reduce the amount owing before accepting the lot.
 7. The number of lots in inventory and the current marketability of lots must be considered before accepting any lots.
- b. If all previous guidelines are met and the property has a clear title, the following procedures should be followed:
 1. Prepare a Quit Claim deed.
 2. Send the deed to member(s) for notarized signatures.
 3. When deed comes back review the notes on the computer and verify any promised payments have been made for any outstanding costs. Obtain balances for any costs we have agreed to pay.
 4. Fill out the following forms:
 - a. Membership Papers.
 - b. Lot Take Back Sheet.
 - c. Notice to Realty and Accounts Payable.
 - d. Check Request as needed for dues, water/sewer, and taxes. Do a check request for 4/1 to the recording date for all fees except the rest of the dues.
 - e. Taxes will be paid with a Woodhaven Association check certified bank check or money order.
 - f. Credit memo from the recording date to 3/31 of the next year for the dues only. These are generally a pro-rated amount.

04-160-0495 Association Vehicles

1. All vehicles belonging to the Association and its subsidiaries shall remain on property unless used for Association business. No vehicle belonging to the Association or its subsidiaries is to be taken out of Woodhaven for personal reasons.
2. The only exceptions to this policy are those staff members currently assigned vehicles; namely, Executive Director.
3. When vehicles are taken off property, the driver of that vehicle will fill out a "vehicle log sheet" prior to their leaving Woodhaven property.
4. The Executive Director, General Manager, and department managers are responsible to ensure that this policy is strictly adhered to.

04-170-0315 **Resource Co-Op with Local Agencies/Businesses**

From time to time the Association will make available and/or borrow specific resources including but not limited to mowers, tractors, blowers, blades, plows, lifts and tools; in addition, staff may make available services such as copiers, postage machine, meeting rooms, training facilities, water hydrants and other amenities and services. This policy is intended as a cooperative arrangement between local agencies and/or businesses with which Woodhaven has a communal relationship. There shall be no charge or payment for personnel or described uses unless agreed upon by the Board of Directors; however non-reusable supplies such as paper, fuel, oil, etc., may be replenished or provided at cost.

SAMPLE
The Woodhaven Association
Complaint Resolution Form

Name of Property Owner Submitting Complaint: _____

Owner's Address of Record: _____

Owner's Email (optional): _____

Section/Lot: _____

Violation of: CICCA _____ Illinois Not-for-Profit Act _____
 Association's By-Laws _____ Rules & Regulations _____ Policies _____

Explanation of Complaint: _____

----- Office Use Only -----

Date Received by Association: _____ Submitted by USPS: _____ Online Submission: _____

Final Determination was Posted: _____

04-180-0121 **Complaint and Hearing Procedures**

1. Comments, Questions, or Suggestions (Speak Up Sheets)

Property Owners who have questions or comments concerning any aspect of the Association and its subsidiaries; or, complaints, commendations, and/or suggestions regarding operations may submit a Speak-Up-Sheet to the Association. Forms can be picked-up and dropped off at facilities open to the membership, accessed on our website <https://woodhavenassociation.com/members/form-speak-sheet/> or on the Association's App. Upon receipt, speak-ups will be logged and routed to the appropriate manager for response, if needed. All attempts will be made to respond to inquiries and requests within 15 days, either verbally or in writing.

2. Hearings and Appeals of Citations

Procedures for appealing citations issued for violations of the Association's Covenants and Rules are specified in the Rules and Regulations under Article VI Section 2.

3. Resolving Inconsistencies with Applicable Laws and/or the Association's Governing Documents

- a. Owners can file a complaint with the Woodhaven Association for resolution concerning matters, which are not pending in any court of law or administrative tribunal, regarding the alleged or perceived action, inaction or decision by the Board of Directors, administrative agents, or inconsistencies with applicable laws and regulations, including but not limited to the Association's governing documents. The Owner must submit their complaint in writing, a sample form is provided below. Completed forms shall be submitted:

- By registered or certified mail addressed to:

Woodhaven Association
Complaint Resolution
P.O. Box 110 Sublette, IL 61310

- By submitting the complaint form online at <https://woodhavenassociation.com/members/forms-central/>
- Hand-delivered to the Office of the Executive Director, Association Administration Building.

- b. The Association shall provide written acknowledgement of the receipt of the complaint to the complainant within 10 business days of receipt. Such acknowledgment shall be mailed to the address shown on the Membership Papers for the Member, and if provided, to an email address on record with the Association.
- c. The complainant shall provide, with the Association's complaint form, copies of all documents that the complainant believes the Board of Directors should consider in connection with the Owner's complaint. In addition, to the extent the complainant has knowledge of the law, rule or regulation applicable to the complaint; the complainant shall provide that reference, as well as the requested action or resolution.
- d. If the Association identifies additional information necessary for the Association to continue processing the Owner's complaint, then no later than 30 days after the Association's receipt of the complaint, the Association shall request such information from the complainant. If the additional information requested is not received within the time frame stated in the Association's request, and the time frame has not been extended by consent of the Board, but in no event shall be beyond thirty (30) days after the request was made or the extended time has expired whichever is later, the complaint will be deemed withdrawn and the process will terminate.
- e. The Board of Directors shall hold hearing on the complaint no less than 30 nor more than 60 days after receiving the complaint and any additional information it has requested. Notice of the date, time, and location for the hearing shall be mailed to the Member's address on file and emailed to the address on record with the Association, no later than 14 days prior to the hearing date.
- f. The Owner filing the complaint may, but is not required to be, represented by an attorney. If the complainant chooses to be represented by an attorney, then s/he must notify the Board of Directors that s/he intends to be represented by an attorney no later than 7 days prior to the hearing date.
- g. A final determination of the Association shall be ruled on by the Board of Directors at an open meeting within 180 days after the Association received the Owner's complaint. Notification must be made in writing and marked clearly that the Board's decision is final. Written notice of the final determination is to be mailed to the address on record with the Association.

04-190-0121 Surveillance Camera System

This policy provides guidelines regarding the use of surveillance cameras by the Association. The policy outlines when and how surveillance cameras are to be installed, how images are to be stored and recorded, and the conditions under which stored images or video are to be used.

The function of surveillance cameras is to assist in protecting the property of the Woodhaven Association and Subsidiaries. The primary use of surveillance cameras will be to record images for future identification of individuals in the event of legal, criminal, or policy violations. Though cameras are recording, Association personnel are not monitoring. There will be no audio associated with any camera. The Association will not install cameras inside comfort stations, restrooms, changing areas, bathhouses, or in staff offices.

1. Surveillance cameras may be installed in common areas where the surveillance of Association property or people would be enhanced. This includes but is not limited to locations where money is exchanged with a cash register or credit card reader, pools, building doors, front gate entrance/exit, maintenance compound, store/restaurant, gas pumps, and at customer service counters.
2. Appropriate signage will be installed at facilities and amenities to provide notice of the cameras and enhance the crime prevention value of the camera.
3. Camera use will be limited to situations that do not violate the reasonable expectation of privacy as defined by law.
4. The General Manager of Member Services will function as the surveillance camera coordinator.
5. Procedures:
 - a. Video monitoring for surveillance purposes will be conducted in a professional, ethical, and legal manner.
 - b. Recorded images will not be routinely monitored and should not be relied upon for personal safety.
 - c. Information obtained through video monitoring will be retained for 30 days and used exclusively for surveillance and compliance with Woodhaven Association policy and for law enforcement purposes. Should monitoring reveal activity that violates rules or laws, an investigation will be initiated. Review of footage will be performed by specific members of the Public Safety Department, IT Department or as assigned by the Executive

Director. All information retained will only be released per the Association's By-Laws and Policies as authorized by the Board of Directors.

- d. Any person who tampers with or destroys video surveillance equipment will be subject to criminal prosecution and/or Association penalties and hearings.

04-200-1223 Package Handling Policy

Owners may receive packages via the Woodhaven Association address. The following guidelines have been established for receipt of a packages:

1. Packages must be addressed to 509 Lamoille Rd., Sublette, IL 61367.
2. Packages must be addressed to an Owner of Record as shown on the deed, and the Section/Lot of the Owner must be listed in the address.
3. Packages weighing 60 pounds or less will be accepted. Any Packages received over 60 pounds will be rejected at time of receipt and returned to carrier, at no cost to the Association.
4. The Association will log the name of the person picking up packages. The Association is not responsible for the package(s) once they are logged out.
5. Owners are responsible for the removal of packages from the Association office area.
6. Packages are expected to be picked up within a week. Packages remaining 30 days after receipt will be returned to the carrier, at no cost to the Association.
7. Non-conformance to any part of this policy will result in rejection/return of the package(s) to the carrier without notice, and at no cost to the Association. Rejection/Return of packages to the carrier will be noted in the Association log.

SECTION 5 FINANCE

05-100-0620 Reimbursement of Expenses (01/21)

Directors and approved committee members are eligible for reimbursement of expenses incurred because of their Association business. These expenses are limited to:

1. Gas mileage will be reimbursed up to 150 miles one way or 300 miles round trip, in accordance with Federal guidelines as of January 1.
2. Tolls, when incurred during Association business.
3. Meals, when authorized by the president, executive director, or general manager.
4. Direct payment for items purchased for the Association when authorized by a majority of the board of directors.
5. Board and/or Committee members occupying the same residence will not receive payment of expenses if traveling to Woodhaven in the same vehicle or arriving/departing within four hours of each other.

Requests for reimbursement must be made to the administration office on authorized forms. Reimbursement forms are due in the Association office quarterly beginning with March 31, June 30, September 30, and December 31.

Reimbursements for other than those expenses listed above must be recommended by the finance committee and approved by a majority vote of the Board of Directors.

05-110-0699 Approval of Contracts (05/14)

All contracts entered into by the Association are to be approved in final form by the Board of Directors prior to the contract being executed with the exception of contracts less than one year in duration and wherein the Association is expending less than ~~\$10,000~~ **\$15,000**.

05-130-0503 Approval of New Projects

1. Prior to Board approval, all new projects must have been included in the Association's long- range plan for the prior two years before the project can be purchased or constructed.

2. The aforesaid two-year limitation may be waived by two thirds of the Board members, provided that one of the following conditions exists:
 - a. The new project will generate a reasonable amount of revenue that will offset the cost of the project.
 - b. The new project will reduce future expenses by an amount comparable to the cost of the project.
 - c. The new project will improve the Association's ability to protect Association facilities, members and/or employees.
 - d. The new project is required by a local, state, or federal regulatory agency requires the new project.

05-140-0324 Investment Policy Statement

The Association's primary objective is to protect the principal. The secondary objective is to generate income to supplement the Association's general operations. These objectives are met by investing under the following guidelines.

1. In operating funds, the Association can invest in treasury bills and notes; certificates of deposit within FDIC limits (CD or CDs); US government issued bonds; agency bonds; and money market funds maturing in 1 year or less. Investments are scheduled based on the anticipated spending plan established during the Association's annual budget process.
2. In restricted funds, the Association can invest in treasury bills and notes; CDs within FDIC limits; US government issued bonds; government agency bonds; and Ginnie Mae Investments. Agency bonds are limited to 75% of the restricted fund portfolio at the time of investment. Investments are scheduled to mature at dates coinciding with the Association's reserve funding needs, which schedules projects many years into the future.
3. The Association has an agreement with the First State Bank (FSB) in Mendota offering FDIC insured protection of funds in Insured Cash Sweep (ICS) accounts for the Association's operating and restricted funds, and for Woody, Inc. and Woodhaven Lakes Realty, Inc. ICS accounts provide full FDIC protection of all funds in the accounts.
4. CD investments are managed within FDIC limits; however, discretion is available when conditions result in limited exposure from institutions with a high degree of financial security, or from institutions offering excess insurance coverage protection.
5. Investing in approved options is available from the following established relationships.
 - a. FSB Mendota CDARS program – FDIC Protected
 - b. Cetera Investment Advisor – Brokered CDs, Treasuries, Government bonds and Agencies, and Ginnie Mae investment options.
 - c. Wintrust – MaxSafe Program = \$3,750,000 of FDIC protection
 - d. NuMark Credit Union – Excess Insurance Protection Provided
 - e. FNB Amboy – CDs within the FDIC insured protection limit of \$250,000.

Management shall be responsible for reviewing these guidelines with the Finance Committee at least annually to assure that they remain valid and relevant. Any recommendations as to changes should be submitted to the Finance Committee and approved by the Board of Directors.

05-150-0417 Capitalization of Assets

The Association will manage assets purchased based on the following guidelines:

1. Asset items with an economic useful life of more than 12 months and with a purchase value exceeding \$5,000 will be capitalized and depreciated by the Association.
2. Assets with an economic useful life of more than 12 months and with a purchase value of less than \$5,000 will be expensed in the year they are purchased.
3. This policy will be applied for both book and tax purposes.

SECTION 6 PUBLIC SAFETY

06-100-0996 Guests (01/21)

Definition: A Guest is any non-owner who is on Woodhaven property or on an Owner's campsite by:

1. Using a gate pass with the Owner's permission*, or

2. Having entered as a passenger in a vehicle properly admitted, or
3. Admission on a "Temporary Guest" pass approved by an Owner or the Association.

A person who comes onto an Owner's campsite as a casual, social, or uninvited visitor is not a "Guest" of that Owner for purposes of C&R or R&R enforcement. Such person's conduct is the responsibility of the Owner who provided a pass to the Guest.

* A pass in the possession of someone other than the Owner is assumed to have been loaned unless theft or other unlawful possession is demonstrated. A lost pass must be immediately reported to the Association office so that it may be deactivated.

In situations where a Member/Owner has been found by the Board to have violated Covenant's and Rules restricting an Owner from renting their Campsite, the Member will be held responsible for the actions of any person(s) gaining access under these conditions.

06-110-0514 Law Enforcement Agencies Access to Association and/or Owner Records

Law enforcement agencies requesting Association and or Owner records, including but not limited to Owner contact information, gate access printouts, and/or video recordings, will be required to make the request in writing using the Association's form obtained from the administration office. Requests will be reviewed and may be authorized by executive management.

06-120-0514 Exemption of Qualified Law Enforcement Officers from Restriction of Firearms Concealed Carry

Sworn qualified law enforcement officers who meet the requirement of 18 U.S. Code § 926B are permitted to carry their firearms in a concealed manner.

06-130-1199 Fires

A fire will be considered unattended if there is clearly no responsible person in the visual vicinity, and no response to a knock on the RV door. To be a citable fire, it will have visible flame; or, if smoldering, have combustible material in proximity, which may enable a fire to spread. An unattended fire will be extinguished by the staff present and then reported to Public Safety for warning or citation.

06-140-0203 Access for Trailer & Automobile Repossession

Creditors that are requesting access to Woodhaven for the purpose of repossessing a trailer or automobile will be granted access only if one of the following apply:

1. The Property Owner has submitted written permission to the Association authorizing the creditor or their agent permission to enter the property for the purpose of removing the trailer or automobile.
2. The creditor has obtained a court order granting the authority to remove the trailer or automobile and the creditor has provided the Association with a hold harmless agreement sufficient to cover the liability for the action of the creditor removing the trailer or automobile as well as the liability of any claims arising out of the trailer or automobile removal process.

06-150-0306 Citations Written for Violation of Rules and Regulations

1. A warning citation may be issued at the discretion of the Public Safety Officer with incidents of a relatively minor nature or if no other citations are on record.
2. Each violation may be issued a citation.
3. A first-time violation in each category is issued at the first level in that category regardless of citations issued in other categories.

06-160-0211 Use of Force Standards

1. Designated Public Safety Personnel will be trained and certified in the use of force.
2. A list of trained personnel will be submitted to the Association's Insurance carrier.

3. Approved standards will include defensive tactics, handcuffing and use of Oleoresin Capsicum spray.

06-170-0213 Disciplinary Procedures for Recreational Facilities

If after a verbal warning has been given and the inappropriate behavior continues it becomes an offense and shall result in the individual or group being required to leave the specific recreational area, or to cease recreational activity during a period of time set by the staff, or to return Association property. If repeat offenses and or rule violations occur, a citation may be issued and is subject to Woodhaven's penalties and hearings.

06-180-0909 Registered Sex Offender/Child Pornography

The Director of Public Safety shall maintain a registry of individuals required to register with the Association who have been convicted for sex offenses and/or child pornography under Article 1 Section 21 of the Rules and Regulations. The individuals in the registry shall be identified by name, section and lot number, and the court where the conviction occurred. The Executive Director shall cause the publication of the registry not less frequently than quarterly in the Woodhaven News and shall publish the registry any time a new name is entered.

SECTION 7 SUBSIDIARIES

07-100-0790 Statements of Purpose

Woody, Inc.

To provide goods and services for the convenience of the members and owners of campsites at Woodhaven Lakes while also reducing the operating costs for the Association.

Woodhaven Lakes Realty, Inc.

To provide real estate brokerage services to Association members while also promoting the sale of campsites and preserving the Association's source of assessment income by attracting prospective campsite owners to Woodhaven Lakes.

Where applicable, Subsidiaries of the Association will provide goods and services to the general public with the objective of generating revenue, which results in a profit.

07-200-0790 Relationship between Subsidiaries and the Association

Purpose

The purpose of this policy is to establish the relationship between the Association and its wholly owned subsidiaries: Woody, Inc. and Woodhaven Lakes Realty, Inc.

Definition

A wholly owned subsidiary of the Association is a corporation under the laws of the State of Illinois, the issued capital stock of which is owned in its entirety by the Association.

Shareholder

The Association is the sole shareholder of a subsidiary. The Board of Directors of the Association shall represent and act in behalf of the shareholder and shall exercise all of the rights to which the shareholder is entitled.

Board of Directors

The elected Board of Directors serving the Association shall also serve as the Board of Directors for each subsidiary operation and will conduct business operations consistent with the board powers established in the Association's By-Laws.

Fixed Assets

A subsidiary shall not hold title to or otherwise have a financial interest in any land or improvements thereto, buildings, or improvements thereto, machinery and equipment, vehicles, furniture and fixtures, or to any other fixed assets.

Assessments

A management and service fee shall be assessed annually to a subsidiary for management and maintenance of leasehold and common property of the Association. The Board of Directors of the Association shall, from time to time, determine the amount of such assessment.

Financing

The Association shall provide working capital to finance a subsidiary in the amounts and at the times scheduled in the cash

flow projection of the annual business plan authorized by the shareholder at a rate of interest and for a term established by the Board of Directors of the Association.

Business Plan

The business plan shall be reviewed and recommended for approval by the finance committee and shall include:

1. A pro form statement of income and expenses.
2. A cash flow projection that schedules borrowing and repayment of working capital.
3. A schedule of additions to and replacement of lease hold property.
4. A statement setting forth the mission, objectives, and goals of the subsidiary.
5. An analysis of all planned business extensions, additions, acquisitions, and retrenchments.
6. An analysis of all changes planned in usage of leasehold land or buildings.

An annual business plan for a subsidiary shall be contained in the annual budget of the Association recommended to the Board of Directors by the Finance Committee. Adoption of the annual budget of the Association by the Board of Directors shall constitute authorization by the shareholder of the annual business plan for a subsidiary contained therein.

Financial Control

A subsidiary shall provide to the Finance Committee of the Association at its meeting each month financial reports of the subsidiary's operation for the month preceding. Financial reports of the subsidiary shall be of a type and in a form prescribed by the finance committee.

Annual Meeting

A subsidiary shall hold a shareholder meeting jointly with the Association's Annual Meeting, each year in August. Subsidiaries of the Association shall be subject to the By-laws, Article V Meetings of the Members.

SECTION 8 LAND USE

08-100-0800 Visitors at Woodhaven (01/21)

The Executive Director and/or the General Managers, acting under the Board of Directors, may, from time to time, authorize visitors to be admitted for purposes believed to benefit the interests of the Association and its members. Such authorization shall be granted only upon reasonable assurance that the security of Woodhaven will not be compromised.

Definition

A visitor is any person who is not a member of the Association, a guest of a member or an employee of the Association or its subsidiaries.

The following categories of visitors will be allowed admittance under the following terms and conditions:

Prospective Campsite Buyers

Prospective campsite buyers shall be admitted for a personally conducted tour with a real estate broker or real estate associate.

Business and Professional Persons

Professional persons and representatives of our present and prospective suppliers of goods and services shall be admitted to conduct business with the Association and its subsidiaries and ventures.

Law Enforcement Officials

Officers with the Illinois State Police, Illinois Department of Natural Resources, Lee County Sheriff's Department, and Federal Agencies (e.g. FBI, U.S. Marshall, Homeland Security, etc.) shall be admitted. Illinois State Police, IDNR and/or Lee County Sheriff's Department will be given access when in marked law enforcement vehicles or with proper identification. Federal agencies will be given access upon display of agency identification. Representatives from all other law enforcement agencies will be given access with proper identification and upon notification to Lee County Sheriff's Department.

Government Officials

Officials of local, state, and federal government agencies on official business shall be admitted. An officer of the Association,

the Executive Director or the General Managers may admit government officials and other dignitaries for purposes other than official business believed to be beneficial to the interests of the Association.

News Media

The Executive Director, General Managers, or designate, may admit members of the news media.

Persons Having Reciprocal Privileges

The Woodhaven Association may arrange reciprocal privileges for its members with certain recreational organizations. Members of such organizations entitled to reciprocal privileges with the Association shall be admitted according to the regulations governing such reciprocal privileges.

Recognized Youth Organizations

The Association will make available certain common areas for camping and recreational enjoyment over a limited period of time excluding major holiday weekends, to youth groups such as, Boy Scouts, Girl Scouts, YMCA, schools, etc.. Organizations must be sponsored by a Property Owner or authorized by executive management and registered with the Department of Public Safety.

Group Tours

Busloads of visitors for the purpose of touring Woodhaven and who do not intend to use the amenities may be permitted access with authorization from the General Managers or Executive Director.

Community and Professional Service Providers

Agencies providing community or professional services to Owners at their Campsite such as, hospice, visiting nurses or physical therapists, and meals on wheels will be allowed access upon display of agency identification and registration with the Department of Public Safety.

Insurance Investigators

Insurance agents working on behalf of Owners to process claims will be given access upon identification of company credentials and Owners name, section, and lot.

Other Visitors

The Board of Directors may, from time-to-time, authorize visitors to be admitted for purposes believed to benefit the interests of the Association and its members. The Board shall consider granting such authorization only after it has received reasonable assurance the security of Woodhaven Lakes will not be compromised.

The Executive Director and/or General Managers of the Association, acting under the Board of Directors, is to take appropriate steps to assure that this policy is periodically disseminated throughout the management of the Association and its subsidiaries, and that appropriate steps are taken to avoid or eliminate actual or doubtful cases of noncompliance.

08-120-0303 Commercial Activity on a Campsite (01/21)

No industry, business, trade or occupation or profession is permitted to use a Woodhaven campsite as a base location. Any work or service done for hire or the offering of products for sale other than a permitted yard sale or bulletin board notice constitutes prohibited activity. The campsite may not be used to store trade equipment or supplies in a visible manner. Any advertising or other publicity efforts, either through the Association's paper, and/or social media or other social media sites, may not reference a Woodhaven campsite as a focus of inquiry. The mere mention that a vendor is a Woodhaven Property Owner would not be a violation of the C&R.

08-135-0517 Port-a-Johns

1. A permit may be issued for a limited time to place a Port-a-John on a campsite.
 - a. The permit is valid for a maximum of ten (10) consecutive days.
 - b. Only two (2) permits will be issued per year per Member.
 - c. A second permit may be issued after 21 days from the first permit expiring.
 - d. An application must be completed and turned in at least 48 hours prior to delivery of the Port-a-John.
 - e. Permits are to be displayed on the Port-a-John and be visible from the roadway.
 - f. The Property Owner is responsible for the unit and is to keep it clean and reasonably odor free.

The Association reserves the right to deny a permit upon receipt of complaints or failure of the Member to cooperate with reasonable requests made by the Association's agents.

08-150-0496 Use and Maintenance of Designated Preservation Areas

All properties within the Designated Preservation Areas are to be used and maintained as open space in their natural and wild state. To maintain their natural state, streams, lakes, and ponds will continue to be maintained by dredging or other methods used in removing sediment and controlling erosion. All ditches and drainage tubes located within the Preservation Areas will continue to be periodically cleaned out and/or repaired. Maintenance vehicles, including mowers and snowmobiles, shall be the only motorized vehicles within the Preservation Areas.

No buildings shall be constructed in the Designated Preservation Areas. Trails are permitted.

08-160-0514 Bulletin Boards

Bulletin boards located at the comfort stations are for the use of Property Owners and the Association. Boards will be cleared on or about the 1st of every month. Bulletin boards located within a facility is intended for Association use in promoting activities or announcements.

Contractors, vendors, and realtors are prohibited from posting and/or advertising on any bulletin boards. Postings will be removed if content is deemed to be inappropriate or in violation to this policy.

08-170-0514 Block/Street Parties

Groups of Owners wanting to limit traffic for the purpose of conducting a “street party” will require written authorization from the Department of Public Safety. Permits are to be applied for at the Association Office two weeks in advance. Permits will not be issued on holiday or event weekends, nor will certain roads be restricted at any time. The road will remain passable for those whose Campsites are within the blocked area; additional restrictions may apply at the discretion of Public Safety Personnel.

08-180-0799 Use of Association-Owned Lots for Guests (Effective 4/1/00) (3/19) (01/21)

An Association-owned lot may be permitted for use by the guest of an Owner for a period up to ten (10) days on a space available basis.

1. Reservations for the upcoming year:
 - a. Will begin no earlier than April 15
 - b. Can only be made by an Owner of Record
 - c. Reservations will only be taken if Owners are in good standing with the Association at the time the reservation is booked. An Owner making a reservation must also have assessments paid through the reservation dates.
 - d. Reservations must be paid at the time of booking.
2. ~~The host Owner of Record is responsible for delivery of the passes to their guest prior to the designated dates of use.~~
3. The host Owner will be charged \$20.00 per night, payable in advance.
4. ~~The guest will use a dates-defined Guest Pass.~~ Guests will receive Guest Lot Designated Property Owner Passes for their reserved lot.
 - a. Passes are to be picked up at the gate upon check-in.
 - b. Passes are to be returned to the gate at the end of the reservation upon departure.
 - c. If pass(es) are not returned to the gate and/or returned passes are damaged, the Property Owner of record responsible for the reservation will be billed \$20.00 for each lost or damaged pass.
5. The host Owner is responsible for any incidents that may occur because of the guest usage.
6. A maximum of two (2) reservations per calendar year per Campsite may be made.
7. Occupancy is limited to one (1) RV and two (2) tents; if no RV, three (3) tents are permitted.

08-190-0603 No Outlet Signs

The Association may place at the entrance of cul-de-sacs, roads, trails, and courts “No Outlet” signs where road surface termination, when viewed from a primary or secondary thoroughfare, is not obvious.

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. A. 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~~ **\$250.00** annual fee which includes: property access pass(es) for each owner, with a maximum of four passes per business; and a ~~\$10.00~~ **\$20.00** 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

- b. a yearly basis with the fiscal year being April 1 to March 31. **Additional or replacement passes must be paid at the time of issuance. Issuance of contractor passes, or replacement passes, must be requested by the business owner.**
- c. Prior to beginning any work Contractor must provide to the Association Certificates of Insurance showing that Contractor/**Partner** has coverage for **themselves 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, **including family members**, 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.
- a. 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.
- b. Contractors are prohibited from using Woodhaven dumpsters for disposal of construction debris or packaging.
- c. 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.
- d. The Association has the right to deny registration and/or issuance of a Construction Permit to any company or individual.
- e. 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, **including Lee County permits and any related permit fees**, 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.
 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 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.

1. Variance Types

The ESAC Department may recommend to the Environmental Committee that reasonable and consistent variances from code for improvements (First Class only) be approved for:

- a. Improvements placed or constructed in violation of the Covenants and Rules, or when the literal application of the code presents an undue and demonstrable hardship to Property Owners and such variance will not merely serve as a convenience to the Property Owner but will serve to alleviate such hardship.
 1. No additional First-Class improvements that will impede future compliance with the Code may be made to a lot on which a variance is recorded.
- b. Improvements Placed or Constructed on Double Lots Owned by Same Person.
 1. This type of variance is granted for an improvement constructed or placed on two adjacent lots owned by the same Property Owner (double lot owner) with improvements encroaching on or crossing the common boundary lines between the lots.
 2. Express conditions of such a double lot variance (5/18):
 - a. The double lots can only be conveyed to the same new owner. If, for any reason, they are sold to separate individuals, the double lot variance is nullified and both lots must be brought into full compliance as two individual lots.
 - b. Improvement restrictions for the two lots together may not exceed a total of 1,712 sq. ft., broken down as follows: 720 sq. ft. RV, with no one unit being more than 400 sq. ft.: 400 sq. ft. room enclosure, 400 sq. ft. covered deck, and storage buildings not to exceed 192 sq. ft. with a maximum single size of 96 sq. ft.
 - c. A 2nd mobile RV may be parked on the double lot within the Class I setback lines provided that a minimum 5' space exists between the RV and any other Class I improvement.

2. Variance Application and Procedure

- a. The following must be provided in the variance application:
 1. A plat of survey by a licensed Illinois surveyor, showing lot and improvement locations. In the case of a proposed double lot improvement, an accurate drawing showing location of the improvements in relation to the common boundary line.
 2. A letter containing a description of the non-conformance and the justification for the variance. The reason for the variance must be complete and include all relevant facts supporting the request and accurate sketches or drawings.
 3. Documentation to show when the non-conforming improvement was constructed or placed on the lot.
 4. All applicable fees must be paid in advance when applying for a variance.
 5. Variance agreement signed and notarized.
- b. Environmental Standards and Control Department provides:
 1. A file review, lot inspection and summary of approved permits.
 2. Documentation showing that all adjacent Property Owners have been notified by certified mail and given an opportunity to respond.
 3. All approved variances must be recorded in Lee County and a copy of the recorded variance filed with ESAC.
- c. Environmental Committee will provide:
 1. Review of all variance request information and render a decision and provide reasons for either approval or disapproval.
 2. All decisions may be appealed to the Board within thirty (30) days of notification.
- d. The Board of Directors
 1. The Board may waive any of the variance policy requirements when extenuating circumstances require, by a $\frac{3}{4}$ vote of the Board.
 2. Variances shall go with the land and shall be an encumbrance of property and deed for which it was granted.

08-211-0121 Corner Lot Setback Designation

In the case of a corner lot, the long side bordering a road will be designated as side lot line, and the side setbacks and easement will apply. The short side on the intersecting road will be designated the front of the lot and the front setbacks

and easement will apply. Any more restrictive platted utility easements would supersede.

08-212-0121 Obtaining Permits

Applications for both Woodhaven and Lee County building permits, and mowing, tree removal, and demolition permits may be obtained at the ESAC office. Permits for 2 RVs or additional tents can be obtained at the Front Gate.

08-220-0315 Utility Trailers

When determining the length and width of a utility trailer with a tapered front, as it relates to Article VII Section 12 A of the Rules and Regulations, the Association will go by the dimensions as they are stated on the title; if not identified on the title, staff will exclude from their measurements, the area which makes up the "V" or "U" front of the trailer.

SECTION 9 ENVIRONMENTAL

09-100-0790 Shoreline Standards (03/06) (5/17)

The setback requirements (as outlined in the Covenants and Restrictions) should be strictly enforced. Appeals may be made before the Environmental Committee.

Property Owners wishing to utilize applicable lakeshore building setback of 24' from one foot above normal lake elevation will first need a Water Boundary Survey showing 24' setback. For the purpose of locating one foot above normal lake elevation, the rim of the spillway for each lake shall be used as the point of reference.

The easement from the property pin to the lakeshore may not be developed for usage, i.e. fire pits, patios, or structures of any kind. Temporary camping items, such as chairs, or portable firepits may be used, provided they are relocated within the property setbacks when the Owner is not on property. (5/17)

The Association will attempt to remove beaver, muskrat, and other wildlife when their uncontrolled number may be destructive to private property and/or to the lake shoreline.

09-140-0306 Citations Written for Violation of Lot Improvement Codes (01/21)

1. Multiple code violations found in the same inspection will result in one citation, unless specified otherwise.
2. The fine for multiple violations will be applied based on the Penalty Schedule.
3. Failure to comply within the time frame given by ESAC, Public Safety, and/or Resource personnel, will call for continued citations at the most egregious offense remaining, unless specified otherwise.
4. Violation of sanitary waste dumping may result in repetitive citation and/or suspension of privileges if Owner continues with the violation after notice is given.

09-150-0514 Property Markers (pins)

1. Bent boundary marker and First Class Permits

Property Owner is notified by letter of the compromised boundary marker on the property and provided the following options (5/18):

- a. Property Owner obtains either a boundary survey or pin verification from an Illinois Registered Land Surveyor to establish definite placement of the bent Boundary Marker.
 - b. Where a single bent boundary marker is on the same side as the improvement to be placed on the property; an increased setback of nine (9) feet on the affected side either right or left and back; and seventeen (17) feet from the front. A Hold Harmless must be signed by the Property Owner acknowledging they understand and accept the potential risk and/or liability which may occur due to a First-Class improvement being placed from the compromised boundary marker. Permission to build will be given upon receipt of the Hold Harmless or;
 - c. Where a single bent boundary marker is on the opposite side as the improvement to be placed on the property; the setback remains seven (7) feet from the side(s) and back, and fifteen (15) feet from the front. In addition, a Hold harmless must be signed by the Property Owner acknowledging they understand and accept the potential risk and/or liability which may occur due to a first class improvement being placed on their property where a compromised boundary marker exists. Permission to build will be given upon receipt of the Hold Harmless.
2. If it is noted Property Owner "A" has an Illinois Registered Land Survey and Property Owner "B" also has an Illinois Registered Land Survey on file which conflict the following will be done:

- a. The Illinois Registered Land Survey of Property Owner "A" will be honored by the ESAC Department, and items placed on the property based on their survey will be considered to be in compliance; until such time as the survey discrepancy would be resolved between the two Illinois Registered Land Surveyors which conclusively reflects them to be in noncompliance. Should Property Owner "B" wish to apply for a First-Class Permit, their Survey will be honored and placement based on said Survey.
- b. The ESAC Department would not require another Survey to be completed on the property unless a boundary marker is damaged or missing. As noted, the Illinois Registered Land Surveyors are responsible for correct placement of a boundary marker.

09-160-0116 Beach Swimming Area Closures (5/17) (01/21)

In an effort to minimize potential health risk related to hazardous algae blooms (HABs) present in the lake water at Woodhaven Lake Beach, the following guidelines will be used by the Lake Manager or Recreation Director to determine if the Beach swimming area, or portions of, will be closed.

- Algae blooms will be regularly tested for levels of the toxin:
Microcystin Advisory Posting: >10 ppb
Closing: >20ppb
- E Coli concentrations will be tested for every two weeks. Closing: >100 ppm

Woodhaven Lake Beach will close immediately upon notice from the State of Illinois Department of Public Health for any reasons they deem necessary.

09-170-0121 Terrain Modifications

Where authorized modifications made to a Lot's terrain either from excavation, fill material, or terracing impacts Oak trees, making them susceptible to Oak Wilt, the Owner must sign a Hold Harmless with the Association releasing the Association from any future financial obligation for removal of compromised trees.

SECTION 10 MEMBER SERVICES

10-100-0790 Governing Documents

The following documents are known as the official documents and govern the conduct of the Association, the Board of Directors, committees, and Association members.

Articles of Incorporation

These are the original articles filed with the Secretary of State upon the initial act of incorporating the Association.

Declaration of Covenants

This document stands as the underlying authority for the Association Bylaws, the Rules and Regulations, and the Policy Manual of the Association.

By-Laws

This document describes the way the board conducts its business, the organization of the board and officers, the powers and duties of its officers, and the relationship between the Association, its board and Association members. This document can be changed by a majority vote of the board of directors except for specific portions that require more than a majority vote. Those portions of the bylaws requiring more than a majority vote of the board can only be amended by an affirmative 3/4 vote of the board of directors.

Rules and Regulations

This document describes how members may conduct their activities at Woodhaven. This document can be changed by a majority vote of the board of directors.

Policy Manual

This document is comprised of directions of the board of directors to staff and includes procedures for the conduct of board business. This document can be changed by a majority vote of the board unless specific portions specify otherwise.

10-110-0699 Membership Passes (3/19)

Each Campsite is assigned four (4) passes that must be replaced by Member/Owner at his/her cost if lost, stolen, outworn, or damaged. Activation of passes otherwise continues if Member/Owner is in good standing with the Association. Passes

may be deactivated by the Board of Directors for balance owing and/or violation of the Association's Covenants and/or Rules, or if a pass is lost, stolen, outworn, or damaged.

10-111-0212 Pass Replacement (3/19)

Cost to Member/Owner to replace a lost, stolen, outworn, or damaged pass is ~~as follows: \$20.00.~~

- ~~1. If the pass to be replaced is surrendered: \$10.00.~~
- ~~2. If the pass to be replaced is not surrendered, and payment is made, and the replacement pass is to be mailed to the Property Owner: \$10.00.~~
3. If an attempt is made to access property using an outworn or damaged pass, the pass will be confiscated by the Main Gate immediately. An alternate pass will be issued with a 15-day expiration date. The Member/Owner will be responsible for the request and payment of a replacement pass.
- ~~4. If the pass to be replaced is not surrendered and the replacement pass is required at the time of request: \$50.00.~~

10-112-0514 Temporary/Guest Passes (3/19) (4/24)

Owners may purchase temporary passes for themselves or guests:

1. Passes are valid for four (4) days and three (3) nights.
2. Passes will only be sold to the Owner or to a guest with the Owner's authorization. Authorization required: picture identification or the Owner's social security identification code on file.
3. The cost of a Temporary/Guest Pass is \$40.
4. Guest Passes will be limited to two (2) on summer holiday and Main Event weekends.
5. Once turned in to gate personnel, will not be reissued to another party.
6. Temporary/Guest Passes are non-refundable once purchased unless requested in writing by the Property Owner before issuance to the Property Owner or guest and expiration of the pass.

10-120-0699 Editorial Policy

The following guidelines have been established as appropriate for the Association's publications:

1. That all publications convey a positive spirit. That articles contributing to divisiveness, personal debate or other negative causes be omitted.
2. That nothing be printed which could cause legal action against the Association.
3. That articles be newsworthy, sources substantiated, and errors of fact corrected before publishing, or that a retraction be published in the following issue.
4. All articles and columns must be by-lined.
5. That ads be subject to the same guidelines as editorial content.
6. That the number of issues, pages and layout be dependent on budget constraints.
7. That deadlines for editorial and ad content be published in each issue for future editions.
8. That all members of the Association be encouraged to submit articles for publication according to these guidelines.

The responsibility for monitoring adherence to these guidelines' rests with the Communications Committee.

10-130-0799 Woodhaven News Statement of Purpose

1. To provide information needed by Property Owners. Information to include, but not limited to, actions and communications from the board of directors, committees, staff, and Association members.
2. To promote Woodhaven Lakes property.
3. To generate revenue through advertising sales.

10-140-0799 Leisure Times Statement of Purpose

To provide Woodhaven Property Owners and guests with information needed to enjoy Woodhaven while they are at Woodhaven. Information to include, but not limited to: activities scheduled, items of a health or safety concern, and meeting notices.

10-150-0699 Guidelines for Letters to the Editor

1. All letters must be signed and include return address. Names will be withheld upon request.
2. No obscene or derogatory remarks will be published.
3. Constructive criticism will be accepted but must include positive solutions to concerns.
4. Issues must be of interest to a large portion of Woodhaven (at least 1 Section) and will not express personal grievances or conflicts.
5. Woodhaven Association reserves the right to refuse publication of letters or to edit letters in the interest of space or objectionable content.
6. Editor's comments will be limited to a clarification, update or concluding report on the issue. No point of view will be expressed.
7. Limit letters to 200 words.
8. Limit total space to one-half page (26 column inches).
9. All letters will be acknowledged.

10-160-0699 Publication Dates and Deadlines (01/21)

Woodhaven News will be published monthly eleven times a year with no issue in February. Deadline for ads and editorial content is the first day of the month prior to the month of publication. Issues will be mailed as close to the 15th of each month as possible.

Leisure Times will be published weekly Memorial Day through Labor Day. An additional issue will be published for the weekend following Labor Day and the weekend of Fall Festival for a total of 17 issues.

10-170-0121 Social Media

In addition to Woodhaven's website, www.woodhavenassociation.com, the Association and Subsidiaries participate in social media platforms such as Facebook, Instagram, and Twitter. With the exception of a Members Only portal through the Association's website, our social media accounts are available to the public. In all cases the purpose of these accounts includes the following:

- Promote Woodhaven, its events, activities, and amenities.
 - Provide accurate information concerning the Association and subsidiaries.
 - Provide progress reports on projects or other events impacting our membership.
 - Communicate changes in events, meetings, and activities.
 - Notify the membership of emergency actions such as road closings, flooding, fire bans, etc...
1. Administration of the Association's social media sites is a responsibility of the Marketing and Communications Department. Responsibilities include but are not limited to:
 - a. Monitoring social media sites, both internal and external for accurate information concerning the business of the Association and Subsidiaries.
 - b. Approving/denying posts
 - c. Managing comments
 - d. Responding to messages and inquiries
 - e. Removing prohibited content
 2. Prohibited Content
Comments containing any of the following inappropriate content, or other content deemed to be detrimental to the Association will not be permitted and are subject to removal and/or restriction:
 - a. Profane, obscene, violent, sexual, or pornographic content and/or language.
 - b. Content that promotes discrimination based on race, color, age, religion, gender, etc.
 - c. Content that violates a legal ownership interest, such as a copyright or trademark.
 - d. Threats to any person or organization.

- a. Conduct in violation of any federal, state, or local law or the encouragement of illegal activity.
- b. Information that may tend to compromise the safety or security of the public or public systems.
- c. Statements accusing, defaming, or derogatory in nature.
- d. Opinions or discussion on subject matters that do not pertain directly to Woodhaven or its Subsidiaries.
- e. Spam or links to other sites.

1. Participation by Outside Businesses

Links posted by outside businesses will be limited to once per week.

2. Disclaimers:

- a. The views and opinions expressed on these outside sites and by outside persons are not necessarily the views and positions of the Woodhaven Association.
- b. Photos and video footage are periodically taken of people participating in a Woodhaven activity or event or using an Association amenity. By participating in an activity, attending an event, or visiting Woodhaven common areas, you authorize the agency to use these photos and video footage in agency publications, advertising, marketing materials, brochures, event flyers, social media (including Facebook, Instagram, Twitter, and other social media sites operated by the Association), and the Association's website without additional prior notice or permission and without any compensation to you. All photos and videos are property of the Woodhaven Association.

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Woodhaven Rules and Regulations - Table of Contents

Article I. General Conduct Rules

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

Article II. Use of Motorized Vehicles

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

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

See Policies 08-200-0322

Article IV. Recreation Facilities

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

Article V. Natural Resource Guidelines

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

Article VI. Penalties, Hearings, and Appeals

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

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

- Section 1. Setback Requirements
- Section 2. Setback by Class
- Section 3. Improvement & Permit Classes
- Section 4. Non-Conforming Improvements
- Section 5. Violations/Inspections
- Section 6. Allowed Structural Improvements
- Section 7. Non-Structural Improvements
- Section 8. Recreation Vehicles
- Section 9. Utility Trailers

Article VIII. Utilities

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

Article IX. Campsite Cleanliness and Maintenance of Common Areas

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

Article X. Definitions

**WOODHAVEN ASSOCIATION
RULES AND REGULATIONS
(Amended April xx, 2026)**

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. **Providing false statements or reports to a Public Safety Officer is prohibited.**
- 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 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/~~Lakeview~~ Trailside Buildings

1. Dry shirt, shorts, shoes are required.

G. ~~Lakeview~~ Trailside 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

In addition to the rules stated herein, the Natural Resource Department will post specific rules on the use of each lake. These rules are designed to ensure the safety and peaceful enjoyment of all users.

- 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,C	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	Swimming	I 7
		Removal of Graffiti(a)	I 14D	Accident Notification	II 9
		Swimming	I 7A	Passengers Confined in Vehicle	II 1D
		Theft of Property ≤\$100	I 17A	No Valid Driver's License	II 2B
		No DL, or failure to provide	II 2A,C	Automatic Review Board	
		Fishing Regulations	V 1	Criminal Conduct(e)	I 1
				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 Spreading (Attended/Unattended)(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	Misuse of Refuse Container(d,e)	IX 9C,D
Trash and Debris	IX 9			Automatic Review Board	
Removal of Property Pins	VII 1A			Misuse of Refuse Container(d,e)	IX 9C,D
Rules & Covenants not listed or covered under special situation fines/penalties				Misuse of Sewer(d,e)	VIII 3A
				Sanitary Waste, Dumping(e)	IX 4A

3. Levels (applicable to 1&2)

Class I
\$50

Class II
\$75

Class III
Board of Review not required = \$150
Board of Review required = \$TBD

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

added.

- a) +restitution
- b) +one or more passes invalidated
- c) overnight use prohibited

- d) +cost and service fee \$150
- e) automatic Board of Review \$150-\$500

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.~~

A base fee of \$100 will be assessed for removal of each tree over 4 inches at ground level. There will also be an additional fee as listed below for the average diameter of each tree removed without a permit at ground level. If a stump and all evidence is removed from a tree that does not have written consent of the Association, then the maximum citation will be issued (applies to owner and contractor).

- 4" to 5" - \$100.00
- 5" to 10" - \$200 + base fee
- 10" to 15" - \$400 + base fee
- 15" to 20" - \$600 + base fee
- 20" to 30" - \$1,000 + base fee
- 30+" - \$2,000 + base fee

- 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

- a. Speeding 26-35 mph carries a fine of \$100
- b. 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.
- A. 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 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.
- B. 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

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

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

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

- A. Citations. Except as specifically provided herein, at the discretion of the Public Safety Officer, an individual violating Article I, Section 15 may be given a warning citation or a citation as is otherwise defined in the R&R.
- B. Violations During Questioning and Identification
1. Any person stopped for questioning, or questioned by a Public Safety Officer for matters relating to enforcement of Article I, Section 15 and who refuses to identify himself or herself as required by Article I, Section 19 (B), or who gives false information, shall be considered a trespasser, and the following shall occur:
 - a. A citation shall be issued for violation of this section.
 - b. The person shall be requested to leave Woodhaven and shall not be permitted to return.
 - c. If the person fails to comply with the above request, an appropriate criminal complaint shall be filed with the appropriate law enforcement agencies.
 2. Any person failing to obey the request of a Public Safety Officer pursuant to Article I, Section 19 (C) shall be considered a trespasser, and in addition to B.1. a, b and c above, the person shall be permanently banned from entry into Woodhaven.
- C. Citations for Violation of Article I, Section 15 (Street Gangs and Gang Activities)
1. Citations for persons having previously received a warning citation. Any person who receives a citation for violation of Article I, Section 15 of these R&Rs and who has received a warning citation for violation of Article I, Section 15 during the 24 months immediately preceding the issuance of said citation, shall be deemed a trespasser, and all access to Woodhaven shall be immediately terminated. Return to Woodhaven may be permitted only upon action of the Board, which may set conditions on such re-entry. Such person shall further be subject to the penalties provided in paragraph (2) below.
 2. A citation for Article I, Section 15 requires Automatic Review and one or more of the following penalties:
 - a. A fine of \$150 to \$500
 - b. Immediate eviction from Woodhaven
 - c. Temporary ban on entry into Woodhaven
 - d. Permanent ban on entry into Woodhaven
 - e. Requirement to pay full restitution for any damages or costs caused by the Owner or by the Owner's family member or guests

Section 5. Hearings and Appeals

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

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

Short Title. This article may be cited and referred to as the "Woodhaven Lot Improvements Code."

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

Section 1. Setback Requirements

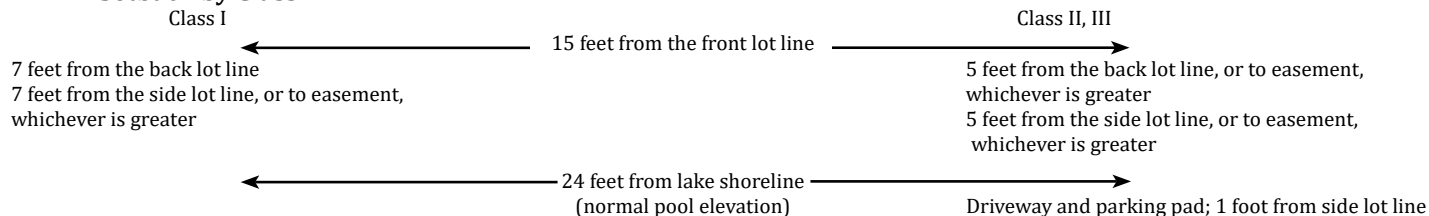
In accordance with the Covenants all RVs, tents, and improvements are subject to setback as specified within these Rules.

- A. Property Owners are responsible for the actions of the surveyors they hire who shall not remove an original monument nor may

they remove a boundary pin without written consent/agreement of the neighboring Property Owner(s) who shares the pin(s) in question; written agreements must be filed with the Association prior to moving.

- B. Where property rights extend to shoreline, a fire pit may be placed 15 feet from shoreline. The setback will include any perimeter material such as brick, stone, etc. A fire pit cannot exceed 1 foot above ground level.

Section 2. Setback by Class



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

Class I-A (Lee Co. Permit Required)	Class I-B	Class II	Class III
(fixed units) 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) 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 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

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

4. Woodhaven may waive restrictions for registered not-for-profit organizations, i.e. Boy Scouts, Girl Scouts.
5. Tents must be set up within setback lines.
6. Permits must be displayed on the RV or electrical pedestal and must be visible from the road for as long as the tents are present.
7. There is a limit of 4 permits issued to a single lot in any given calendar year, 2 of which may be between Memorial Day and Labor Day Weekend. A permit extension may be considered for extenuating circumstances with prior notice.
8. Tents and fabric overheads shall be retracted or removed from December 1 to April 1 unless in actual use.
- C. 2nd RV. A second RV will require a permit, when temporarily parked on a campsite with the exception of trucks with camper tops or conversion vans that are being used for transportation and are not hooked up to water or electric, nor are they being occupied while parked.
 1. 2nd RV Permits will be issued for a maximum of 56 days per lot, per calendar year. A permit extension may be considered for extenuating circumstances with prior notice.
 - a. 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).
 2. The RV must remain within the Campsite's side and rear setback lines.
 3. A grace period of up to 48 hours for loading/unloading will be given with prior authorization.
- D. The demolition of any building or structural improvement requires a permit and demonstrable means for disposing of debris. Woodhaven dumpsters cannot be used for this material.
- E. Yard Sales.
 1. No yard sales, garage sales, or product sales are to be allowed on any Campsite except by permit.
 2. No lot shall be issued more than two (2) permits per year consisting of no more than three (3) consecutive days.
 3. Yard sales are not permitted during holidays or Woodhaven special event weekends including: Spring Fling, Memorial Day, 4th of July, Main Event, Labor Day, and Fall Festival Weekends.

Section 4. Non-Conforming Improvements

- A. Any permitted improvement, constructed and placed in accordance with its permit, and existing at the time of adoption of this Code, or a later amendment, which does not conform to the provision of this Code, shall be deemed to be a non-conforming improvement and may be continued and kept in ordinary repair and maintenance or changed to a conforming improvement, except as provided herein.
- B. A non-conforming improvement may not be enlarged, extended, structurally altered, or improved in any way that may appreciably extend the useful life of the improvement. Alteration may be commenced, under permit, to convert a non-conforming improvement to a conforming one.
- C. Elimination of non-conforming improvements. A non-conforming improvement must be removed or modified to a conforming improvement:
 1. When a non-conforming improvement may be deemed a health or safety hazard by a safety official charged with protecting the public health and welfare, or
 2. When a non-conforming improvement is damaged or destroyed by any means to the extent that a loss of 50% or more of the replacement value of the improvement has been incurred.
- D. No additional First-Class improvements that will impede future compliance with the Code may be made to a lot on which a non-conforming improvement is noted.

Section 5. Violations/Inspections

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

Section 6. Allowed Structural Improvements

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

- A. Storage Building (Shed)
 1. Shall be constructed on a level base with a floor designed to allow the shed to be easily relocated.
 2. Shall have a roof pitch of not less than 3 inches per foot of rafter span, covered with a generally accepted roofing industry material, in accordance with the manufacturer's intended purpose and installation instructions. Manufacturer's specifications may be required for permit.
 3. Shall not exceed 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. 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 of 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.
- A. 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" in height, but no greater than a height of 38" 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.
- B. 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.
- C. 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.
- D. 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

3. 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.
4. Overhead structure and/or room enclosure roofs, connecting to the adjacent RV:
 - a. Park Model RVs Only
 1. Roof extensions connecting to a Park Model RV will be based on the pitch of the RV. The highest point is not to exceed the ridge of the Park Model RV or 12' from the floor of the room or deck.
 2. Roof extensions are not to be attached to the Park Model by fasteners.
 3. The roof of the Park Model RV is not to be modified or striped under the overhead connecting roof.
 4. If the Park Model RV is removed and replaced with a different type RV, the roof must be reduced to 24".
 - b. All Other RV Types
 1. Maximum roof extension of an overhead or enclosure is 24"
 2. Such overhanging roof shall be self-supporting and not structurally attached to the RV roof, except by means of flashing to prevent leaks.
- 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 1 1/4" 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.
4. Fencing material shall not be manufactured or modified to cause harm to wildlife or people.

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.
- A. Prohibited Materials in the application of items L. and M.
1. Barbed wire
 2. Agricultural fencing (over 2" mesh)
 3. PVC pipe
 4. Chain link – plastic or metal
 5. Aluminum
 6. Privacy fencing
 7. **Electric fencing of any kind is prohibited.**
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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. Measurements are to include siding, trim, corner moldings, bay windows, porch or deck and all other projections built on the trailer frame.

B. RVs With Tip Outs

1. Set back requirements must be met when tip-outs are fully extended.

C. Repair and Modification of RV

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

Section 9. Utility Trailers

A. Utility Trailer

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

Article VIII. Utilities

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

Section 1. General Rules

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

Section 2. Sewer

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

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

Section 3. Prohibited Use of Sewer Service

- A. No Owner or occupant of a Campsite receiving sewer service shall discharge, cause to be discharged, allow to be discharged or permit to be discharged any storm water, surface water, roof run-off, surface drainage, or groundwater drainage into the Collection sewer or into the Owner sewer service line so as to reach said Collection sewer.
- B. Except with written permission from the Association, neither the applicant nor any occupant of the Campsite shall discharge or cause to be discharged into the Owner sewer service line or into the Collection sewer any of the following described waters or wastes:
1. Any liquid or vapor having a temperature higher than 150°F
 2. Any water or waste that may contain more than one hundred (100) parts per million by weight of fat, oil or grease.
 3. Any gasoline, benzene, naphtha, fuel oil or other flammable or explosive liquid, solid or gas; any ashes, cinders, sand, mud, straw, shavings, metal, glass, tar, wood or any other solid or viscous substance capable of causing obstruction to the sewers, mains, or outlets, or interference with the proper operation of said system.
 4. Any water or waste containing a toxic or poisonous substance in sufficient quantity so as to constitute a hazard to humans or animals
 5. Any noxious or malodorous gas or substance capable of creating a public nuisance
 6. Any water or wastes containing in excess of two (2) milligrams per liter of cyanides as CN
 7. Any water or wastes containing phenols in excess of 0.50 milligrams per liter
 8. Any water or waste containing more than 250 parts per million by weight of Suspended Solids.
 9. Any water or waste containing more than 200 parts per million by weight of BOD (Biochemical Oxygen Demand).
 10. Any water or waste having a pH less than 5.0 or greater than 9.0, or having any other corrosive property capable of causing damage or hazard to structures, pipes, equipment, and personnel of the sewer system. The term "pH" as used in this subparagraph shall mean the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.
- C. The Owner shall provide the Association's employees free and reasonable access to the Campsite served for purposes including, but not limited to, inspection of drains, sump pump discharges, down spouts, and surface draining, and the performance of non-destructive tests (for example, smoking, dye testing, etc.) to determine compliance with this Section – Rules Governing Sewer Service.

Section 4. Discontinuance of Service

- A. Water and/or sewer service for a Campsite may be discontinued or terminated by the Association for any of the following reasons:
1. Tampering by an Owner or his guests or invitees with the Association sewer laterals, manholes or connections.
 2. Violating any of the Rules Governing Sewer Service set forth in Article VIII Section 3 of these Rules, and Regulations.
 3. Failure to provide the Association's employees free and reasonable access to the premises or property served, or for obstructing the Association sewer service connections, fixtures, or other appliances.
 4. Nonpayment of a delinquent sewer or water bill owed to the Association
 5. Whenever an Owner creates conditions that jeopardizes the integrity of the service provided to other Owners.
- B. The Association may discontinue water or sewer service immediately upon oral or written notice to an Owner if the rendering of further service to that Owner would endanger the health and safety of the Owner or other parties or if civil authorities request the Association to discontinue service.
- C. The Association reserves the right, at any time, to temporarily discontinue sewer service for the purpose of making repairs or extensions. The Association will attempt to give reasonable notice, to the extent practicable, to all Owners to be affected by the discontinuance.

Section 5. Liability of the Association

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

Section 6. Certificate of Compliance with Article VIII Section 3

- A. The Association may, at any time, give written notice to Owners to schedule not later than thirty (30) days from the date of such notice an appointment for inspection by the Association of the Owner's property or premises to determine whether the Owner is in compliance with Article VIII Section 3. The Association reserves the right to give such notices and to schedule such appointments on an area basis to accommodate availability of personnel. Should an inspection take place and the Association find compliance with Article VIII Section 3 the Association will issue a Certificate of Compliance for the premises.
1. Should an inspection take place and the Association find non-compliance with Article VIII Section 3, the Association shall give written notice to the Owner describing the non-compliance and stating the Owner shall have a period of sixty (60) days from the date of such notice to achieve compliance with Article VIII Section 3 and to make an appointment for another inspection by the Association.
 - a. Should the inspection show compliance, the Association will issue a Certificate of Compliance for the property or premises.
 - b. Should a reinspection show non-compliance, the Association will give written notice to the Owner describing the noncompliance and the Association may apply Suspension of Privileges, until such Owner is in compliance with Article VIII Section 3 and receives a Certificate of Compliance.
 - c. Should the Owner fail to achieve compliance and make an appointment within the sixty (60) day period referred to in

subparagraph (1) above, the Association may suspend privileges, disconnect water service or sewer service or both, until such Owner is in compliance with Article VIII Section 3 and receives a Certificate of Compliance.

1. Should an Owner fail to make an appointment for inspection within the time period set forth in this Rule, or fail to permit inspection at the appointed date and time or within any time period set forth in this Rule, the Association shall give written notice of such failure. In the event that within thirty (30) days of the date of such notice the Owner fails to make an appointment for inspection, or fails to permit inspection at the appointed date and time or within said thirty (30) day period, as the case may be, the Association may disconnect water service or sewer service or both, until such Owner is in compliance with Article VIII, Section 6 (A) and receives a Certificate of Compliance.
2. 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.
3. 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.
4. 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.
5. 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.
6. No employee or agent of the Association shall have the right or authority to bind the Association by any promise, agreement or representation contrary to the letter or intent of these Rules and Regulations.

Section 7. Sewer Holding Tank

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

Section 8. Water and Service Connections

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

Section 9. Discontinuance of Water Service

- A. Service rendered under any application, contract or agreement may be discontinued by the Association for any of the following

reasons:

1. Nonpayment of assessments.
 2. When conditions exist due to excessive water use by Owners that the integrity of the service to other Owners is in danger, the Association reserves the right to discontinue the use or restrict the usage.
 3. If, as a result of a leak on the Owner's premises, a hazardous condition is created in the public right-of-way or damage is being caused to property adjacent to the Owner's property.
 4. Discontinuance of the supply of water to a premise for any reason shall not prevent the Association from pursuing any lawful remedy by action at law or otherwise for the collection of monies due from the Owner.
 5. The Association reserves the right at any time to shut off the water in the distribution mains as is necessary to cooperate with civil authorities, in case of accident or emergency, for the purpose of making connections, extensions, improvements, alterations, repairs, changes, or for other proper business or utility reasons, and may restrict the use of water to reserve a sufficient supply in its reservoirs for public fire service or other emergencies whenever the public health, safety, or welfare may so require.
- 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.
- C. **Propane tanks must be set on a level base such as concrete blocks, patio pavers, or compact gravel. Concrete pads are prohibited.**

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~~ Any tree over 4 inches in diameter **at ground level** may **not** 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 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. **Grass clippings and yard waste may not be blown or discarded on any roadway or trail.**

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.

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.

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.

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.

DRAFT



BOARD NEWS & MEETING SCHEDULE

BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their February 10th, 2026, meeting:

Full meeting minutes will be posted to the Members tab on our website after approval at the February 24th, 2026 meeting.

1. Motion was made to approve the January 27, 2026 – Board of Directors meeting minutes. Motion passed with 6 ayes and 1 abstention.
2. Motion was made to accept the resolution to amend the wage and compensation plan. Motion passed unanimously.
3. Motion was made to have the USDA come out for two additional nights during the last week of February for deer culling. Motion passed unanimously.
4. Motion was made to temporarily suspend privileges for Section 2 Lots 67 & 68 due to non-compliance with the Covenants until the trust paperwork is provided to the Association. Motion passed unanimously.
5. Motion was made to temporarily suspend privileges for Section 4 Lots 45 & 46 due to non-compliance with the Covenants until the trust paperwork is provided to the Association. Motion passed unanimously.

The following actions were taken or reported by the Board of Directors at their February 24th, 2026, meeting:

Full meeting minutes will be posted to the Members tab on our website after approval at the March 10th, 2026 meeting.

1. Motion was made to approve the February 10, 2026 – Board of Directors meeting minutes. Motion passed unanimously.
2. Motion was made to allow the proposed changes to the Rules & Regulation to be published in the next edition of the *Woodhaven News*. Motion passed unanimously.
3. Motion was made to approve the Policy Manual to be published in the next edition of the *Woodhaven News*. Motion passed unanimously.
4. Motion was made to accept the engagement letter from Selden Fox for audit services at a cost of \$69,300 plus incidentals. Motion passed unanimously.
5. Motion was made to approve the 3-year commitment letter from Selden Fox for future audits. Motion passed unanimously.
6. Motion was made to approve the purchase of the ice cream dipping freezer at a cost of \$14,528.40. Motion passed unanimously.
7. Motion was made to approve the changes to Policy 08-200-0322. Motion passed unanimously.
8. Motion was made to convert the former concession area at Pool 2 into a vending space. 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

24th Board of Directors' Meeting, NIU Naperville Campus 7 p.m.

APRIL

4th Facilities Planning Committee, Association Office 11 a.m.

14th Board of Directors' Meeting, NIU Naperville Campus 7 p.m.

18th Communications Comm. Mtg, Rec Plex Creation Station 8 a.m.

18th Section Representatives' Committee Mtg., Rec Plex 9:30 a.m.

28th Board of Directors' Meeting, NIU Naperville Campus 7 p.m.

MAY

2nd Facilities Planning Committee, Association Office 11 a.m.

16th Finance Committee Meeting, Association Office 8 a.m.

16th Communications Comm. Mtg, Rec Plex Creation Station 8 a.m.

16th Section Representatives' Committee Mtg., Rec Plex 9:30 a.m.

23rd Board of Directors' Meeting, Rec Plex Multi-Purpose 9 a.m.

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

NOTES FROM THE COMMUNICATIONS COMMITTEE

- **Have a veteran in your family you'd like to recognize? Please submit their information on our website for the Veterans' Honor Roll.**
- **2026 Board of Directors Election Affidavits are available on page 6.**
- **Leaf/Brush Pick Up begins April 15 – see info on page 85 & 86.**
- **It's time to change the batteries in your smoke detectors!**



PUBLIC SAFETY & ESAC CITATIONS

ESAC CITATIONS - FEBRUARY

Sec/Lot	Violation		
1/16	Cord plugged into outlet on RV	12/46	Basketball stand next to roadway
1/34	Open between shed doors; bldg. mat - blocks	12/64	Bldg materials - railroad ties, lumber, plywood
1/70	Broken window on RV	13/133	Holes/rotten wood on shed
1/86	No permit for PM, skirting, electric, sewer	15/38	Rotten/missing wood on shed; no registration on moped
1/89	No railing on deck; bldg. materials - lumber, plywood, PVC	15/117	No registration on snowmobile
1/105	No registration for moped	15/173	Loose shingles on shed; inapp. storage - ladder, metal pcs
1/109	Drive over 109/108 line	16/64	No registration on file for mopeds
2/5	RV cord plugged into extension cord/adaptor	16/90	Rotten wood on room; no permit for locker
2/176	Drive less than 1' from 176/177/connected to 175; bldg mat.	16/104	RV pad less than 7' from line; exposed wire at RV pad
2/188	Building materials - lumber, plywood	17/86	Rotten wood on sheds; no registration on LSV
2/199	Damaged/missing RV skirting	17/157	Cord plugged into outlet; damaged picnic table
2/208	Tape on RV/room connection	17/160	No current registration on file for moped
2/224	Shed permit expired; rotten/damaged wood on shed	17/232	Lights/poles supported by trees
2/247	Rotten wood on sheds; shed door not closing properly	17/235	Rotten/missing wood on shed; shed door not closing properly
2/271	Building materials - blocks, lumber	18/60	RV skirting missing; bldg. materials-plywood, lattice
2/275	Shed roof deteriorated	19/29	Building materials - lattice, pallets, posts, lumber, blocks
3/18	Building materials - blocks, lumber, plywood	19/32	Sticker on truck plate does not match plate number
3/36	PM less than 15' from front; rotten wood on shed; bldg. mat.	19/33	Building materials - miscellaneous blocks
3/43	Rotten wood on deck; building materials - lumber	20/5	Plastic taped to RV window; RV A/C cover damaged
3/55	Exposed wood on shed; broken conduit at NEMA	21/92	Damaged/missing RV skirting; siding missing from room
3/111	Holes/rotten wood on room	21/152	Damaged screens/curtains in POH
3/227	No permit for locker; variance not complete; rotten wood shed	21/189	Tarp taped to side of RV; bldg. mat - blocks
4/24	Spray foam around room window; shingles overhanging shed	21/250	Shed door not closing properly
4/145	NEMA3 box on ground; exposed wires under RV	22/86	No permit to replace/rebuild shed
4/146	Room permit expired; siding not completed; over 3" concrete	22/140	Rotten wood on shed
5/116	RV light damaged; hole in deck floor; RV skirting not set	23/129	Vegetation growing inside RV and room
5/143	RV cord buried	24/93	Plywood patches/damaged skirting on RV/room; lights in trees
5/163	Rotten wood on room; plywood over RV vent	24/223	Drive over 223/22 line; inappropriate storage of antenna
5/165	Holes/rotten wood on deck	24/242	Cord plugged into exposed outlet on RV; exposed wire to outlet
5/425	Shed doors not closing properly; bldg. materials	24/259	Skirting missing from RV; RV tip-out damaged; bldg. materials
6/33	Removal of tree without permit	25/142	No permit for POH; canvas not removed from POH
7/129	Building materials - blocks, timbers	26/236	Building materials - shingles
8/35	Drive timbers 3" from line	27/20	PVC sewer line not connected to sewer inlet
8/128	No permit for A/C; permit to demo shed expired; debris on lot	27/29	Rotten wood on overhead; rotten wood on shed
8/129	Deck less than 7' from 129/128	27/104	Building materials - blocks, lumber, plywood
9/50	Exposed wire at NEMA3; tape on bushing at NEMA3; bldg. mat.	27/122	Trim missing from RV door; brush pile in out lot
9/65	No registration on snowmobiles	27/143	Side of screen room open
10/87	RV cord plugged into extension cord	28/40	Building materials - landscape timbers
10/117	Lights supported by trees; bldg. mat - blocks	28/48	Stick through PM siding; building materials
10/143	RV cord plugged into adaptor	28/90	Roof on PM does not meet RVIA standards
10/156	Building materials - blocks, siding	29/212	Building materials - lumber, blocks, concrete pcs
11/15	Flex line not properly installed; bldg. mat - blocks	29/233	Conduit not secured to NEMA3; bldg. mat - blocks
11/43	Holes in flex line; flex line not secure to sewer inlet	29/318	Shed less than 5' from 318/317 line
11/72	Building materials - lumber, miscellaneous	29/321	Exposed wires at RV pad; bldg. mat - PVC, timbers, blocks

PUBLIC SAFETY CITATIONS - FEBRUARY

Sec/Lot	Owner/Guest	Offense
28/19	Owner	Use of a prohibited air/spring-powered weapon, bow, or crossbow



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	402-403	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	Olga Scholz	70
Sect. 12	Heather Hansen	48		
Sect. 13	Missy Silfies	50		
Sect. 14	Lee Campbell	89		
Sect. 15	Elaine Ayres	61		
Sect. 16	Ernest Mitchell	79-80	Rich Ziegenfuss	132-134
Sect. 17	Diana Fontanez	247	Darlene Singleton	8
Sect. 18	---			
Sect. 19	---			
Sect. 20	Anthony Sarullo	20	Mike Connelly	31-32
Sect. 21	Shaunta Stocking	251-252	Joe Sedevic	36
Sect. 22	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	Scott McManus	
Sect. 27	Donna Sportun	94	Milagros Irizarry	
Sect. 28	---			
Sect. 29	James Robinson	31	Arthur Orsini	37



NEW OWNERS WELCOME!

"Welcome" new Woodhaven Property Owners and families. Please stop at the Association Office and pick up your new Membership packet. (listed owners bought in February)

Sec/Lot	Name	City/State	
02-210	MARCO & ALMA AGUIRRE ESTRADA	OSWEGO	IL
02-238	TYSON & RACHEL JUERGENS	WATERFORD	WI
04-050	JAMES & BETTY MAE KRIEG	CHESTER	IL
04-052	ESTEBAN & MARIA DOBLE	BERWYN	IL
05-378	SLAWOMIR & BARBARA CHLON	CHICAGO	IL
05-432	CARLOS ALBERTO CUEVAS CARRILLO	CHICAGO	IL
13-105	LETICIA & ERIC PEREZ	CHICAGO	IL
13-106	RON & LUCINDA GLADE	OTTAWA	IL
14-003/4	CARMEN & JAMES DOYLE	BROOKFIELD	IL
17-245	OLGA NOVELLA	LANSING	IL
24-181	BRENDA CIELO	PAW PAW	IL
25-084	XYLINA VILLEGAS & PABLO CORONA	FRANKLIN PARK	IL
26-216	RICARDO MELARA	CHICAGO	IL

REGISTERED SEX OFFENDER LIST

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

CLASSIFIEDS

15/165 - Totally remodeled 12x8 shed last summer. Located at 15/165. Will move to your lot. \$3500 OBO Call Jerry and leave a message 630-292-0391 (6)

WOODHAVEN ASSOCIATION MAILING ADDRESS CHANGE

In an effort to streamline our mail at the Association Office, and to combat issues with the re-routing of packages, we have eliminated the use of the Woodhaven Association post office box.

Effective August 1, 2025 the Association mailing address is now the same as our physical address:

Woodhaven Association
 509 LaMoille Road
 Sublette, Illinois 61367

Please be sure to update your records to reflect the change.

Thank you!



MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY													
MARCH						1		2		3		4		5											
M	T	W	Th	F	S	Su							EASTER												
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	Board Election Candidate Affidavits Available Online and at Association Office				Facilities Planning Mtng														
30	31																								
6						7		8		9		10		11		12									
13						14		15		16		17		18		19									
						Board of Directors' Meeting 7pm NIU Conf. Center								Section Reps Comm. Mtg. Communications Com. Mtng											
20						21		22		23		24		25		26									
						EARTH DAY								Spring Fling - Sock Hop Kickoff											
												Tree Sale & Giveaway Farmers Market Silent Boat Auction 50s Grease Night Animal Adventures Ticket Tent Rec Plex Open		Open Market Prize BINGO Animal Adventures Ticket Tent Rec Plex Open											
27						28		29		30		MAY													
						Board of Directors' Meeting 7pm NIU Conf. Center						M		T		W		Th		F		S		Su	
												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

Spring Fling Weekend | April 25-26th

We are excited to start off the season with our Spring Fling event! We will have traditional events like the Open Market, tree sale, horse drawn wagon rides, and MORE! The Rec Plex will begin opening for the season on some weekends in April, and weather permitting, miniature golf may also be available.

SATURDAY, APRIL 25

Silent Boat Auction	9:30 a.m.	Rec Plex Lawn
Arts and Crafts	10 a.m.	Creation Station
Food Vendor Fair	Varies	Pavilion
Animal Adventures	11 a.m.-4 p.m.	Pavilion Playground
Tree Sale	1 p.m.-gone	Pavilion
50s Grease Night	TBD	TBD

SUNDAY, APRIL 26

Open Air Market	9 a.m.-3 p.m.	Rec Plex area
Food Vendor Fair	Varies	Pavilion
Animal Adventures	10 a.m.-3 p.m.	Pavilion Playground
Arts and Crafts	10 a.m.	Creation Station
BINGO	1 p.m.	Pavilion

50S GREASE NIGHT – APRIL 25TH

Get ready to hop on your scooters and shake, rattle, and roll at our Grease-themed '50s Night! We'll be showing the classic movie, so you can sing along to all your favorite tunes. Come dressed in your poodle skirts, leather jackets, or retro cool outfits! It's a night of music, dancing, and fun!

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 BOAT AUCTION

The Department of Recreation annually turns over five (5) paddleboats from the fleet of fifteen, and two (2) canoes from the fleet of six, and two (2) kayaks from the fleet of six used in the operations of the watercraft rental program offered at the Beach. The all-plastic paddleboats, canoes, and kayaks that are up for auction this year are three years old and are in fair to good condition.

The opportunity to purchase these boats will ONLY be offered on the Saturday of Spring Fling Weekend (April 25, 2026). The items 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 auction coordinator.

BINGO | SUNDAY, APRIL 26TH

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 Weekend and will be located under the Pavilion. More details about BINGO will be available in the Leisure Times.

A Look ahead at “Summer Rewind”

70S GROOVE & MOVE PARTY – JUNE 27TH

Get ready to boogie down at our 70s Disco Party! Show off your grooviest moves in our disco dance contest and compete for the spotlight on the dance floor. Families and groups can strut their stuff in their best 70s-inspired outfits, from bell bottoms to platform shoes, for a chance to be crowned the ultimate retro crew.

80S PROM NIGHT – JULY 11TH

Step into the neon glow and flashback to the ultimate 80s Prom Night! Dust off those big, poofy dresses and tease your hair higher than ever, because it's time to dance the night away to all your favorite 80s hits. Show off your style and charm for a chance to be crowned Prom King and Queen, and enjoy a night full of retro fun, music, and memories that are totally rad!

WOODHAVEN'S RISING STAR SHOWCASE – JULY 25TH

We're throwing it back to “Little Miss Woodhaven” but with a twist! Get ready for the spotlight at our Rising Star Competition for kids ages 6–12! Participants will show off their skills in talent, questionnaire, and freestyle rounds, giving everyone a chance to shine in different ways. Whether it's singing, dancing, acting, or answering fun and creative questions, this competition is all about celebrating young talent, confidence, and creativity. Who will take home the crown as the next big star?

LEFFELMAN & ASSOCIATES INC.

HOW'S YOUR AGENT WORKING FOR YOU?

We are local, we know Woodhaven,
and we answer our phones!

See one of our park model and travel trailer insurance specialists today!



Mary Reglin



Katie Leffelman



Lisa Quest



Julie Burkardt

MOTOR HOME | PARK MODEL | TRAVEL TRAILER | RECREATIONAL VEHICLE | BOAT



815.849.5219 | 111 W MAIN ST, SUBLETTE, IL
LAMOILLE 815.638.2171 - AMBOY 815.857.2125
WWW.LEFFELMANASSOC.COM

Our Family
Protecting Your
Family

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.

BAKER INSURANCE

INSURANCE PROTECTION FOR
WOODHAVEN PROPERTY OWNERS



Dear Woodhaven Property Owner...Since 1986, I have specialized in providing insurance for all your camping needs at Woodhaven. I can customize your policy so you only pay for the coverages you need and want.

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



ESAC CORNER

susan mcgraw, esac manager

But I called for an extension...

The ESAC Office frequently hears pleas from Property Owners who have contacted our office for an extension to correct a violation on their property, yet their passes were deactivated due to a past due ESAC Citation, or a fine is showing on their assessment bill. When a citation is issued by the ESAC Office, the fine is immediately applied to the account. This fine is payable within 60 days, or a written appeal needs to be submitted to the Executive Director within 30 days. The ESAC Office does not have the authority to waive a fine or citation after it has been issued. Calling for an extension does not negate the fine, it simply provides time to make corrections without receiving additional fines. Correcting the violation after a citation has been issued does not waive the fine, regardless of the timeframe in which the issue was addressed.

When a written appeal is received, the Property Owner is placed on the next available ESAC Board of Review agenda. The Property Owner must be present at the meeting for the appeal to be heard. Failure to attend the meeting will result in the citation and fine standing as issued. The Board of Review may recommend the fine be waived, but the Board of Directors will make the final decision. The fine will remain on the account in the interim. Notes are added to the account to advise the Finance Department that the fine is under appeal and the passes should remain active.

When a Property Owner reaches a Fourth Citation, their case is automatically heard by the ESAC Board of Review. The Property Owner need not be present for the case to be reviewed. Again, the Board of Review will make a recommendation to the Board of Directors. The Board of Directors will make a decision based on the recommendation from the Board of Review. The decision of the Board of Directors is final and cannot be appealed.

The recommendations from the Board of Review for properties at a Fourth Citation typically include a suspension of privileges. When a suspension of privileges is applied, the Property Owner is unable to access Woodhaven's property without prior written permission from the ESAC Office. Access can be allowed only during business hours and is not permitted during event or holiday weekends. Overnight stays are also prohibited. The suspension will remain in effect until the property is brought into compliance as verified by an ESAC Inspector. The suspension is a decision by the Board of Directors and cannot be overridden by the ESAC Office.

In short, if you have received a citation with a fine, the fine is due. If you need additional time to make corrections to your property, contact the ESAC Office and we will be happy to work with you toward compliance. We can be reached at ESAC@woodhavenassociation.com or 815-849-5209 ext 130.

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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

Wear a Helmet

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

wear hi-vis clothing and proper footwear

Be Visible & Safe

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

Follow the Rules of the Road

Watch your speed, brake early, and share the trails

Be Aware of Pedestrians

Keep Battery Charged

only use a charger rated for your battery

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

Mount & Dismount Carefully



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.

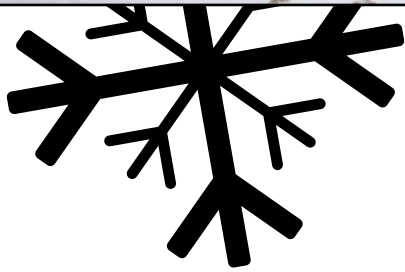
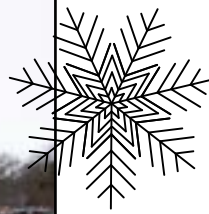
- » Note: there is NO all clear siren, you should use your own judgment for leaving sheltered areas. Our procedures are mirrored after other cities and municipalities. In fact, NO municipalities in Illinois have "All Clear" signals, as weather is unpredictable.
- » We cannot tell you what the safest 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.



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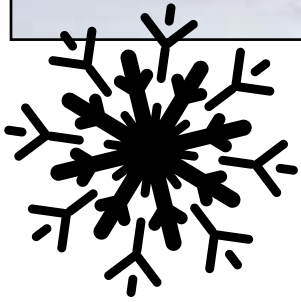
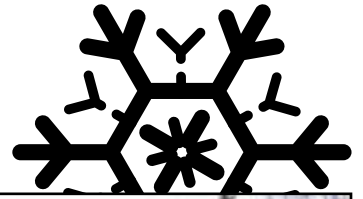
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SUNDAY 8 AM-1 PM
MONDAY-THURSDAY CLOSED**



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815-849-5197**

PIZZA PLUS APRIL HOURS:

**STARTING 4/17 FRIDAY & SATURDAY 11 AM- 7 PM
SUNDAY 11 A.M.-1 P.M.
MONDAY & THURSDAY CLOSED**

Woody True Value to Transition to Do it Best

We want to inform all campers that our hardware store will be converting to a member of the Do it Best co-op in April.

This decision comes after carefully evaluating our options following True Value filing for Chapter 11 bankruptcy in October 2024 and its acquisition by Do it Best. During this period, we remained a True Value member while exploring other hardware franchise and supplier options, including Ace Hardware, Emery Jensen Distribution, and Orgill.

Ultimately, the decision was made to become a member of Do it Best, one of the largest hardware cooperatives in the country. As a member-owned cooperative, Do it Best focuses on delivering high value products, services, and support to ensure success for their independent retailers.

By joining Do it Best, we gain access to:

- Expanded product lines
- Improved supply chain reliability
- Competitive pricing
- A strong member rebate program

Most importantly, this move ensures we can continue serving our campground community with the products you rely on throughout the season.

What does this mean for you?

- You will continue to see the same friendly faces and receive the same dependable service.
- We will maintain the core inventory that fits the unique needs of our campground community.
- Over time, you may notice expanded product selections and improved availability of key items.

We truly appreciate your continued support and look forward to serving you as a Do it Best co-op member.

If you have any questions, feel free to stop by and speak with us anytime.

Jonathan Quintana – Director of Woody Inc. & Chris Tidmore – Woody's Facility Manager

The logo for Do it Best, featuring the words "Do it Best" in a stylized, red, serif font.

Want To Be A Section Rep?

Want to meet more people? Want to learn more about what's going on around Woodhaven?

Each section in Woodhaven has a section representative and an alternate representative. They attend meetings every 3rd Saturday from April through September at 9:30 a.m. at the Rec Plex. You as a Property Owner can attend these as well, or wait until your Section Representative has your section meeting. They are required to have 3 per season. It's a great way to meet your neighbors!!

There are some sections that don't have a representative. If you are interested in learning more about becoming a section representative for your section, or would just like more information, feel free to contact Laurie Picha at 630-842-2989 or email tnl4700@comcast.net.

Memorial Tree Program

Our Memorial Tree Program continues to blossom and we are excited to share a few changes that have come for 2026!

This year we've updated the Memorial Tree Program by bringing in a fresh set of tree options for both Ornamental and Hardwood selections. We've also made a slight adjustment to location options.

Location 1:

Pine Lake Memorial Trail, which will be highlighted on the 2026 maps, will continue to be available for the placement of Ornamental trees.

Location 2 (NEW):

You now have the option to have either an Ornamental or Hardwood tree placed directly on your lot!

As in years past, each memorial tree will include mulching, a commemorative plaque, and an initial application of deer repellent.

Planting is planned for late fall or early winter of this year, weather permitting. To be included in this year's Memorial Tree Program, we kindly ask that completed order forms be submitted by August 25th.

The cost for this program is \$225.00. For more information or to complete an order form, please contact Kinsey or Nicci at the Association Office (815-849-5209).

Ornamental Tree Options



Crab Apple - Prairiefire



Crab Apple - Coral Burst



Redbud - Carolina Sweetheart



Redbud - Whitebud

Hardwood Tree Options



Brandywine Maple



October Glory Maple



Oak



Locust - Purple Robe



RESOURCE NEWS

resource(ful) information

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
3/6/2025	295	338	139	Sunny, 38°, 12mph W winds
8/20/2025	179	206	84	Clear, 75°, 7mph NE winds
11/5/2025	225	259	106	Sunny, 54°, 16mph S winds
11/20/2025	307	353	145	Cloudy, 48°, 5mph NE winds
12/03/2025	239	275	113	Overcast, 26°, 15mph SE winds
12/17/2025	309	355	146	Sunny, 35°, 12mph WNW winds
1/07/2026	393	452	185	Clear, 46°, 9mph NW winds
1/21/2026	394	453	186	Overcast, 34°, 13mph NE winds
2/4/2026	387	445	182	Sunny, 29°, 6mph SE winds
2/18/2026	293	337	138	Sunny, 60°, 17mph WSW winds

Deer Culling Overview:

- 1st deer culling took place from January 26th to January 29th.
 - » 41 deer were removed from the herd.
 - » The deer were tested for CWD and all tested negative for CWD.
- 2nd deer culling took place on February 25th and 26th.
 - » 23 deer were removed from the herd.
 - » We are still awaiting the results from CWD testing.
- There was a total of 64 deer removed from the deer herd.
- All deer that test negative for CWD will be donated to food pantries to feed families.
- More information to follow in future news articles.

Leaf Vacuum V.S. Bagged leaves V.S. Brush

The lot-to-lot pick up of loose leaves, bagged leaves and brush is a service we offer here at Woodhaven. Property Owners must sign up for the service they need. Sign-ups can be done at the Association Office, Main Gate, General Store, Service Center and the Woodhaven App. With any service offered there is always a cost involved. That cost may be staff time, fuel, equipment, etc. In the Resource department we try to keep costs as low as possible by completing tasks as efficiently and effectively as possible. When it comes to picking up what may be on your lot it is ESSENTIAL to sign up for the appropriate pick up. When someone signs up, we add your lot to the appropriate list and yes, we drive to every lot on the list. The reason it is crucial to sign up for the correct item is we send different equipment to each lot depending on what is signed up for.

Leaf Vacuum – We will send a truck pulling the leaf vacuum to gather the leaves. This vehicle is used daily during the leaf vac season and is only capable of addressing loose leaves piled at the end of your lot. This service requires 2 staff to operate.

This is defined as loose leaves ONLY. They must be piled at the edge of your lot, no deeper than 10 feet wide.

Bagged leaves – We will send a 1-ton dump truck to gather the bags from each lot. This service is offered for 5 months during the summer. The vehicle sent is only capable of addressing the bagged leaves. This service requires 1 staff to operate.

This is defined as leaves bagged in approved paper landscape bags. Plastic will not be accepted. There is to be no woody debris/brush or garbage in the bags. Bags may be rejected if they contain inappropriate materials. Bags must be located at the edge of your lot.

Brush – We will send a vehicle with a woodchipper box attached to the bed. In addition, it will be pulling a woodchipper which mulches the woody debris and displaces the mulch into the chipper box on the back of the truck. This service requires 1 staff to operate.

This is defined as woody debris only (logs, branches, sticks). Please stack parallel with the road at the edge of your lot.

During the month of November, we had 78 lots sign up for “brush” pick-up. Of those lots that had signed up only 18 of them were actual brush pick-up. Which means Resource staff had to drive to 60 lots that did not contain brush; this process took 23 work hours which could have been used more productively.



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LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE

LEAVES

VACUUM

April 15-May 31

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

PAPER BAGS ONLY

June 1-October 31

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

VACUUM

November 1-November 30

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

BRUSH

April 15-November 30

WEDNESDAYS

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

Pickup of Landscape Waste is by Sign Up ONLY

Sign up sheets will be located at:

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

Each lot to be picked up must be signed up.

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

Refrain from placing any landscape waste in or alongside dumpsters that are located throughout property. Violation of the Rules pertaining to Trash, Debris, & Refuse is an automatic Board of Review and holds a \$150-500 fine.

DAILY CATCH LIMITS AND RULES - 2026

1. **Woodhaven Lake** - largemouth bass - harvest up to 3 fish under 12 inches and "Catch & Release" on fish 12 inches and greater. Walleye - limit 2 per day (16 in minimum length)
2. **Bass Lake** - largemouth bass - harvest up to 3 fish under 12 inches and "Catch & Release" on fish 12 inches and greater.
3. **Pine, Sunset, Black Oak, Hidden & Bluegill lakes** - 1 largemouth bass/day, 14 inch minimum length limit.
4. **All Lakes** - 15 fish combined catch limit on bluegill and redear species.
5. **All lakes** - 15 fish limit on crappie
6. **All Lakes** - 4 fish limit on channel catfish.
7. **All lakes** - return grass carp to the lake
8. **All lakes** - No limit on common carp, bullhead, and green sunfish species.
9. **All lakes** - NO MINNOWS: using live minnows can introduce unwanted species/organisms into our lakes.
10. **No harvesting of turtles.** This is geared mainly towards snapping turtles in which populations have been declining in the State over the years due to overharvest.
11. **2 poles and line only in the water at a time for all the lakes on property.** With this restriction, anglers would be allowed to have multiple poles but only 2 lines in the water at a given time.
12. **No unattended fishing devices allowed at any time on any of the lakes.** Unattended devices can cause mortality to fish and turtles that should be released if undersize as well as interfere with boaters using the lakes.
13. **No trotline or jug fishing on any of the lakes.** Given our fisheries are recreational, I believe these devices are damaging to our fisheries and interfere with boaters using the lakes.

WOODY SAYS.....

Did you know you can pay ahead on your assessments? You can make payments on your account toward assessments any time of year! You can also set up recurring payments anytime by calling the Association Office.



Goodtimers Luncheon



Goodtimers Florida luncheon. This year it was the the Ford Garage on February 10, 2026, and there were 35 Woodys able to attend.

They are: Sharyn Gifford, Chuck and Mary McDonald, Cole and Lorraine Molyneux, Steve and Jeanette Bell, Dennis and Robin Filipiak, Santos and Sivia Gomez, Rich and Toni Ziegenfuss, Joe and Terri Dellegrazio, Sharon Vanco, Kim Gibas, Ed and Valerie Wethington, Neil and Mary McGrady, Ivan and Bea Martinez, Jim and Pixie Koenig, Pat Sirbas, Joe Smith, Norm and Phyllis Sippel, John and Darlene Sweeney, Neil and Carol Post, Ernie and Suz Mitchell

Good friends and Good food. Hope to do this for many more years



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NATURALIST CORNER

alyssa rod, nature center coordinator

April is when we start seeing the spring ephemeral wildflower rush! Before the trees grow leaves and block the sun, a group of flowers called spring ephemerals complete their entire life cycle. Delicate native plants pop up in our local woodlands starting in April into May and disappearing before summer appears. Plants like trilliums, Dutchman's breeches, Virginia bluebells, trout lily, and bloodroot can show us the health of a great woodland ecosystem.



Spring ephemerals may appear small and delicate, but they are tough wildflowers. They push through the late spring snows, staying low to the ground and out of the range of strong spring winds. By summer, the bulk of these plants have disappeared, going into dormancy until next spring. Spring ephemerals are considered indicators of Spring. These plants play a key role in our forest ecosystems. They provide an early food source for native pollinators before many other resources are available. They also improve the health of our soils by protecting the soil from erosion and reducing water runoff during a time when few other plants are growing.

Some of these plants can also absorb substantial amounts of water that would create runoff problems and lead to a loss of valuable nutrients with the soil. These early flowers also increase the amount of organic materials in the soil since they are short-lived plants, growing in early spring and dying back by early summer. This nutritious organic matter can help other plants and trees grow better through the summer. Watch for these spring ephemerals this April.

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 ephemerals? 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 25

1:00 P.M. UNTIL 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 they will be available for a later pickup date.)

FREE CRAFT: POPSICLE STICK CARROTS

SATURDAY AND SUNDAY, APRIL 25 AND 26

OPEN HOURS AT THE NATURE CENTER

Watch out for the neighborhood bunnies on this craft! Hop over to the Nature Center to fashion a special springtime carrot for your favorite bunny's home. We'll be using popsicle sticks and paper to create this tasty veggie. Woodhaven is home to wild eastern cottontail rabbits that eat grasses, clovers, and dandelions. While supplies last.

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

Let's focus on one of our local Illinois spring ephemerals. Bloodroot (*Sanguinaria canadensis*) is one of the earliest native spring ephemerals to bloom each year. In Illinois it will start blooming as early as March into April. Bloodroot lives in rich, moist woodlands.

Bloodroot is a perennial plant, growing from a thick, underground stem. The stem has a distinctive, red sap. A white flower blooms first from a single stalk. Each 1-1/2 to 3-inch flower can have eight to fifteen petals. One large, multi-lobed leaf starts rolled around the flower stalk when the plant is blooming, opening while the flower bloom progresses. Leaves have five to nine major lobes, are light green, and up to 5-inches in size. When sunny, flowers bloom for one or two days, while leaves stay until mid-summer. After flowering, the plant produces a green capsule filled with more than a dozen seeds.





Bloodroot flowers do not produce nectar but they rely on small bees and flies to transport alluring pollen from flower to flower. The plant is also attractive to ants. The seed has a unique structure called an elaiosome that is rich in fats and proteins. Ants harvest this food source and in turn transport the seeds to new environments. However, this plant is not often eaten by mammal herbivores as it is toxic with only white-tailed deer browsing on the succulent leaves occasionally.

Nature Center HOURS :

Saturday, April 25: 10:00 a.m. – 4:00 p.m.

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

Fun fact: Bloodroot gets both its common and scientific names from the red sap the plant exudes if cut! The scientific genus name “Sanguinaria” means “blood.” Native Americans in the area would use the sap as a dye.



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Tuesday&Thursday: 11a.m.-9p.m. | Friday & Saturday: 11a.m.-10p.m.

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



COMMUNICATIONS COMMITTEE CORNER

Speak Up Sheets

Have you ever heard someone say “Put in a speak up sheet for that” and wonder why or what a speak up sheet is? Speak up sheets are a great way you can communicate to the office to ask a question, make a request, have a compliment or complaint or to just let Woodhaven know you enjoyed an event. Speak Up Sheets are a great way to make your voice heard, as they are directed to the department corresponding to the content of your submission, as well as viewed by management and the Board of Directors.

Speak up sheets can easily be done on the Woodhaven Lakes app, on the website, or on paper at the office, and you even have the option of receiving a response back to your question by checking the box on the form indicating as such. Anyone can put in a speak up sheet however, only Property Owners on record can receive a response back.

A BANK YOU CAN COUNT ON LONG TERM

Kayla Adams
Customer Service
Supervisor

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WOODY *Do it Best* HARDWARE

Advertised Bargains and
Hours
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Glass Cutting | Propane

Fax | Copier | Shipping

Keys Cut

Gasoline | Gift Certificates

Rentals:

Floor Care | Weed Eaters

Appliance Dollies | Spreaders

Leaf Blowers

Pressure Washer

BARGAINS OF THE MONTH

Explosive Gas & Carbon Monoxide Alarm



WAS \$83.99
NOW: \$62.99

Smoke & Carbon Monoxide Alarm



WAS \$66.99
NOW: \$54.99

20lb Propane Tank Filled



WAS \$82.90
NOW: \$74.99

Scotts Nature Scapes Mulch 1.5 cu. Ft (Red, Brown, & Black)



WAS \$5.99
NOW: \$5.29

The Pink Stuff Miracle All Purpose Cleaner 16.9 oz



WAS \$6.99
NOW: \$5.99

The Pink Stuff Miracle All Purpose Paste 17.6 oz



WAS \$6.99
NOW: \$5.99

Scrub Daddy



WAS \$3.99
NOW: \$3.29

Scrub Mommy Dye Free



WAS \$4.49
NOW: \$3.49

Scrub Daddy Sponge Caddy



WAS \$8.49
NOW: \$7.29

APRIL HOURS: Monday - Saturday | 8 a.m.-4 p.m. & Sunday | 8 a.m.-2 p.m.



815-849-5476

Please call for an appointment

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

View available properties: woodhavenAssociation.com | realtor.com | zillow.com | trulia.com

www.facebook.com/WoodhavenLakesRealty

NEW

2/266-7	\$42,500
5/334	\$14,000
5/371	\$29,900
11/108	\$21,000
11/114	\$20,000
15/172	\$17,500
17/20-1	\$75,000
17/83	\$72,000
20/25	\$18,900
21/6	\$30,000
21/235	\$21,900
24/141	\$31,500
29/61-2	\$65,000

CLOSED

5/378	24/181
12/44-5	28/122
10/153-4	

2/24	\$68,000	6/45	\$28,900	17/100	\$27,900
2/131	\$74,400	6/98	\$28,000	18/62-3	\$89,900
2/141-2	\$55,000	7/160	\$59,850	20/12	\$47,400
2/262	\$31,900	8/36	\$23,000	21/70	\$25,000
3/247	\$31,400	8/50-1	\$55,900	21/102	\$52,500
4/2	\$66,000	8/110	\$39,997	21/197	\$56,900
4/3-4	\$87,900	9/46	\$33,990	21/244	\$66,900
4/20	\$44,900	9/200	\$80,900	22/70	\$32,900
4/86	\$20,000	9/219	\$39,900	22/103	\$59,500
4/135	\$44,200	10/243	\$85,000	23/15	\$19,500
4/176	\$42,900	10/244	\$75,000	27/78	\$66,900
4/211	\$29,900	11/113	\$42,900	27/96	\$47,900
5/101	\$64,900	11/167	\$21,900	28/38	\$75,000
5/308	\$60,000	11/247	\$39,900	28/141	\$52,900
5/310-1	\$99,900	12/58-9	\$91,000	29/140	\$42,900
5/312	\$27,900	13/38	\$22,900	29/303	\$17,500
5/343-4	\$58,900	13/86	\$49,000	29/354	\$15,000
5/356	\$59,900	13/93	\$35,900		
5/420	\$94,000	14/33	\$12,000		
5/493	\$20,000	15/69	\$38,900		
6/11	\$37,900	15/101	\$15,000		
6/21	\$56,900	16/46	\$21,000		

Reduced | Contingent/Pending

Information Last Updated 2/12/26



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 Realtor® Broker
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 Se Habla Español

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