

# Highland Lake Community Regulations

Adopted March 30, 2021. Amended April 17, 2023

## *The Highland Lake Community Is Self Governing*

We live in unincorporated Lake County and in the Township of Avon. Therefore, all of the ordinances and laws of those entities, plus Illinois statutes, will apply. For sake of brevity, the county, state and township laws referred to in these regulations are excerpts. Please refer to the actual state and county documents for detailed explanations. We are fortunate to live in a community where all are able to have a stake in shaping and protecting our community for years to come. Please make every effort to do your part by following these rules and guidelines to protect our community and residents.

### **1. ALL PARKS AND LAKE ACCESS POINTS**

- a. All parks and lake access points are private and not open to the public.
- b. All park users must be residents of Highland Lake, or guests of a resident who is home at the time of the guest's visit. Watercraft must be the property of a Highland Lake resident.
- c. To prevent infestation and damage to our lake, prior to launching, all watercraft and trailers must be thoroughly inspected by a Board member for zebra mussels or other invasive species.
- d. Parks close at sunset. After sunset, usage of a park may be authorized by a Board member. Proper notification of nearby residents is encouraged.
- e. Vandalism, loitering or disrespect for the parks will be reported to the Lake County Sheriff.
- f. Obey "No Parking/No Docking" zones.
- g. There is no lifeguard on duty. Swim at your own risk.
- h. All unauthorized motor vehicles (ATVs, motorcycles, snowmobiles, dirt bikes, and go-carts) are expressly prohibited from Association parks, lake accesses, pathways or the frozen lake.

### **2. TRAIERED BOAT POLICY AND PROCEDURES**

- a. Downey Park is the only approved trailered watercraft launch/removal site. No watercraft-towing vehicle may be used at other parks or access lanes. As Szontagh Park does not fall under the governance of HLPOA, no rules regarding the use of that park are offered.
- b. In order to obtain access to Downey Park, watercraft owners must contact a Board member at least five days prior to the scheduled launch/removal date. Failure to do so may necessitate a delay in the process. The Board member will inspect the watercraft/trailer, unlock the gate and monitor any damage to park property. If significant damage occurs, the watercraft owner will be responsible

- for repairs. The watercraft owner must be present at the time of the launch/removal in order to address any problems that may occur.
- c. Anyone using a trailer to launch/remove a watercraft must be a Highland Lake resident. The gate unlocking fee for trailered watercraft access can be paid in one of two ways:
    - Payment of annual dues to HLPOA.
    - Payment of the unlocking fee (one-half the annual dues amount) to HLPOA for each unlocking event.
  - d. The owner must use the services of a marine provider committed to power washing the trailer just prior to its entry into Highland Lake.

### **3. RAFT**

- a. The raft is not open to the public, only to residents and their guests.
- b. There is no lifeguard on duty; swim at your own risk.
- c. An HLPOA wristband must be worn and presented upon request while using the raft.
  - One member from each household must be wearing a wrist band.
  - Wrist bands can be purchased from Board members for \$5.
- d. The raft closes at official sunset.
- e. No watercraft is allowed on the raft deck; all watercraft must be tied in the designated area.
- f. No fireworks, consumption of alcohol or use of drugs is permitted on the raft.
- g. No fishing is permitted from the raft.
- h. All boaters must operate with extreme caution when in the area of the raft and near swimmers in open water.

### **4. WATERCRAFT**

- a. To discourage trespass and help identify watercraft using the lake, all watercraft must display the Highland Lake yellow sticker and the 3" assigned boat numbers on both sides. Please contact a Board member or check [www.hlcommunitysite.com](http://www.hlcommunitysite.com) for your property's assigned boat number.
- b. All watercraft must comply with IDNR regulations.
- c. Watercraft found in the parks or access lanes not secured or without Highland Lake markings will be chained and locked by the Highland Lake Property Owners' Association. If not claimed, the watercraft may be salvaged or sold.
- d. Watercraft stored in parks and in lake access points must observe the watercraft docking rules posted in each park or lake access area. Watercraft storage is for the convenience of non-lakefront residents and is limited to one watercraft per residence. No overnight in-lake docking is permitted at any access point or park pier.
- e. All watercraft must be removed from the parks by November 1<sup>st</sup> each year, unless they are properly stored in designated watercraft storage areas.
- f. Watercraft in storage areas must be properly identified and annually claimed. If not claimed, the watercraft may be salvaged or sold.

- g. No renting of boats is permitted.
- h. Use of a resident's watercraft by guests when the property owner is not at home is prohibited.
- i. Motorized watercraft with only a single electric trolling motor are allowed to use Highland Lake if operated at no more than 4 miles/hour and creating only a minimal wake; and, because the size of a motorized boat is not limited by the size of the allowed trolling motor, all motorized watercraft are limited to a length of 20 feet, except for any larger boat owned and used on Highland Lake as of September 2022. When watercraft longer than 20 feet are replaced, this exception will expire for that owner. Once these motorized watercraft owned as of September 2022 are replaced, only those motorized watercraft that are 20 feet or less in length will be allowed on Highland Lake. Motorized watercraft are not allowed on Highland Lake if the motor is noisy or if the watercraft are operated in a manner that is threatening to the environment or safety of swimmers and other users of the lake. Motors fueled by gasoline and other toxic materials are prohibited.
- j. Those operating watercraft must use caution at all times.

## **5. ROADS**

- a. In no event shall any car, van or truck be allowed to park on the grass, or other unimproved surface, in the front yard of a property. Rather, such vehicle parking is allowed only on an improved pad not to exceed 400 square feet. [Lake County Code of Ordinances § 151.165 (f)(2)]
- b. Unlicensed and unregistered motor vehicles of any kind (ATVs, dirt bikes, go-carts, and snowmobiles) are prohibited from being operated on Highland Lake Streets. [625 ILCS 5/11-1426.1]
- c. All posted speed limits and stop signs must be obeyed.
- d. Avon Township ordinance prohibits routine overnight parking on the street.

## **6. FISHING**

- a. A valid Illinois Sport Fishing License is required to fish on the waters of Highland Lake.
- b. Ice fishing shelters cannot be left unattended or overnight on the ice.
- c. Highland Lake "catch and release" policies, when posted and published in the Community Site at [www.hlcommunitysite.com](http://www.hlcommunitysite.com), are required to be followed.

## **7. FIRES**

- a. Lake County Board of Health regulations prohibit the burning of household garbage.
- b. No trash fires or burning of debris or yard waste is allowed on any Association park or lake access point.

- c. On Jan. 11, 2022, the Lake County Board passed open burning restrictions for unincorporated Lake County. Important aspects of Lake County's open burning restrictions are:
  - Burning non-woody yard waste, such as leaves and grass, is prohibited.
  - Burning woody yard waste is allowed annually between Nov. 1 – March 31. Woody yard waste generally consists of sticks, branches and tree limbs.
  - Recreational wood-burning fires that are no larger than 3' x 3' x 3' if used for warming, cooking, and other recreational purposes are permitted year-round.
- d. Approved fires must be attended at all times by persons 18 years of age or older. Fire may not pose a danger to the safety of any building, structure or nearby trees and vegetation, keeping a distance of at least 25 feet. There must be a sufficient source of water, dirt or sand to extinguish the fire. Burn only on calm days to prevent wind from spreading sparks or flames. Smoke should not present a hazard to visibility on roadways. [Lake County Environmental Health Services]
- e. Burning of construction waste is prohibited. Please refer to Solid Waste Agency of Lake County (SWALCO) for publications related to recycling and disposal.

## **8. HOME-BASED BUSINESSES**

- a. Can have a maximum of 1 nonresident employee.
- b. The operator shall be a full-time resident.
- c. No signs will be allowed.
- d. All activities must be conducted and located inside the principal dwelling unit and not in detached buildings or garages.
- e. There shall be no visible evidence of the conduct of a home occupation when viewed from the street.
- f. Customers may visit the site only during the hours of 8 AM to 8 PM and no more than 6 customers may visit the site in any single day.
- g. No home occupation may cause odor, vibration, noise, electrical interference, or fluctuation in voltage that is perceptible beyond the lot line of the lot upon which the home occupation is conducted.
- h. Deliveries are allowed only between 8 AM and 8 PM.
- i. No stock in trade shall be produced or sold on the premises (some exceptions).

[Excerpted from Lake County Code of Ordinances § 151.113 (E)]

## **9. GARAGE SALES**

- a. A permit is not required, but garage sales are limited to 2 per year, per location.
- b. Garage sales must not exceed 3 days.
- c. Sales must be conducted in daylight only.

- d. No more than 2 signs can be used to advertise, should not exceed 4 square feet and must be located on the sale lot or on another property with the owner's consent. [Lake County Code of Ordinances § 151.114(A)]

## **10. FILLING IN OF SHORE LINE**

- a. Residents are required by law to be fully informed of regulations prior to beginning any shoreline work. [Lake County Code of Ordinances § 151.149]
- b. Water well setbacks requirements are in the General Assembly's Illinois Administrative Code, Title 77, Chapter I, Subchapter (r), Part 920.50.

## **11. NOISE, JUNK AND DEBRIS ORDINANCE AND ABANDONED VEHICLES**

- a. Unreasonably loud noises which:
  - Can be heard at a distance of 100 feet or more from the source vehicle;
  - Can be heard 100 feet from the property line of the source property; or
  - Which exceeds 70 db (A) (slow meter response) are considered a public nuisance. [Lake County Code of Ordinances § 94.07]
- b. Noise from construction work, repair or remodeling work, lawn mowing or power or non-power tools that can be heard from a distance of 100 feet from the property line Monday thru Friday (6AM-9PM), weekends and holidays (8AM-9PM) is allowed, or allowed anytime during weather emergencies. [Lake County Code of Ordinances § 94.07]
- c. Operation of ATVs, motorcycles, snowmobiles, go-carts or similar vehicles on private property where the noise can be heard from a distance of 100 feet from the property line is considered a public nuisance. [Lake County Code of Ordinances § 94.07]
- d. Junk and debris must be removed and disposed of properly. [Lake County Code of Ordinances § 94.05]
- e. Inoperable vehicles may not be stored on public or private property unless they are kept within an enclosed building. [Lake County Code of Ordinances § 94.05]
- f. Persons who violate the conditions of the Lake County Public Nuisance Ordinance shall be given notice and fined. [Details in "Public Nuisances," Chapter 94, Lake County Code of Ordinances].

Resident's complaints can be directed to the Lake County Planning, Building and Development Department at 847-377-2600.

## **12. HEALTH AND SANITATION**

- a. All garbage containers should be removed from the street promptly after collection.
- b. All garbage must be placed in properly covered containers.
- c. No rubbish, raked leaves, refuse, cans, bottles, skids, trees or other debris shall be deposited in the lake.
- d. Dumping of any grass clippings, yard waste or other unwanted materials on any Association park, lake access or pathway is forbidden.

### **13. FIREARMS**

- a. Discharging a firearm anywhere in the Highland Lake Community is prohibited. [Lake County Code of Ordinances § 132.02]

### **14. GUESTS**

- a. Members of the property owner's family must be at home when guests are using the Lake or any properties owned by the Association.

### **15. REPORTING INFRACTIONS**

- a. Call 911 in case of emergency. For non-emergency situations call 847-549-5200 (Lake County Non-Emergency Phone Number) when observing infractions of the Lake County Nuisance Ordinance.
- b. Please be vigilant and inform a Board member of problem issues.
- c. It is preferred that only a Board member make contact with IDNR if a lake-related infraction is observed by a resident. Please contact a Board member as necessary.

### **16. PETS**

- a. The keeping of animals in close proximity to residences, except cats, dogs and hens is declared a nuisance by the Lake County Board of Health Ordinance. [Planning, Building and Development Department, Lake County, "Keeping Chickens" (Hens)]
- b. Restrict unleashed pets to your own property.
- c. When walking a pet off private property, leash and clean up after your pet. Dispose of waste in proper containers.