

PROPERTY OWNERS' RIGHTS AND OBLIGATIONS

You have chosen to become a property owner at New Landing for the Delta Queen for a variety of reasons. Not the least of which, is to enjoy the surrounding and the amenities offered. Your enjoyment of the area, as well as that of your family and friends, depends on *each of us* using the facilities safely and with common sense.

Your rights and obligations are detailed in the Declaration of Covenants and By-laws. It is your responsibility to read, understand, and comply with them. If you need clarification, feel free to call on your Board of Directors for assistance.

ENFORCEMENT OF RULES and REGULATIONS

1. If you are cited for a violation, you will be sent a written notice postmarked within **ten (10) days** specifying the time, place and details of the violation, and designating any fine or other penalty which has been imposed. Unless within **fifteen (15)** days after the date on any such notice you **submit** to the New Landing Property Association President a **WRITTEN protest and/or a request for a hearing before the Citation Review Board**, the fine penalty so imposed will be deemed **incontestable**. Any fine so levied and not protested, or which is made final by the Citation Review Board after protest and/or hearing, will be payable within 30 days after it becomes incontestable or final; and will become a part of the assessments against your lot if it is not paid.
2. Although the entire Development is privately owned property, remember that State Police, Sheriff's Police and Conservation Officers have the power to enter and to make arrests for **criminal** trespass, disorderly conduct and infractions, which constitute legal misdemeanors or felonies.
3. In a spirit of friendly cooperation and without vindictiveness you are politely urged to remind any other member or guest of the Rules and Regulations when you see them committing some violation.
4. Property Owners are always welcome to give input as to the effectiveness of the above rules and procedures governing the day-to-day activities.
5. The Rules and Regulations are subject to change by direction of the Board of Directors.

16 Feb 96

RULES AND REGULATIONS

A set of rules and regulations affecting all members, associate members and their guests has been adopted by the Board of Directors, a copy of which is included in your welcome packet. Additional copies may be obtained by writing the Board of Directors, or can be viewed at www.newlanding.com

Some rules and regulations are referred to in other parts of the covenants and by-laws. This summary will help provide a ready reference to all rules currently in force.

In addition, a series of fines and penalties is listed so everyone is aware of enforcement provisions.

RULES AND REGULATIONS

1. There will be a maximum speed limit of 20 MPH, unless otherwise posted, for all vehicles including, but not restricted to, cars, trucks, snowmobiles, mini-bikes, motorcycles, ATV vehicles, golf carts, etc. All stop signs shall be observed.
2. Owners and guests shall have control of pets and shall not allow them to roam. Pets are not allowed on the beaches. (Owners are to clean up after dogs).
3. Owners and guests shall not trespass on other owner's lands to gain access to the lake or other common facilities. Ownership of all lake front property extends to the water line.
4. There are designated areas for shore fishing and boating access as approved by the RCD. Owners and guests shall not allow their children to swim unsupervised. No one may swim except at designated beach areas.
5. Owners and guests shall not pollute the lake, grounds, or common facilities with debris of any kind. Keep the facilities clean and put all debris in the trashcans provided.
6. No motors shall be used on the lake other than those powered by electricity. Only electric powered motors are allowed on the lake.
7. There shall be no bottle fishing or unattended setlines in the lake.
8. A state license is required to fish in the lake. All water vehicles of any kind must be registered by the state and shall have a current RCD decal.
9. No noxious or offensive activity shall be carried out upon any lot, beach, or park, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. At no time, except during building construction, shall any power mowers, tools or other noisy machines be operated out of doors before 9:00 A.M. or after 9:00 P.M. Loud music from any source is also prohibited after 9:00 P.M. and before 9:00 A.M.
10. Snowmobiling shall be allowed on the road right-of-ways and in other designated areas. Snowmobiling on the lake must be done giving the right-of-way to any person on foot, sled, skates or any other non-motorized device. Snowmobiling across a lot you do not own is trespassing
11. No hunting or trapping shall be allowed except through special permission from the NLPOA or RCD. Any discharge of firearms is prohibited.
12. The height of weeds shall not exceed 6 inches.
13. Any motorized vehicle operating in the subdivision must be equipped with a proper muffler.
14. Current decals must be displayed on the vehicles lower left windshield.
15. Fuel storage tanks must be buried below ground or concealed with fencing or shrubbery in a manner approved by the ECC.

16. No tree over three (3) inches in diameter may be removed from any lot in the development without first having attained the written consent thereto of the ECC, except as provided in paragraph 2G(iv) of the Covenants.
17. At no time shall branches, tree stumps, excess fill or other construction material be deposited on other lots. All material must be disposed of in a generally accepted manner.
18. There shall be no unlicensed or abandoned vehicles left on any lot in the subdivision. Vehicles will be towed at the owner's expense and the owner fined.
19. Children 12 or under are not allowed to drive golf carts, snowmobiles or ATVs unless accompanied by an adult.
20. Holiday decorations must be removed no later than 40 days after any given holiday.
21. Signs: real estate for sale signs allowed only on properties with dwellings. Political signs allowed 30 days prior to an election, must be removed no more than 10 days after election.

22. New Landing POA Registration of Non-Licensed Motor Vehicles

Effective October 1, 2003 all vehicles not licensed by the state of Illinois or any other state for transportation on public roads, including, but not limited to: go-carts, golf-carts, snow mobiles, four wheelers, three wheelers or any vehicle that is considered an ATV, must be registered with the New Landing Property Owners Association. All vehicles will be issued a New Landing Property Owners Association identification flag. The flag must be displayed at all times while operating within the property owner's association.

A Waiver of Liability must be signed at time of registration. By refusal to sign, property Owners will not be allowed to operate non-licensed vehicles on association property. Proof of liability insurance for such vehicles must be presented at time of registration. A current copy of liability insurance must accompany annual payment of dues and assessments for future annual registration.

A series of fines has been established and will be applied appropriately:

1. Driving in an unsafe manner
 1. Warning, 2. \$25.00 per occurrence
2. Failure to stop at a stop sign
 1. Warning 2. \$25.00 per occurrence
3. Snowmobiles in non-designated areas
 1. Warning 2. \$25.00 per occurrence
4. Display current decals
 1. Warning 2. \$25.00 per month until in compliance
5. Conceal fuel storage tanks
 1. Warning 2. \$25.00 per month until in compliance

6. Cutting trees over 3 inches in diameter.
Each infraction \$10.00 per inch of diameter
7. Abandoned vehicles
 1. Warning
 2. \$25.00 per month until in compliance.
8. Unleashed animals (pets) not on owner's property.
 1. Warning
 2. \$25.00 per occurrence
9. Holiday decorations not removed 40 days after holiday.
 1. Warning @ 30 days
 2. Fine @ 40 days- \$25.00 per month until in compliance.

All non-licensed vehicles must follow the rules, regulations and safe driving practices for passenger vehicles established by the State of Illinois and as posted on the New Landing Rules And Regulations.

Failure to follow such rules or regulations will result in the following:

1. Failure to register such vehicles will result in a \$25.00 fine
2. First offense: verbal and written warning
3. Second offense, \$25.00 fine
4. Third offense, \$25.00 fine and operator will not be allowed to operate registered vehicle nor operate any other non-licensed registered vehicle on property association roads for six (6) months from date of offence.

Member may take all fees and penalties to Board of Directors for review. The Boards decision will be final.

Revised September 2004