**Highland Lake Community Regulations**

**Adopted March 30, 2021**

***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.

# ALL PARKS AND LAKE ACCESS POINTS

* 1. All parks and lake access points are private and are not open to the public.
  2. All park users must be residents of Highland Lake or guests of a resident, who are home the time of the guest’s visit. Watercraft must be property of a Highland Lake resident.
  3. To prevent infestation and damage to our lake, prior to launch all watercraft and trailers must be thoroughly inspected by a board member for zebra mussels.
  4. Parks close at sunset. After sunset, usage of a park maybe authorized by a Board member. Proper notification of the nearby residents is encouraged.
  5. Vandalism, loitering and disrespect for the park will be reported to the Lake County Sheriff.
  6. Obey “No Parking/No Docking zones
  7. There is no lifeguard on duty. Swim at your own risk.
  8. All unauthorized motor vehicles (ATVs, motorcycles, snowmobiles, dirt bikes, and go‐carts) are expressly prohibited from association parks, lake accesses, pathways or frozen lake.

# TRAILERED BOAT POLICY AND PROCEDURE

* 1. Downey Park is the only approved launch/removal site. No trailer/car/truck can 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 can be offered.
  2. 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 occurrence. The Board member will inspect watercraft/trailer, unlock the gate and monitor any damage to park property. If any significant damage occurs, the watercraft owner will be responsible for its repair. The watercraft owner must be present at the time of the launch/removal in order to address any issues that may come up.
  3. Anyone using a trailer to launch/remove a watercraft must be a HL resident. The gate unlocking fee for trailered watercraft access can be paid in one of three ways:
     + payment of annual dues to HLPOA
     + payment of the unlocking fee (which is one half the annual dues amount) to HLPOA for each unlocking event
* a donation equivalent to the annual dues amount made to the HLPOA Foundation. \*\*donations to the Foundation may be tax deductible\*\*
  1. Owner must use the services of Board-approved marine providers. Currently, only Ahlstrand Marine in Mundelein has been approved. The approval is contingent on Ahlstrand’s cooperation with power washing the trailer just prior to its entry into Highland Lake. Use of any other provider must be approved at least thirty days prior to the desired launch/removal date.

# RAFT

* 1. Raft is not open to the public, only to residents and their guests
  2. There is no lifeguard on duty; swim at your own risk
  3. 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
  4. Raft closes at official sunset
  5. No watercraft allowed on the raft deck; all watercraft must be tied in designated area
  6. No fireworks, consumption of alcohol or use of drugs permitted on the raft
  7. No fishing permitted from raft
  8. All boaters must operate with extreme caution when in the area of the raft and near swimmers in open water.

# WATERCRAFT

* 1. To discourage trespass and to help identify watercraft using the lake all watercraft must display the Highland Lake yellow sticker and Highland Lake 3” boat numbers on both sides. Please contact a Board member to for your property’s assigned boat number.
  2. All watercraft must comply with IDNR regulations.
  3. Watercraft found in the parks or access lanes not secured and/or without Highland Lake markings will be chained and locked by the Highland Lake Property Owners Association to discourage trespass. If not claimed the watercraft may be salvaged or sold.
  4. 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‐lake front residents and is limited to one watercraft per residence. No overnight docking permitted in HLPOA owned waters or at any piers at access lanes. Alternate watercraft docking should be secured by owners prior to launch.
  5. All watercraft must be removed from the parks by November 1st each year, unless they are properly stored in designated watercraft storage area.
  6. Watercraft in storage areas must be properly identified and annually claimed. If not claimed the watercraft may be salvaged or sold.
  7. No renting of boats permitted.
  8. Use of a resident’s watercraft by guests when property owner is not at home is prohibited.
  9. Electric trolling motors with no more than 36 volts are permitted on the lake per a 2009 court decision. Trolling motors are defined as not able to exceed 5 miles per hour, or as not to create froth in the wake.
  10. Those using watercraft must use caution at all times.

# ROADS

* 1. In no event shall personal vehicles be allowed to park on grass in the front yard. Parking of any car, van or truck may occur in the front yard only on an improved pad not to exceed 400 square feet. [Lake County Unified Development Ordinance (UDO)].
  2. Unlicensed and unregistered motor vehicles of any kind (ATVs, dirt bikes, go-carts, and snowmobiles) are prohibited from being operated on Highland Lake Streets (public rights of way). [Illinois State Law]
  3. Obey all posted speed limits and stop signs
  4. Avon Township ordinance prohibits routine overnight parking on the street.

# FISHING

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

# FIRES

* 1. Lake County Board of Health regulations prohibit the burning of household garbage.
  2. No trash fires or burning of debris or yard waste is allowed on any association park or lake access point.
  3. Fire must be attended at all times. A person 18 years of age or older is required to be present. Fire must be of manageable size. Piles no larger than 5’x5’x5’ are required. Fire may not pose a danger to the safety of any building, structure or nearby trees and vegetation; at least 25 feet distance is required in most areas. Must have 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)
  4. Only property‐generated landscape waste may be burned
  5. Burning of construction waste is [prohibited. Please refer to Solid Waste Agency of Lake](http://www.lakecountyil.gov/swalco/publications/Default.htm) County for publications related to recycling and disposal ( [SWALCO](http://swalco.org/)).

# HOME BASED BUSINESS

* 1. Can have a maximum of 1 nonresident employee
  2. The operator shall be a full time resident
  3. No signs will be allowed
  4. All activities must be conducted and located inside the principal dwelling unit and not in detached buildings or garages.
  5. There shall be no visible evidence of the conduction of a home occupation when viewed from the street.
  6. 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.
  7. No home occupation may cause odor, vibration, noise or electrical interference.
  8. Deliveries are allowed only between 8 AM and 8 PM.
  9. No stock in trade shall be produced or sold on the premises (some exceptions).

[Excerpted from Lake County Code of Ordinances, Title XVL Land Usage, Chapter 151: Unified Development Ordinance; 151.113, E.]

# GARAGE SALES

* 1. A permit is not required but garage sales are limited to 2 per year per location
  2. Garage sales must not exceed 3 days
  3. Sales must be conducted in daylight only
  4. Not 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 consent of the owner [Lake County UDO6.5.13.4]

# FILLING IN OF SHORE LINE

# Residents are required by law to be fully informed of regulations prior to beginning any shoreline work (See Lake County Code of Ordinances, Title XVL Land Usage, Chapter 151: Development Ordinance.

# Water well setbacks requirements are in the General Assembly’s Illinois Administrative Code, Title 77, Chapter I, Subchapter r, Part 920.50.

# NOISE, JUNK AND DEBRIS ORDINANCE AND ABANDONED VEHICLES

* 1. Unreasonably loud noises during nighttime hours, 1) which can be heard at a distance of 100 feet or more from the source, or 2) can be heard 100 feet from the property line which exceeds 70 db (A SLOW meter response) shall be enforced by Lake County Building and Development and/or the Lake County Sheriff [Lake County Public Nuisance Ordinance].
  2. 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 in weather emergencies [Lake County Public Nuisance Ordinance].
  3. Operation of ATVs, motor cycles, 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 prohibited [Lake County Public Nuisance Ordinance].
  4. Junk and debris must be removed and disposed of properly. [Lake County Public Nuisance Ordinance].
  5. Abandoned vehicles not licensed and/or improperly parked will be ticketed [Lake County Public Nuisance Ordinance].
  6. Persons who violate the conditions of the Lake County Public Nuisance ordinance shall be given notice and fined [details in the ordinance]. Resident’s complaints can be directed to the Lake County Building and Development Department at 847-377­2600.

# HEALTHANDSANITATION

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

# FIREARMS

* 1. Discharging a firearm anywhere in the Highland Lake Community is prohibited.

# GUESTS

a. Members of the property owner’s family should be at home when guests are using the Lake or any properties owned by the association.

# REPORTING INFRACTIONS

* 1. Call 911 in case of emergency. And for non-emergency situations, call 847-549-5200 (Lake County Non-Emergency Phone Number) when observing infractions of the Lake County Nuisance ordinance.
  2. Please be vigilant and inform a Board member of problem issues.
  3. It is preferred that only a Board member make contact with IDNR. Please contact a Board member who has the authority to call.

# PETS

1. 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.

\*\*See specific regulations for hens in Lake County Code of Ordinances, Title XVL Land Usage, Chapter 151: Unified Development Ordinance

1. Restrict unleashed pets to your own property.
2. Leash and clean up after your pet. Dispose of trash in proper containers