

TANNERON BAY TOWNHOMES CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

D. Awnings or Sunroofs

No permanent umbrella, awning, sunroof, canopy, or shutter of any type is permitted without prior Board approval. The approval to leave this apparatus (frame only) up year round, will be noted explicitly on the Alternations & Additions form, if approved, and ONLY applies to this item.

Y. Wooster Lake Area and Ponds

1. Dumping or refuse in any form in or around the lake and/or ponds is not allowed. This includes dumping fish guts and dog feces into the trash container down by the boat dock area.
2. Boaters shall not exceed speeds of fifteen (15) miles per hour or operate their boats in any manner that would jeopardize the safety of others or cause excessive wakes.
3. The use of Wave-Runners or Jet-Skis is expressly prohibited.
4. Parents are requested to caution their children to observe and obey the rules and regulations regarding the use of the lake and/or ponds.
5. Children must be supervised and continuously monitored by an adult resident while in the lake and/or ponds areas.
6. The Association assumes no liability for any accidents occurring in or about the lake and/or ponds.
7. Feeding of ducks, geese, and ground feeding of other birds is prohibited. Food attracts mice, possum, raccoon, skunks, squirrels, etc.
8. Rules regarding Boat Launch Access.
 - a) The combination to the boat launch gate is not to be given out to anyone (that includes friends, relatives, etc.). The combination is exclusively for Tanneron Bay Resident Homeowners who own a townhouse in the Tanneron Bay subdivision only. Any Residents deviating from this rule will be subject to a warning letter and fine, and the gate combination code will be changed.
 - b) Combination lock operation, to open the lock, enter the combination and squeeze the shackle inward and the lock will open. To close the lock, squeeze the shackle inward and spin all four number dials to scramble the combination.
 - c) Please promptly re-lock the gate after opening/closing.
 - d) Homeowners, who launch guest boats with guests, must accompany their guests out on the lake, and the Resident/Owner is responsible for opening and closing the launch gate.

- e) Boating season is generally April-November. Piers are typically put in the lake at the end of March or the beginning of April pending weather and current ice conditions, and removed in the beginning of November.
- f) Association rental slips, the Association has four rental slips which from time to time become available for Residents to rent annually at a cost to be determined by the Board per season for boats up to 14' maximum feet in length. All other boat slips are the property of Tanneron Bay Residents who purchased their slips and own them.
- g) Summer season - Boat trailers may be parked inside of the boat house pending available space or on the side of the boat launch road during the summer season.
- h) Inside winter boat storage from time to time becomes available in the boat house and is billed by square foot. Outside winter boat storage, boats on trailers only may be parked over the winter alongside the boat launch road and are billed at a fixed fee. Boat owners utilizing the inside boat storage must provide proof of insurance to Management each season. By storing your boat in the boat storage building, you agree that Tanneron Bay, its Board of Directors and/or Management are not liable to you or any other party should anything happen to your boat.
- i) After rain & storm events, boat owners are required to bail the water out of their boats to reduce unwanted mosquito and insect breeding, and help avoid West Nile Virus.
- j) Fishing on Wooster Lake, you are required to carry a current Illinois Fishing License. The IDNR frequently visits Wooster Lake and perform checks for fishing licenses during both the summer and ice fishing seasons.
- k) Boats/water craft are required to have current Illinois boat registration numbers & stickers displayed on boats.
- l) Boats/pontoon boats/water craft not to exceed twenty feet (20') in length, unless pre-authorized by the Board of Directors, are to be tied up to Tanneron Bay Piers only; boats are not allowed to be left on the shoreline.

NOTE: Total length is determined by the boat/marine craft manufacturer's specifications for each model craft, which does not include the craft rear motor deck and outboard motor, only length of the actual model craft specified by the manufacturer determines true length.

- m) Canoes/kayaks/small boats/sail boats are to be placed on top of storage rack during the summer season.
- n) Power and lighting is provided at the boat docks for charging boat batteries and evening boating.
- o) All boat slips are governed by the Board and Boat Dock Committee. Executed documentation must be provided to the Board, Management and Boat Dock Committee on any change of owners or slip/rental of slips.

VI. VEHICLE REGULATIONS AND ENFORCEMENT

A. Vehicle Regulations

1. Parking of vehicles is prohibited on the private streets, in cul-de-sacs, or at the end of cul-de-sacs.
2. Parking is not permitted on the Grant Township public streets (Vista Court and Lakeside Drive) between the posted hours of 2:00 am - 6:00 am unless prior approval is obtained from Grant Township. Violations enforced by Lake County Sheriff's Department (847-549-5200).
3. Vehicles may not be parked, maintained, or stored so as to obstruct passage of other vehicles on the Property. All Vehicles shall be parked on the dedicated public streets, unless otherwise posted, or in the Unit's driveway. No parking is permitted on the common driveways.
4. All vehicles are restricted to paved surfaces. There shall be no parking or routes of passage across any other portions of the property, including all lawn areas, walking trails, and sidewalks. Vehicles shall not be parked, maintained, or stored in a manner which interferes with ingress to or egress from a driveway or other portion of the property.
5. Only Permitted Vehicles shall be parked at any given time on the property. Exception to this will be the parking of a boat & trailer in a driveway for a maximum of three (3) days. Should you require additional time, contact Management for direction. Parking shall not obstruct any sidewalks or the entrance to or exit from any Unit. Recreational Vehicles must be stored in enclosed garage areas and shall not be permitted in open areas. Any exceptions require prior Board approval.
6. Permitted Vehicles shall not be parked, maintained, or stored on a driveway or on any other reserved parking for the exclusive use of one Owner without the express permission of the Owner or Resident having the right to exclusive use, possession, and control of that area.

7. Parking, maintenance, or storage of Non-permitted Vehicles on any portion of the property is expressly prohibited. However, commercial vehicles may park in permitted areas when used for their normal commercial purposes, so long as such parking is only for the period of time necessary to provide the commercial services requested by a Resident or the Association.
8. The Board, in its sole discretion may allow parking, maintenance, or storage of other type vehicles by Residents or guests in these areas under such terms and conditions the Board determines. Any such permission shall be in writing, signed by the Board or its duly authorized agents and addressed to the Resident requesting it.
9. Overnight parking in the guest parking spots located behind the Pump House by homeowners is not allowed unless Board approval is received in advance.