

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WOOSTER LAKE IMPROVEMENT ASSOCIATION



Image# 041132860061 Type: DEC
Recorded: 03/02/2007 at 12:40:33 PM
Receipt#: 2007-00009968
Total Amt: \$98.00 Page 1 of 81
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File **6145674**

For Use By Recorder's Office Only

This document prepared by and after
recording to be returned to:

Jordan I. Shifrin
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 -- 847/537-0500

391920

61
61

- 3.01a. No boat can be stored either in the lake or the shoreline unless owned by an Owner. All Owners engaged in boating must first register their boat with the Association prior to launch. Owners shall provide proof of registration with the State of Illinois and contact information such as name, address and phone numbers. Otherwise the Member can be subject to a \$5.00 fine.
- 3.01b. Boats may be docked at piers only with dock Owner's permission.
- 3.01c. Sail boats, canoes, paddleboats and other non-mechanically powered watercraft are expressly permitted.
- 3.01d. A "no wake" speed is enforced at all times.
- 3.01e. All boats or any watercraft owned by an Owner to be used on Wooster Lake shall be registered with the Association along with proof of ownership and State of Illinois Registration.
- 3.01f. All non-motorized watercraft shall have the right-of-way at all times.
- 3.01g. Any boat with a motor which exceeds five (5) horsepower 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.

3.02. WOOSTER LAKE WATER LEVEL: Monitoring of the lake level commenced in the spring of 1995 by putting in depth indicators at the EPA Lake Monitoring sites. The spillway constructed in November of 1973 was built by Grant Township. No Owner shall tamper with the spillway to effectively influence the water level of Wooster Lake.

3.03 SWIMMING: Swimming is permitted anywhere in the lake except for designated restricted areas.

3.04 CROSS COUNTRY SKIING: Cross-country skiing is permitted on the lake. Owners must enter and exit from their own property or gain permission for such use from the property owner affected.

3.05 SNOWMOBILING/MOTORCYCLING/ATV USE: Snowmobiling/motorcycles/or use of an All Terrain Vehicle (ATV) is permitted on Wooster Lake by Owners only. Access to and from the lake shall only be through an Owner's property or Association Property unless permission is given to enter or exit in another subdivision or Owner's property. Snowmobiles/motorcycles/ATV operation after sunset must have approved running lights.

3.06. PIERS/DOCKS: The Association may build a dock or docks in the Common Area for the use of the Members only. Docks should be temporary and easily put in and removed seasonally.

3.07. FISHING: Fishing is permitted on Wooster Lake to all Owners who legally have lake rights and their guests. All current State of Illinois Department of Conservation regulations are to be complied with according to the Declaration and Bylaws of the Indian Mound Subdivision. The following rules shall be obeyed:

3.07a. Fishing is permitted from a boat, the Common Area shoreline or on a dock owned by the Association.

3.07b. No fishing is permitted in marked swimming areas.

3.07c. Any ice fishing shelters used must not be left unattended and must be removed from the ice when leaving. No shelter may be left overnight.

3.07d. It is the obligation of the fisherman to maintain a clean area and make certain all cans, glass, bait containers and any other garbage is removed from the lake/ice when leaving.

3.07e. The practice of catch and release is encouraged for those species that are deemed low in density/abundance. Any variance of DNR limits will be posted at lake access points and reassessed by this association periodically.

ARTICLE FOUR

CERTAIN USES PROHIBITED

4.01 The following uses and activities are hereby expressly prohibited on Wooster Lake at all times:

4.01a. The use of wave runners, jet skis, or personal motorized sport craft. Any water skiing, tubing, or other activity in which a skier or device is pulled by a boat.

4.01b. No trapping of animals; No hunting of animals or waterfowl is permitted.

4.01c. No resident may use any means or device to attract or harbor waterfowl to Wooster Lake; No use of Mechanical devices that prevent the lake from natural freezing are prohibited.