

Vacation Village Condominiums

6800 State Park Rd.

Fox Lake, IL.60020

847-587-6497



# **Vacation Village Condominiums Association**

## **Rules and Regulations**



## **VACATION VILLAGE ASSOCIATION RULES AND REGULATIONS**

Whereas, the Illinois Condominium Property Act provides that the Board of Directors of a Condominium Ownership has the authority to adopt rules and regulations to govern the administration, management operation, and use of the condominium property; and

Whereas, the Declaration of Condominium Ownership and the By-Laws of Vacation Village Association empowers the Board of Directors to prepare and adopt these Rules and Regulations after notice thereof to Unit Owners and Other Occupants to further enforce said Rules and Regulations in the manner provided by law;

Whereas, the Board of Directors deems it necessary and prudent to adopt rules and regulations.

Now, therefore, be it and it is hereby resolved, by the Board of Directors that the following shall constitute the Rules and Regulations for all of the properties controlled or owned by Vacation Village Association, which includes all of the units, limited common elements, common elements covered by the Declaration of Condominium Ownership, the Marina property, the vacant lot south of Aspen Colony, which are separate assets of the Association and the thirty-foot wide section of land north of St. Thomas Colony controlled by the Association under terms of an easement granted to the Association.

These Rules and Regulations are to promote the comfort and safety of all Vacation Village residents, guests and staff. If an incident occurs which is not specifically covered, Public Safety, the Property Manager and the Board of Directors will use their best judgment to deal appropriately with the specific issue.

## **PROCEDURE FOR THE ENFORCEMENT OF RULES**

1. All rules and regulations and the enforcement procedures of said rules as stated herein shall apply to all Unit Owners, Other Occupants, Tenants, and their Guests and anyone using the common elements or facilities. The Unit Owners and Other Occupants will be jointly and severally liable and responsible for any and all costs, fines, damages and expenses caused by or incurred by their Guests, Tenant, Tenants' Families, Tenant Guests or anyone occupying the premises and responsible for the conduct of those individuals.
2. Although most reports of alleged violations will be initiated by Vacation Village employees, Unit Owners or Other Occupants may report alleged violations by sending a written report to the Management Office, reporting in person to the Management Office or by contacting Public Safety at (847) 587-4409.  
Management office phone (847) 587-6497  
Office fax number (847) 587-9521

In order to avoid verbal or physical confrontations between Unit Owners or Other Occupants, they should contact Public Safety to witness alleged violations and they will act as complaining witnesses. In cases when Unit Owners or Other Occupants are the only complaining witnesses, they must be willing to have their name(s) appear on the "Record of Violation Report" and also be willing to appear as witnesses at a hearing, otherwise a "Notice of Violation" cannot be issued.

Any complaint which alleges a violation of the Declaration, By-Laws or Rules and Regulations will be prepared in writing and will contain at a minimum, the following:

- a. The name and Vacation Village address of the complaining person.
  - b. The names and addresses of Unit Owners, Other Occupants and Guests involved in the violation or who witnessed the violation and the unit numbers where any of these parties to the violation are residing.
  - c. The specific details or description of the violation, including the date, time and location where the violation occurred.
3. When a complaint is made pursuant to the above, Unit Owners and Other Occupants that are involved in the alleged occurrence and any Unit Owner or Other Occupants that are responsible for those involved in the alleged

occurrence will be notified by first class mail of the alleged violation by the Association or by its duly authorized agent.

In the event the alleged violation, in the judgment of the Board of Directors, is serious, immediate or irreparable consequences may occur by delay, the Board of Directors may elect to forward the matter to the Association's attorney for appropriate action. All legal expenses and costs incurred will be assessed to the Unit Owners' assessment account if found guilty of the violation.

The Association's attorney, if contacted regarding the violation, will send such notices, make such demands or take such actions necessary to protect the interests of the Association in accordance with the provisions of the Declaration, By-Laws or Rules and Regulations; however, if any demands are not made, this will in no way constitute a waiver.

4. If any Unit Owner or Other Occupant is charged with a violation or liable for those charged with a violation either believe that no violation has occurred or that they or parties for which they are liable have been wrongfully or unjustly charged, the Unit Owner must appear for a hearing concerning the violation at the next regularly scheduled meeting of the Violations and Fines Committee. This Committee is composed of members duly appointed by the Board of Directors to hear the complaint. The Committee will not include any persons presenting evidence in the hearing.

If the Unit Owner(s) cannot appear at the next regularly scheduled meeting of the Committee, then they may request to reschedule a hearing, no less than twenty-four (24) hours prior to the initially scheduled hearing date. Then, the hearing can be continued to the next regularly scheduled meeting.

At such a hearing, the Committee will hear and consider statements and evidence regarding the alleged violation. The decision of the Committee will be made by a majority vote. The Board of Directors approves the decision and it will be final and binding.

Payment of assessments, charges, costs and expenses made pursuant to the provisions contained herein will not become due and owing until the Committee and the Board of Directors have completed their final determination including hearing appeals, if any. Other legal or equitable remedies may be assessed by the Association during this time. Notification of the Committee's determination will be made in writing and sent via first class mail.

5. If the Unit Owner does not appear for a hearing of the violation at the next scheduled meeting of the Committee and has not requested in writing (as required herein) a continuance to the next scheduled hearing, a hearing will be considered waived and allegations in the Notice of Violation will be admitted by default and appropriate sanctions will be imposed. The Association will notify the Unit Owner of any such determination using the same form and in the same manner as if a hearing had been conducted by the Committee.
6. If a Unit Owner is found guilty of a violation, an administrative fee of \$5.00 will be assessed and the following will occur:
  - A. The Unit Owner will be notified of the finding by the Association or its duly authorized agent that a first violation has occurred. The first violation, at the discretion of the Committee, will incur a fine in the amount of \$50.00, the fine for the second offense of the same rule will be \$100.00 and the fine for the third offense of the same rule will be \$200.00. The Committee may consider the assessment of a fine after evaluating such factors such as:
    - the length of time the regulation has been in effect,
    - the length of time the violator has owned (rented) a unit on the property,
    - whether the violation was committed by the Unit Owner(s), their tenants or their guests,
    - the severity of the violation and
    - other appropriate factors.
  - b. If the police are called to the property for any violation of the Vacation Village Rules and Regulations, there will be an automatic \$200.00 fine.

In addition, any legal expenses incurred by the Association or any actual damages corrected at the Association's expense may be imposed.

- c. If found guilty of a second or continuing violation of the same offense of the Declaration, By-Laws or Rules and Regulations, the Unit Owner(s) shall be notified of the finding by the Association or its duly authorized agent. The Unit Owner will be assessed a fine. If a fine is imposed, unless expressly provided in another section of

these Rules and Regulations, it will be in the amount established by the Board of Directors.

For a violation of a continuing nature, the amount of the fine will be established by the Board. A fine for a violation of a continuing nature will be assessed until the violation has been eliminated and the Association has received written notice of or telephone notice of the correction and it has been verified by the Management Office. This fine will not absolve the Unit Owner and responsible party from actual damages incurred with the violation.

7. Unit Owner(s) assessed will pay applicable charges assessed within thirty (30) days of notification that charges are due. Failure to make the payment on time will subject the Unit Owner to all of the legal or equitable remedies necessary for the collection thereof. All charges imposed will be added to the Unit Owner's account, become an assessment against the unit and will be collectible as a common expense in the same manner as any regular or special assessment against the unit. Partial payments and acceptance will not constitute a waiver to collect the entire balance.
8. Notices are deemed served on the second business day after deposit in the United States mail, provided the notice has been sent by first class mail to the Unit Owner at the unit address (or such other address as the Unit Owner(s) will have previously filed with the Board of Directors) and to the resident at the unit address, if applicable, unless the notice sent by first class mail had been returned to the Association as undeliverable. For units held in trust, the notices will be sent to the address of the trustee or to such other address provided to the Association by the trustee or beneficial owner of the trust.
9. Unit Owners will provide the Association with their permanent residence address and any telephone numbers where they may be reached in an emergency. Any expenses of the Association incurred in locating Unit Owner (s) who failed to provide such information will be assessed to the Unit Owner(s) assessment account.
10. These remedies are not exclusive and the Board of Directors may, in addition, take any action provided by law, equity, the Declaration or these Rules and Regulations to prevent violations.





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## **RULES**

All rules, restrictions, and covenants contained in the Declaration are incorporated as part of these Rules and Regulations and are subject to the enforcement policies and procedures set forth in these Rules. To the extent that the provisions of applicable law, the Declaration, By-Laws or Rules and Regulations are in conflict, the provisions of applicable law shall first control, followed by the Declaration and then the Rules and Regulations.

### **RULES REGARDING THE ADMINISTRATION AND APPEARANCE OF THE PROPERTY**

#### **ASSESSMENTS AND COLLECTIONS**

- A. All monthly assessments, special assessments, legal fees or other lawful charges of the Association are due and payable on the first day of the month. All payments received, even if the payments have been designated to be applied to a specific obligation, will be applied to the payment of the oldest outstanding charges before being applied to any current charges.
- B. Association assessments are due the first day of the month. A \$50.00 late fee will be added to a Unit Owner's account for any amount due which is not received in the Association's office by the fifth business day of the month. Amounts due are considered delinquent if payment has not been received in full. Partial payments do not fulfill this obligation. A charge of \$50.00 will be assessed for any returned check.
- C. A late fee of \$100.00 will be posted to accounts that are delinquent for sixty (60) days.
- D. Accounts that are delinquent for sixty (60) days will be subject to legal action. Costs will be assessed to the Unit Owners assessment account.

- E. A late fee of \$150.00 will be posted to accounts that are delinquent for ninety (90) days and for each month until the account is paid in full.
- F. Unit Owners who are delinquent in the payment of assessments or any other lawful charges will be subject to legal action in accordance with the provisions of the Declaration, By-Laws and these Rules and Regulations. Once legal action has commenced, all legal fees and costs will be assessed to the Unit Owner as required by the Declaration and By-Laws.
- G. Unit Owners who are delinquent in the payment of assessments and/or other lawful charges are considered Unit Owners not in good standing and are prohibited from access to the following recreational facilities: Marina, Pavilion, Pool and Le Club. This rule also pertains to tenants of delinquent unit owners. Unit Owners, not in good standing are prohibited from participating in Board of Directors elections.
- H. The nonpayment or withholding of assessments or any portion thereof due to dissatisfaction with the Association or service it provides, non-use of facilities, disputes concerning repairs or maintenance is unjustified.

#### **VACATION VILLAGE EMPLOYEE COURTESY**

- A. Unit Owners and Other Occupants are prohibited from verbally or physically assaulting Vacation Village Employees. A \$200.00 fine will be assessed for violating this rule.

#### **UNIT CARE, BALCONIES AND PATIOS**

The weight limit on balconies is not to exceed 2500 pounds.

- A. Although the Unit Owners and Other Occupants have a valid exclusive easement to use and occupy the patio and/or balcony adjoining the unit, balconies and patios are part of the limited common elements and are subject to the Rules and Regulations adopted by the Board.

- B. Unit Owners and Other Occupants are not permitted to decorate or plant items beyond their patios or balconies.
- C. The maximum number of hanging plants on balconies and patios is four.
- D. The maximum number of potted plants on balconies and patios is four.
- E. Patios and balconies must be kept free of trash, debris and other unsightly materials. Household refuse is not to be stored on patios or balconies. Trash cans, recycling bins or clotheslines are not allowed on balconies and patios.
- F. Small signs not greater than 12" by 24" with the Unit Owner or Other Occupants names may be attached to the outside of the unit. Nothing may be attached to the unit siding, including seasonal decorations, clocks, sundials, etc.
- G. Windows and screen doors meeting approved specifications may be installed with the prior written approval of the Board of Directors.
- H. Shades and window treatments must be in neutral colors. Neutral colors are white, ivory and beige.
- I. Bushes, trees, vegetables, rock gardens, fountains, solar lights, bug zappers, extension cords and flowers may not be planted or installed around or near patios or anywhere on the common elements.
- J. Patios and balconies may not be altered in any manner.
- K. During the season from April 1<sup>st</sup> through November 15<sup>th</sup>, customary patio furniture is permitted on balconies and patios.
- L. Gas grills are permitted on patios and balconies. Charcoal grills are prohibited on Vacation Village property.
- M. Regulation indoor/outdoor carpeting and/or mats may only be used during the season and cannot be permanently attached to balconies or patios.
- N. From November 15<sup>th</sup>, through April 1<sup>st</sup>, all potted plants, hanging plants should be removed from balconies and

- patios. Patio furniture must be stored neatly at one side of the patio or balcony.
- O. Fireplace wood may not be stored on balconies, patios or on the common area.
  - P. During the season from April 1<sup>st</sup> through November 15<sup>th</sup>, all game, athletic or recreational equipment may remain on patios or balconies provided it is neatly stored.
  - Q. Chimeneas, metal fireplaces and tiki torches are not permitted on Vacation Village property.
  - R. Feeding or exterminating wild life or stray animals on Vacation Village property is strictly prohibited. Bird feeders are not permitted at Vacation Village.
  - S. Humming Bird feeders are permitted on Vacation Village property.
  - T. Wind chimes are not permitted on Vacation Village property.
  - U. All Unit Owners and Other Occupants are responsible to maintain their units and keep them in good order and repair.
  - V. Bicycle storage is permitted on patios or balconies.
  - W. Flotation devices are permitted on balconies or patios but cannot be stored for more than seventy-two (72) hours.
  - X. Storage units are not permitted on balconies or patios.
  - Y. Awnings, canopies, shutters, satellite dishes or antennas may not be affixed to the exterior walls, balconies or roof.
  - Z. Damaged, broken, frosted windows and sliding glass doors must be promptly repaired at the owner's expense. Repairs must be completed within thirty (30) days.
  - AA. The Unit Owner or Other Occupant may not display, hang, store, or permit anyone to display, hang or store any clothing, sheets, blankets, laundry, or other articles outside their unit.

## **IMPORTANT SEASONAL INFORMATION**

### **SECURE YOUR UNIT FOR WINTER – November 1 to April 15**

Unit Owners and Other Occupants who do not live in their units during the winter months must secure their units for the winter season in order to eliminate costly damages from frozen pipes. If you do not follow the steps below and there is damage, you will be responsible for the payment of the repairs. The following instructions are to be followed in securing your unit:

1. Set the thermostat to keep the heat fifty-five (55) degrees at all times.
2. Turn off the water to the unit. The valve to turn off the water in the unit is located under the kitchen and bathroom sinks. The main valve is on the ¾" copper pipe that leads out of the wall and returns into the wall.
3. Open the faucets on the kitchen sink and the bathroom sink and flush the toilet.
4. Turn off the electric power to the water heater. If the water heater is powered, the water will evaporate over a long period of time and burn the elements. Be sure you turn off the breaker for the water heater; it should be marked. If any other breaker is turned off, it will turn off the heat and the pipes in the unit will freeze. This will eliminate all the pipes from freezing and eliminate water damage to your unit.
5. Each unit must have a thermometer on the inside of the sliding glass door, which can be observed from the outside. Vacation Village employees will regularly observe the thermometers throughout the winter to try to prevent frozen pipes due to inadequate heat in the unit. The thermometers, to be used in the units, will be available at no cost in the Management Office.
6. Leave all of your kitchen and vanity cabinet doors open to allow more heat to flow to the walls where the water pipes are located.
7. If you will be leaving your unit unattended or unoccupied for any length of time, please contact the Management Office so we can check on it periodically.

## **IMPORTANT SEASONAL INFORMATION**

### **HELPFUL HINTS FOR THE FROZEN SLIDING GLASS ENTRY DOORS**

During cold and moist weather, many sliding glass entry doors tend to freeze shut and the Unit Owner or Other Occupant is locked in or out of their unit.

Before winter, you should thoroughly clean and lubricate the bottom glass door aluminum sliding rail. It is also a good idea to keep a can of aerosol deicer handy in your unit and car for emergencies.

Full-time residents could place a small fan blowing on the bottom aluminum-sliding rail will usually prevent it from freezing shut. Place the fan at the end of the channel that the door closes into and direct the fan towards the door itself.

### **PREVENTION OF FROZEN PIPES**

Unit Owners and Other Occupants, when temperatures are expected to be below fifteen (15) degrees, should let the hot water faucets in the bathroom and kitchen drip very slowly when leaving for work or going to bed. Moving water will not usually freeze except under extreme conditions and hot water freezes before cold water.

### **RETURN TO UNIT – Hot water won't run**

Sometimes when you leave your unit for an extended period of time during very cold weather, or after a very cold night, the water may start to freeze and you will be without water, maybe only hot water, when you return or wake-up in the morning.

You should immediately turn your heat to seventy-five (75) degrees, open the kitchen and vanity cabinet doors and shut off the water valve to your unit.

After thirty (30) minutes, turn the valve on slowly and try the faucets again, hopefully the water will flow. If not, shut the valve off again and notify Vacation Village Public Safety at (847) 587- 4409.

### **WALKS AND STEPS**

Please be very careful! The asphalt walks and railroad-tie steps are extremely slippery during and after a rain, snow or ice. Please use caution when walking to and from your unit.

## RENTAL OF UNITS

Unit Owners are required to obtain a Certificate of Occupancy from the Village of Fox Lake prior to leasing a unit. A Certificate must be obtained for each new tenant. The Village of Fox Lake building department may be contacted at 847-587-3176 for additional information.

Units must be occupied by the Unit Owner for a one-year period following the closing date prior to leasing the unit. Leases will not be approved unless this rule is followed.

- A. Unit Owners wishing to rent or sell their units may do so on their own time and at their expense.
- B. Unit owners will submit a completed Vacation Village Rental Application in addition to a Condominium Unit Lease in advance of the move-in date.
- C. Unit Owners must provide background checks on all persons listed in the lease. Background checks must be done by a reputable company and must include the applicant's county of residence; information is provided in the rental packet available in the Management Office.
- D. Upon receipt of the completed rental application, lease, any applicable rider and background check, the information will be submitted to the Property Manager for approval. Approval will be completed within 48 hours of receipt.
- E. All lease applicants must be at least 18 years of age.
- F. Unit Owners must lease the entire unit. The unit cannot be leased for transient or hotel purposes. The lease period will be for a one-year term.
- G. At the time the new or renewal renter registers with the office, a fee of \$100.00 must be paid. A picture pass will then be issued as well as a sticker for each vehicle owned by the renter(s). The sticker is to be placed on the lower left hand corner (driver's side) of the windshield.



- H. Unit Owners should advise renters to obtain a rental insurance policy to cover personal items if a loss occurs.

Unit Owners who do not have a current lease, or do not complete the application process and allow their tenant(s) to occupy the unit will be fined a mandatory \$200.00 per month for each month they are not in compliance with the Vacation Village Rules and Regulations.

The number of persons living in each unit full time will be determined by the following schedule:

Weekender	(small studio)	2 people
Islander	(large studio)	2 people
Clipper	(1 bedroom)	3 people
Alpine	(1 bedroom)	3 people
Explorer	(2 bedroom)	4 people
Innsbruck	(2 bedroom)	4 people

- J. Unit owners are responsible for any violation incurred by their tenant(s). If a fine is imposed, it will be assessed directly to the Unit Owner's assessment account.
- K. Unit Owners who rent their units are prohibited from access to all recreational facilities.

## **UNIT ALTERATIONS**

Prior to any work commencing, requiring a permit, it is the Unit Owner's responsibility to insure that a permit is issued per the requirements of the Village of Fox Lake. This information can be obtained at the Village of Fox Lake Website, [www.foxlake.org](http://www.foxlake.org) or by contacting the building department at 847-587-3176.

The Unit Owner(s) or Other Occupant(s) must not make any structural changes (move walls or cut holes through unit walls, etc.) to the interior or exterior of the unit without the prior written approval of the Board of Directors. Any alterations to the unit must be approved prior to the work commencing and must be done by a licensed and bonded contractor. Proof of insurance in the amount of \$1, 000, 000, 00, per occurrence, naming Vacation Village as additionally insured, must be submitted to the office prior to approval. Any and all damage to the unit will be the responsibility of the Unit Owner. If work on the modification is not commenced

within three months of the approval date, the approval will automatically be withdrawn and work cannot begin until a new approval is obtained.

- A. No loud, noxious or offensive activity should occur in any unit or on the common property that could become an annoyance to the other Unit Owners or Occupants.
- B. The Unit Owner or Other Occupants may not permit any action or any item kept in the unit that may increase the rate of insurance or result in the cancellation of insurance or violate any law.
- C. Unattached propane tanks and lighter fluid are not permitted on balconies and patios. These items will be confiscated.
- D. Gas cans are prohibited on Vacation Village Property.
- E. No Unit Owner or Other Occupant may overload or deviate from the standard use of the electrical, water supply or sewage lines of the Association, nor operate any machine, appliance, accessory or equipment so as to cause, in the judgment of the Board of Directors, a malfunction of the systems of which these lines are connected and which a malfunction will disturb the rights of others.
- F. A Unit Owner replacing a hot water tank must notify the Management Office prior to the work commencing.
- G. No Unit Owner or Other Occupant may repair or replace water piping or electrical wiring connected to the common elements without first providing a certificate of insurance and having a properly licensed contractor to do the work.
- H. Washer and dryer installations must be approved by the Board of Directors prior to installation by submitting a Grounds and Architecture Form. Work cannot be performed until approval is received.
- I. Unit alterations must be undertaken by a licensed and bonded contractor. Insurance limits must be at least \$1,000,000.00 per occurrence. Contractors must provide a certificate of insurance prior to work commencing, listing

Vacation Village as additionally insured. Any and all damages will be the sole responsibility of the Unit Owner and contractor.

- J. Unit Owners or Other Occupants must notify the Gate House Staff to grant contractors access to the property.
- K. Contractors will be provided a hang tag by the gate house staff for their vehicle which will expire at 8:00 p.m. Contractors will also be provided an information sheet explaining the policies pertaining to them while doing work at Vacation Village.
- L. Contractor work hours are from 8:00 a.m. through 8:00 p.m. Monday through Friday and Saturday from 9:00 a.m. to 6:00 p.m. For emergency repairs please contact the Management office.
- M. Contractors are not permitted to park on Holiday Trail, but may use it temporarily to unload materials and tools.

A fine will be imposed for any work done without approval. At the Board of Directors' discretion, the owner(s) will be responsible for all damages and may have to return the unit to its original condition.

## **COMMON HALLWAYS**

- A. All common hallways must be kept free and clear of trash, debris and other personal and unsightly materials.
- B. Storage of personal items is strictly prohibited.
- C. Smoking is not allowed in any common hallway.
- D. Personal pictures or decorations are not permitted in the common hallways.
- E. Common hallway crawlspaces are not for personal use. Items found in these areas will be confiscated.
- F. Rugs and floor mats are permitted in common hallways provided they are in good condition.

- G. Children are not permitted to play in common hallways.

### **BOAT SLIPS / PIERS AND TOOLS**

- A. During the boating season, from the first Saturday in April to the first Sunday in November, only boat and wave runner owners with assigned slips, their families and guests are allowed on the piers and walkways. No fishing is permitted from any pier.
- B. Piers must be kept free and clear of all boating and wave runner recreational items.
- C. Tools and equipment are the property of Vacation Village and may not be used by Unit Owners or Other Occupants.
- D. Association employees are not allowed to do work for Unit Owners or Other Occupants.
- E. Ice fishing is permitted at the participant's own risk.
- F. Illinois State Fishing Laws are enforced at Vacation Village. Valid fishing licenses are required.

### **BOATS AND TRAILER PARKING**

- A. Boats, wave runners and trailers may be parked in designated parking areas by assignment only. All boats, wave runners and trailers must be registered. Once the boats, wave runners and trailers are registered and fees are paid in full, a pre-numbered sticker for the season will be issued, corresponding to the numbered parking space. Fees are subject to change. Stickers must be displayed on the tongue of the trailer. If no trailer is being used, stickers must be displayed on the transom of the watercraft.
- B. Separate fees will be charged for summer and winter boat parking.
- C. Pontoons stored at Vacation Village must be stored on a trailer or blocks.

- D. Damage to property caused by boats, wave runners or trailers will be the responsibility of the owner(s). The responsible party will be liable for any and all expenses incurred to repair damages.
- E. Boats should be tied to pier cleats to protect the piers from damage.
- F. Tires are not permitted on piers and will be confiscated.
- G. When water levels rise, it is the responsibility of the boat or wave runner owner(s) to secure these items.

### **SNOWMOBILES AND ATV'S**

- A. Use of ATV's is strictly prohibited.
- B. Snowmobiles can only be operated if the snow is over three (3) inches deep. Snowmobiles are prohibited from using the parking lot, fire lane and Holiday Trail.
- C. Snowmobiles can only be operated in the area east of Holiday Trail and west of the slip areas with a speed limit of five (5) miles per hour.
- D. Snowmobiling will be at the operator's own risk.

### **MOTORIZED ROAD VEHICLES**

The following rules apply to all vehicles licensed to travel on roads and streets such as: automobiles, trucks, vans and motorcycles.

- A. All motorized road vehicles parked in Vacation Village must display current license plates, vehicle stickers and must be operable. Residents of the Village of Fox Lake are required to display a Fox Lake vehicle sticker. Failure to comply will result in a ticket issued by the Village of Fox Lake.
- B. If a vehicle appears inoperable or abandoned for a period of ten days, a violation will be sent to the Unit Owner(s) and a "vehicle to be towed notice" will be placed on the vehicle. Failure to remove the vehicle or repair it within fourteen days will result in the vehicle being towed at the owner's expense.

- C. All vehicles in Vacation Village must be registered in the Management Office. The Management Office will provide a permit for parking on the property for identification purposes. Failure to register a vehicle will result in the vehicle being towed at the owner's expense.
- D. A maximum of two parking permits will be issued per unit.
- E. Permits will only be issued to Unit Owners and Other Occupants who live on the property. Tenant vehicle permits will expire at the end of their lease.
- F. Trucks, including moving vans, must be registered at the Gate House. Motorized road vehicles larger than a "D" plate are not allowed to park overnight.
- G. Business vehicles are prohibited from parking in the row adjacent to colony entrances.
- H. The fee for a permit to park a third vehicle is \$250.00.
- I. The fee for a permit to park a motorcycle or a moped, as a third vehicle, for the summer season is \$125.00. This will permit you to park in designated areas.
- J. Storage of vehicles will not be permitted at Vacation Village; there will be no exceptions.
- K. Vehicles with Antique license plates are authorized to park at Vacation Village, for a period not to exceed seventy-two (72) hours.
- L. Vehicles must come to a complete stop at the Gate House and all other places on Vacation Village property where stop signs are posted.
- M. A fine will be imposed for any traffic violation on the property.
- N. Unsafe vehicles will be towed at the owner's expense. The Unit Owner will be assessed for the towing charge.
- O. Golf carts are not to be used or stored on Vacation Village property.
- P. Motorcycles are not permitted on Holiday Trail.

- Q. Handicapped access will be permitted if the vehicle displays a current hang tag or license plates.

## **VISITOR VEHICLES**

Vacation Village visitors must be called in by the Unit Owner or Other Occupant prior to gaining access to the property. Vehicles must display the temporary parking permit issued at the Gate House upon their arrival. Unit Owners and Other Occupants are responsible for their guests and that they observe the Rules and Regulations.

Vehicles that do not display their parking permit on the windshield will be towed at the owner's expense.

## **CAMPERS AND CAMPING TRAILERS**

- A. Recreational vehicles larger than the size of a standard van may not be parked on Vacation Village property.
- B. No camping of any kind is permitted on Vacation Village property.
- C. No pop-up trailers, mobile homes, semi trucks or buses are permitted to park on Vacation Village property.

## **WINTER VEHICLE STORAGE**

Long-term winter parking will be available from November 1<sup>st</sup> to May 15<sup>th</sup>. Parking spaces will be available at no charge by contacting the Management Office. Unit Owners understand that these vehicles may be blocked by snow or ice and may not be accessible during this time.

## **HOLIDAY TRAIL**

Holiday Trail includes the asphalt roadway east of the residential buildings and the connecting asphalt driveway north of St. Thomas Colony.

- A. The speed limit is five (5) mph. Extreme caution should be used and pedestrians have the right-of-way.

- B. Visitors, other than handicapped visitors, are not permitted to use Holiday Trail.
- C. Vehicles and vehicles with trailers that exceed twenty-six (26) feet will not be permitted to use Holiday Trail.
- D. For a vehicle to use the Holiday Trail, a Unit Owner or Other Occupant must obtain a key pass to Holiday Trail at the Gate House. The Unit Owner or Other Occupant must leave either a Vacation Village pass or a valid driver's license with the Gate Staff to insure the return of the key pass. Passes are limited to twenty (20) minutes. Please make arrangements with the Management Office when exceeding the Holiday Trail time limit.
- E. Management may close Holiday Trail for emergency purposes. In that event, handicapped Unit Owners or Other Occupants will be provided assistance by the Gate House Staff
- F. Holiday Trail is a one-way trail (south to north and west) except to Vacation Village vehicles and emergency vehicles.
- G. Failure to comply with any rules governing the use of Holiday Trail will result in an automatic violation. If a Unit Owner or Other Occupant continuously violates the rules for Holiday Trail, they will no longer be permitted access.
- H. During the summer season, Holiday Trail will be closed Friday night from 11:00 p.m. until Sunday night at 6:00 p.m. These hours will be extended thru Monday at 6:00 p.m. if the Monday is a legal holiday.
- I. Vehicles are not permitted to park on Vacation Village lawns while using Holiday Trail.

## **PARKING LOT**

- A. Motorized road vehicles may be parked in the authorized areas with striped yellow lines and may be parked in only one space between the yellow lines.
- B. "D" plated vehicles are not permitted on property.



- C. Vehicles with ladders attached may not extend past the vehicle more than a total of two feet and must be flagged.
- D. Parking is prohibited in the fire lanes in front of Colony entrances.
- E. Handicapped parking and use of Holiday Trail will be granted to those individuals with a state issued hang tag or handicapped plates. Proof must be presented to the Management Office. This access is exclusive to the handicapped individual and does not extend to family members and friends, except to pick up a handicapped person or return vehicle to the parking area.
- F. Loading zones are provided for loading and unloading personal belongings in five areas within fire lanes. Permission must be obtained from the Gate Staff prior to utilizing this area.
- G. Boats, wave runners and trailers may be parked in the lot west of the tennis courts from May 1<sup>st</sup> through November 15<sup>th</sup>, subject to a fee established by the Board of Directors. Parking of boats, waver runners and trailers is prohibited in the upper parking lot from November 15<sup>th</sup>, through April 1<sup>st</sup>. Failure to park in the assigned space or have the necessary Vacation Village permit displayed will result in your boat, wave runner or trailer being towed at your expense.
- H. Boat and wave runner owner's, who rent slips, will be assigned a parking space for the boat, wave runner or trailer in the lot west of the tennis courts from the first Saturday in April, to the first weekend in November. Failure to park in the assigned space or have the necessary Vacation Village permit will result in your boat, wave runner or trailer being towed at the owner's expense. If the assigned space is occupied, the office should be contacted for an assignment to a different space.
- I. Boats, wave runners or trailers are prohibited from parking on Vacation Village lawns or by Le Club. Trailers must be returned to their designated spaces after launching.
- J. All fees for summer boat parking, piers and trailer spaces must be paid in full prior to April 30<sup>th</sup>. Unpaid fees will be posted to the assessment account as well as a \$50.00 late fee assessed monthly.

- K. Unit Owners are responsible for any fees or violations incurred by sponsored boaters.
- L. Sponsored Guests are not permitted to call in family members or guests. They may bring in family members or guests with them or have the Unit Owner(s) call in their family members or guests.

## **PERSONAL INSURANCE**

- A. Unit Owners and Other Occupants are responsible for their own insurance on their personal property in their unit.
- B. Unit Owners must provide a current certificate of insurance. Failure to provide proof of insurance will result in an automatic fine.
- C. The personal property coverage should include coverage for the interior surfaces of the unit perimeter and partition walls, floors and ceilings; i.e., decorations, paint, wallpaper, wall treatments, paneling, drapes, curtains, floor coverings, tile, carpets, upgraded moldings, etc.
- D. Unit Owners who lease their units should encourage their tenants to have a rental insurance policy as their personal effects will not be covered under the Unit Owner's policy should a loss occur.

## **CURFEW**

- A. A person less than seventeen (17) years of age must be accompanied or supervised on common areas of the property by a person at least twenty-one (21) years of age during the hours listed below:
  - 11:01 P.M. - 8:00 a.m. Sunday through Thursday
  - 12:01 A.M. - 9:00 a.m. Friday and Saturday
- B. An adult, over the age of eighteen (18), must accompany children under the age of thirteen (13) years of age when near the waterways throughout Vacation Village.

## QUIET HOURS

- A. Unit Owners, Other Occupants and Visitors must observe the quiet hours listed below: Loud, disturbing noises or vibrations, either inside or outside the unit, will not be permitted at any time.

Sunday through Thursday	10:00 PM – 8:00 AM
Friday and Saturday	12:01 AM – 9:00 AM

## PETS

- A. Dogs, cats, birds and aquarium fish, (number of fish to be determined by the size of the aquarium) are allowed on the premises. No Unit Owner or Other Occupant may house more than two pets. Pets will be limited to an eighty (80) pound maximum per unit.
- B. Rottweiler and Pit-Bull dogs will not be permitted on Vacation Village Property. No guests of Unit Owners or Other Occupants will be allowed to bring a Rottweiler or a Pit-Bull onto the property.
- C. Snakes are prohibited on Vacation Village property.
- D. Pets must be registered in the office and provide proof of current rabies vaccination for dogs and cats. A yearly fee per dog or cat will be \$10.00 for Unit Owners and \$20.00 for Other Occupants.
- E. Pets cannot be leashed or chained to common or limited common areas. Staking in the ground outdoors is prohibited unless the owner is present. Any damage to the common areas of the property as a result of staking in the ground will be the sole responsibility of the Unit Owner or Other Occupant.
- F. Pets may not be left unattended on balconies or patios.
- G. Dogs and cats must be leashed at all times on the common area of Vacation Village Property. Leashes, including retractable leashes, should not exceed six (6) feet in length. The dog run is the only exception to this rule.

- H. Unit Owners and Other Occupants are responsible in the case of disturbances caused by their barking dogs.
- I. Any Unit Owner or Other Occupant found guilty of more than two violations of the pet rules will be fined. The board, after consideration of the facts and circumstances, may elect to order the owner to have the pet(s) permanently removed from the property upon three days written notice to the Unit Owner or Other Occupant from the Board of Directors or its duly authorized agent.
- J. Any pet that becomes vicious or dangerous must be immediately and permanently removed from the property.
- K. Unit Owners and Other Occupants are responsible for cleaning their pets' excrement; failure will result in an automatic \$100.00 fine.

### **SEASONAL DECORATIONS**

- A. Seasonal decorations may not be installed or displayed earlier than one (1) month before or one (1) month after the holiday.
- B. No decorations may be attached to buildings or balconies without the prior written approval of the Board of Directors.
- C. Decorations may be attached to the glass area of windows and sliding glass doors. These decorations must be neat and non-offensive.
- D. Decorations may not be placed on the common areas of Vacation Village property.

### **PASSES**

The following colors are used for passes:

- |       |   |
|-------|---|
| Green | Unit Owners and their spouses will receive this pass. The pass replacement fee is \$25.00. Passes must be updated annually. |
|-------|---|

Bright Green This is a temporary pass that can be requested for a two-week period only. This pass will allow a person the use of all property facilities. A Unit Owner must authorize all temporary passes.

White Tenants receive this pass and have access to all facilities. Tenant names must be on the lease. There is a \$75.00 charge for new leases and renewal leases. This pass expires at the termination of the lease.

Blue This pass is for sponsored Boat Slip Renters and does not grant permission to use other facilities. This pass does not permit calling in guests or family members.

- A. When entering the property and while on the property, all pass holders are expected to carry their passes with them for identification purposes.
- B. The charge for replacement of picture passes is \$25.00.
- C. When entering the pool area, a valid Vacation Village pass must be left with the Management Office or Pool Attendant. The pass will be returned each time the holder leaves the pool area.
- D. Persons using Vacation Village's Beach must possess a valid pass.

## **VISITORS**

- A. Unit Owner(s) or Other Occupant(s) expecting visitors must notify the Gate House (847) 587-4409; provide their name, unit number, pin number and the visitor's first and last name. Upon arrival, of the Visitor, the Gate Staff will request identification and issue a Visitor's pass which should be placed on the windshield for identification.
- B. If a visitor arrives without prior notice, the Gate Staff will attempt to contact the Unit Owner or Other Occupant to obtain authorization. If the Gate Staff is unable to get approval, the visitor will be refused access to the property. Only Unit Owners

and Other Occupants over the age of eighteen (18) will be allowed to authorize guests.

- C. Failure to stop at the Gate House will result in prosecution.

## **FIREARMS AND FIREWORKS**

- A. Firearms are prohibited on Vacation Village property, except for law enforcement officers or others licensed by the State of Illinois.
- B. Guns, including pellet and BB guns, are prohibited on Vacation Village property.
- C. Fireworks are prohibited on Vacation Village Property.

A minimum fine of \$200.00 applies to the violations of 20A, 20B and 20C.

## **COMMON ELEMENTS**

- A. Unit Owners and Other Occupants will be required to pay for damage to common areas, equipment or other facilities (except for normal wear and tear) caused by them, their families, visitors or tenants.
- B. No business, trade, profession or industry of any kind may be permitted on any part of the common elements.
- C. Throwing, leaving or dropping litter on the common areas is prohibited.
- D. Nothing may be altered, constructed or removed from the common elements without the prior written consent of the Property Manager.

No signs, advertising or other displays for the purpose of soliciting votes in the annual election of the Board of Directors or any other purpose will be permitted on any part of Vacation Village property.

This includes advertising the sale of units, vehicles, boats or businesses for sale.

### **TRASH AND LITTER**

- A. The litter containers along Holiday Trail and near the boat slip areas are for miscellaneous litter and not for household refuse.
- B. Colony dumpsters are located at the top of each colony. Dumpsters are for household trash only.
- C. Public Safety is to be contacted for the disposal of large items.
- D. Unit Owners and Other Occupants, found dumping without consent, will be fined a minimum of \$300.00. Only Unit Owner's and Other Occupants refuse from Vacation Village Property is permitted in the dumpsters.
- E. Unit Owners and Other Occupants are encouraged to use the recycling bins near the parking lot.

### **VEHICLE REPAIR**

- A. Vehicle or boat repairs are prohibited on Vacation Village property.
- B. Public Safety is to be contacted prior to beginning any emergency repairs.

### **RENTAL OF LE CLUB AND PAVILION**

Rental of these facilities is available to Unit Owner's only.

Unit Owners assume full responsibility for their guests following the rules and regulations of the Vacation Village.

- A. Le Club is available for rent by reservation with the Management Office.
- B. The Pavilion is available for rent by reservation with the Management Office. It will only be available after office hours.

- C. The maximum occupancy in Le Club or the Pavilion is sixty (60) persons. Only one function per day will be permitted.
- D. Rentals must end by the following hours: 10:00 P.M. Sunday through Thursday and midnight on Friday and Saturday. Rentals on the day before a legal holiday must end by midnight except for New Year's Eve when the rental must end by 2:00 A.M.
- E. When more than 30 guests are expected, it is the Unit Owner's responsibility to provide professional security. Failure to provide a professional security officer will result in a fine.
- F. Guests will conduct themselves in an orderly manner and will enter and exit the property quietly. All guests are subject to the Rules and Regulations contained herein. Owners assume full responsibility for their guests including any violations of the Vacation Village Rules and Regulations.
- G. The rental fee for these facilities must be paid at least one week in advance. The rental fee is refundable if the Management Office is notified two weeks prior to the date of your event.

The rental fee for the Pavilion and Le Club will be \$100.00 with a security deposit of \$200.00, for Friday through Sunday. The rental fee for Monday through Thursday, except for holidays, will be \$50.00 with a \$200.00 security deposit. Unit Owners may rent these facilities for less than two hours on weekdays. The fee will be determined by the Property Manager; a \$200.00 security deposit will be required.

Two separate checks should be prepared payable to Vacation Village, one for the security deposit and one for the rental fee. The security deposit will be returned in full if the facilities are left in original condition. If charges apply, the renter will be notified and the amount commensurate with the damage will be deducted and the remaining amount, if any, will be refunded. If damages exceed the security deposit, the remaining charges will be added to the Unit Owner's assessment account. Public Safety should be contacted for inspection when the function has ended.

- H. No alcoholic beverages may be served to anyone under the age of twenty-one (21). Anyone responsible for serving minors on



Vacation Village Property will be prosecuted to the fullest extent of the law.

- I. Unit Owners must provide a certificate of liability insurance for their function.
- J. All garbage must be bagged and carried up to the garbage dumpsters by the parking lot.
- K. The facilities must be cleaned within two hours after the end of the function. Public Safety must be contacted when the clean-up is completed in order to inspect the facility.

### **VACATION VILLAGE BEACH**

- A. A valid Vacation Village pass must be shown on demand to use the Vacation Village Beach. Only Unit Owners and other Occupants of Vacation Village are permitted to use this beach.
- B. From April 1st through November 15th, no fishing is allowed from the pier. The pier is only to be used to pick up or drop off passenger(s). Boat and wave runner parking is not permitted.
- C. Boats and wave runners may be secured to the sea wall on the channel side of the beach. Boats and wave runners must stay at least fifteen (15) feet from the beach shore.
- D. Pets, bicycles and motorized vehicles are not allowed on the sand area of the beach.
- E. No glass containers are permitted on the beach.
- F. Unit Owners and Other Occupants planning to have more than twelve (12) visitors at the Beach for a function must notify the Management Office one week in advance of the function and provide the time of usage and the number of visitors. Functions with more than twelve (12) visitors will not be allowed on Memorial Day, Labor Day and July 4<sup>th</sup> holidays.
- G. If using the beach for a function, the Unit Owner(s) or Other Occupants must provide proof of liability insurance and sign the Association's waiver. This information is provided in the Management Office.
- H. The maximum number of persons allowed at any one time is fifty (50) persons. Only one function is permitted per day.

- I. No overnight stays will be permitted on the Vacation Village beach.

### **Vacation Village Beach Hours**

5:00 A.M. – Midnight Daily

### **VACATION VILLAGE PICNIC TABLES, FOLDING TABLES AND CHAIRS**

- A. There are a limited number of picnic tables, chairs and folding tables owned by Vacation Village that are available for use by Unit Owners on a first-come first-served basis.
- B. Unit Owners must contact the office a week in advance for the use of these items. Maintenance will deliver these items at their convenience, insuring delivery prior to or on the date requested.
- C. Pick-up will be scheduled on request.
- D. Any damages to the tables and chairs will be the responsibility of the Unit Owner(s). Please inspect these items prior to use and contact the Management Office regarding existing damage. These items should be inspected prior to the return.

### **SWIMMING POOL**

The Vacation Village pool is monitored by a surveillance system.

- A. The swimming pool is provided for the enjoyment of all Unit Owners, Other Occupants and their Guests. In order to assure safety as well as maximum pleasure, all pool attendees must obey the pool rules and the orders of the Public Safety Staff.
- B. Complaints about the operation of the pool should be brought to the attention of the Property Manager.

- C. Children under five (5) years of age must always wear a floatation device in the pool area.
- D. The pool opens Memorial Day weekend and closes Labor Day weekend. The pool hours are 10:00AM – 7:00 PM Sunday thru Thursday, 10:00 A.M. – 9:00 P.M Friday and Saturday. The outside temperature must be at least sixty-five (65) degrees for the pool to open. Monday holidays are treated like a Sunday.
- E. If the pool becomes contaminated, it will be closed without notice for a period of 24 hours.
- F. No oil based tanning products are permitted in the pool area.

### **Swimming Pool Rules**

1. Admission to the pool will be refused to all persons having any contagious disease, any infectious condition such as a cold, fever, ringworm, skin lesions, carbuncles, boils, diarrhea, vomiting, inflamed eyes, ear discharges, or any other condition that has the appearance of being infectious. A person with excessive sunburn, abrasions that have not healed, corn plasters, bunion pads, adhesive tape, rubber bandages or other bandages of any kind will be refused admittance.
2. The pool water is not suitable for drinking. Avoid swallowing pool water.
3. All persons are strongly encouraged to take a shower with soap and warm water before entering the pool area.
4. Personal behavior within the pool facility must be such that the safety of self and others is not jeopardized.
5. Only clean footwear, baby strollers or wheelchairs are allowed in the pool area or shower room.
6. Spitting, spouting of water, blowing the nose or other introduction of contaminants to the pool is prohibited.
7. Materials that might create a hazardous condition or interfere with efficient operation of the pool are not permitted in the pool or on the pool deck.
8. Proper swim attire is to be worn in the pool.
9. Any child who is not toilet-trained must wear a swim diaper.
10. Diving is not permitted.

11. Swimming is prohibited when lightning is present, including a 15-minute period after the last lightning is observed.
12. Vacation Village employees are responsible for enforcing the rules. Parents or guardians should supervise their children at all times.
13. No person may enter the pool area alone or swim alone.
14. No toys are permitted in the pool other than child flotation devices or inflatable swim noodles.
15. No alcohol or smoking is allowed in the pool area. A person under the influence of alcohol or exhibiting erratic behavior will not be permitted in the pool area.
16. Children seventeen (17) years of age and under must be accompanied by an adult of at least eighteen (18) years of age or older.
17. Entering the pool area or swimming after hours is a mandatory fine of \$200.00.

## **TENNIS COURTS**

- A. Tennis court hours are from dawn to midnight each day. Tennis court access will occur upon receipt of your Vacation Village pass issued by the Management Office.
- B. The courts are to be used only for tennis.
- C. Only tennis shoes can be worn on the courts. Shirts must be worn at all times.
- D. No food or beverages, excluding water, are allowed on the courts.
- E. An adult must accompany children under the age of twelve (12).
- F. If Unit Owners or Other Occupants are waiting to use the courts, the first individuals on the courts should limit their time to an hour of play.

## **PLAYGROUND**

- A. An adult must accompany children under twelve (12) years of age.
- B. Caution must be used when utilizing playground equipment.

- C. Playground equipment is rated for children five (5) through twelve (12) years of age.

## **MARINA**

- A. The boating season is from the first Saturday in April to the first Sunday in November.
- B. Boats and wave runners must be parked in slips during the boating season and display a current Vacation Village Marina sticker. Use of the cleaning area adjacent to the marina is limited to thirty (30) minutes per boat or wave runner.
- C. At the beginning of each boating season, the Board of Directors will establish hours of operation for the Marina. Public Safety will provide gas after 4:00 p.m. when the Marina is closed. Access to the launch ramp is prohibited during quiet hours.
- D. Launch hours are from 8:00 a.m. to 9:00 p.m.
- E. The Board of Directors will establish gas and oil prices. A list of accepted credit cards will be posted at the Marina for the purchase of gas and oil only. Credit card purchases require a valid Vacation Village pass and driver's license for identification purposes.
- F. The Board of Directors will establish the rental fee for slips for the boating season. All rental fees are non-refundable.
- G. Unit Owners with a valid Vacation Village pass who rented a slip during the current year from Vacation Village will have the first right to renew the rental of the same slip or another available slip of their choice.
- H. Prior to January 31st of each year, the Management Office will mail boat and wave runner Storage Agreements to all Unit Owners and Other Occupants with a valid pass who rented slips the previous year.
- I. Requests for available slips must be mailed to the Management Office prior to March 31<sup>st</sup> and include a completed Storage Agreement.

- J. Boat and wave runner slips will be assigned in the following order, based upon availability:
1. Unit Owners
  2. Renters
  3. Sponsored guests
- K. If more than one request is submitted for the same slip, the Unit Owner with seniority will be assigned the slip. A Renter or Sponsored Guest will be assigned a slip not requested by a Unit Owner in the above order.
- L. If the Management Office does not receive a request and fees prior to March 31<sup>st</sup>, the slip will be assigned to another Unit Owner, Renter or Sponsored Guest
- M. Slips will be assigned by April 1<sup>st</sup> of each year.
- N. A second slip for another watercraft owned by a Unit Owner or Renter registered in their name will be assigned prior to Sponsored Guests.
- O. Unit Owners can obtain one slip in the Marina for a guest. The Unit Owner must agree to assume total responsibility for the actions of the Sponsored Guest or Tenant and both the Tenant and Sponsored Guest must sign the Boat Storage Agreement.
- P. A Unit Owner who has rented a slip cannot sell the right to the slip with the sale of the Unit. The new Unit Owner will be assigned a slip in the order of selection listed above.
- Q. A Unit Owner, who is also a slip renter and sells the unit during the boating season will be allowed to use the slip for the remainder of the boating season as a Sponsored Guest, provided the new Unit Owner signs the Boat Slip Storage Agreement and assumes total responsibility for the actions of the Sponsored Guest.
- R. Boat, wave runner and boat trailer stickers will not be issued to slip renters until the total slip fee has been paid. Boats, wave runners and trailers must display a sticker, boats and wave runners on the transom below the mooring level and the tongue of the trailers. Failure to display a proper sticker will result in the boat, wave runner or trailer being towed at the owner's expense.

- S. Boat and Wave Runner Owners with installed shore stations will be required to relocate them for maintenance purposes at the Unit Owner's expense. Depending on slip assignments, it may be necessary to relocate the shore station. Installation of a shore station does not guarantee that the current slip will be retained.
- T. Winter storage of water craft is available for a fee established by the Board of Directors.
- U. Winter storage of water craft is for the winter season from November 1<sup>st</sup> through April 1<sup>st</sup>. The storage space must be vacated by April 1st. Water craft and trailers that require summer storage may be subject to relocation.
- V. Boat and wave runner owners must have proof of valid liability insurance.
- W. Boat and wave runner repairs are prohibited on the Vacation Village property.
- X. Subleasing of slips or transfer of boats between slips is not allowed. All slip renters agree, that in the case of an emergency (including slip repairs), the Association Staff can move a boat or a wave runner from one slip to another slip. The same applies to trailers.
- Y. Boat and wave runner owners may not store supplies, materials, accessories or debris on piers.
- Z. Refuse may not be thrown overboard. Refuse should be deposited in receptacles supplied for that purpose.
- AA. Swimming or diving is not permitted from the piers.

"Marina and channels are no-wake areas". This rule is strictly enforced.

Water-craft operators must comply with the Fox Lake Waterway Agency rules.

## **SPEED LIMITS**

- A. All speed limits must be observed while on Vacation Village Property; Holiday Trail is five (5) mph. All other areas are fifteen (15) mph. This will be strictly enforced.
- B. Caution must be exercised near children's play area.

## **SKATES, INLINE SKATES, SKATEBOARDS, BICYCLES AND SCOOTERS**

- A. Roller skates, inline skates, non-motorized scooters and bicycles are permitted on Vacation Village property.
- B. Skate boards, motorized scooters and motorized bicycles are not permitted on Vacation Village property.
- C. After November 15th, bicycles on the racks along Holiday Trail will be confiscated.

Roller skates, inline skates and non-motorized scooters are not to be used on stairways, tennis courts and basketball courts. Extreme caution should be used and pedestrians must always be granted the right-of-way.

## **MOVING POLICIES**

- A. Property moves will be permitted Monday through Saturday from 9:00 a.m. until 8:00 p.m. Holiday Trail can be utilized for moves during the above days. From May 15<sup>th</sup> through November 15<sup>th</sup> of each year, Holiday Trail is closed on weekends.
- B. Moving trucks and trailers that exceed twenty-six (26) feet are prohibited on Holiday Trail.
- C. Designated Loading Zones are located in the front of each Colony and can be utilized. Please contact the Public Safety Staff for permission to use the designated Loading Zones.



## **VACATION VILLAGE EMPLOYMENT POLICY**

- A. Employees are not permitted to live on Vacation Village property.
- B. Unit Owners and Other Occupants will not be considered for employment.

## **BOARD OF DIRECTORS**

- A. Applicants interested in becoming members of the Board of Director's must be in compliance with the Vacation Village Rules and Regulations.
- B. Applicants must have paid assessments timely and all property fees timely for a one-year period prior to seeking candidacy for the Board of Directors.
- C. Applicants interested in becoming members of the Board of Director's must have owned a unit at Vacation Village for a one-year period prior to seeking candidacy for the Board of Directors.

Board Members are to act collectively and not make promises or decisions without the approval of the majority of the Board of Directors.

If any provision of these Rules and Regulations or the application of such provision to any person or circumstances shall be held invalid by a final judgment of a court of competent jurisdiction, the remainder of these Rules and Regulations and the application of such provision to persons or circumstances other than those to which it is held invalid shall not be affected thereby.

