

## **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. The Rules and Regulations are subject to change by direction of the Board of Directors.

## **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 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 Board, the fine or penalty so imposed will be deemed incontestable. Any fine or penalty so levied and not protested, or which is made final by the Board after protest and/or hearing, will be payable within thirty (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, 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 urged to politely remind any other member or guest of the Rules and Regulations when you see them committing a violation.
4. The Rules and Regulations are subject to change by direction of the Board of Directors.

## **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, or can be viewed at [www.newlanding.org](http://www.newlanding.org).

Some Rules and Regulations are referred to in other parts of the Covenants and By-Laws.

In addition, the establishment of fines is listed so everyone is aware of enforcement provisions.

## VEHICLES

GENERAL (BOTH FOR LICENSED AND NON-LICENSED VEHICLES):

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, ATVs, golf carts, etc. All stop signs shall be observed.
2. Any motorized vehicle operating in the subdivision must be equipped with a proper muffler.
3. Current decals must be displayed on the lower left windshield of each vehicle, or on the lot owner's person.
4. Entering a lot you do not own is considered trespassing.

LICENSED VEHICLES:

1. There shall be no unlicensed or abandoned vehicles left on any lot in the subdivision. Vehicles that are unlicensed or abandoned may be towed at the owner's expense and could result in a fine to the owner.

NON-LICENSED VEHICLES (GOLF CARTS, SNOWMOBILES, ATVs, MOTORIZED CARTS OR MINI-BIKES):

1. Children under the age of 16 are not allowed to drive any motorized vehicles as such, but not limited to, golf carts, snowmobiles, ATVs, motorized carts or mini-bikes.
2. All vehicles not licensed by the state of Illinois or any other state for transportation on public roads, including, but not limited to golf carts, snowmobiles, ATVs, motorized carts or mini-bikes must be registered with the New Landing Property Owners Association. Each year upon presentation by owner of proof of liability insurance for the amount of \$300,000, such vehicles will be issued a New Landing Property Owners Association decal. A flag will also be issued if the owner did not previously have a flag. The flag and the decal must be displayed at all times while operating within the property owners' association.
3. Snowmobiling shall be allowed on the road right-of-ways, property owned by the snowmobiler and RCD designated areas.

## PROPERTY MAINTENANCE

1. At no time shall branches, tree stumps, excess fill or other material be deposited on other lots. All material must be disposed of in a generally accepted manner (see ECC rules).
2. Holiday decorations must be removed no later than forty (40) days after any given holiday.
3. Real estate for sale signs are only allowed on properties with a dwelling.
4. Political signs are allowed for thirty (30) days prior to an election, but must be removed no later than ten (10) days after an election.

### **PETS**

1. Owners and guests shall have control of their pets and shall not allow them to roam.
2. Owners are required to clean up after their pets.

### **GENERAL PROHIBITIONS**

1. Owners and guests shall not trespass on other owner's land to gain access to the lake or other common facilities. Ownership of lake front property extends to the water line.
2. Owners and guests shall not pollute the lake, grounds, or common facilities with debris of any kind. Keep all facilities clean and put all debris in the trash cans provided.
3. No noxious or offensive activity shall be carried out upon any lot or park, or shall anything be done thereon which may be, or may become, an annoyance 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 p.m. Loud music from any source is also prohibited after 9 p.m. and before 9 a.m.
4. No hunting or trapping shall be allowed.
5. Any discharge of firearms is prohibited.

### **ESTABLISHED FINES**

1. Driving in an unsafe manner, speeding or improper muffler (licensed and non-licensed vehicles)
  1. Warning
  2. \$25.00 per occurrence
2. Failure to stop at a stop sign (licensed and non-licensed vehicles)
  1. Warning
  2. \$25.00 per occurrence
3. Child(ren) driving under the age of 16
  1. Warning
  2. \$25.00 per occurrence

4. Non-licensed vehicles in non-designated area
  1. Warning
  2. \$25.00 per occurrence
5. Not displaying current decal and/or flag (licensed and non-licensed vehicles)
  1. Warning
  2. \$25.00
  3. \$50.00
6. Failure to register licensed or non-licensed vehicle
  1. Warning
  2. \$25.00 per month until in compliance
7. Abandoned/unlicensed vehicles
  1. Warning
  2. \$25.00 per month until in compliance
8. Trespassing on a lot not owned by the vehicle operator
  1. Warning
  2. \$25.00 per occurrence
10. Unleashed pets not on owner's property
  1. Warning
  2. \$25.00 per occurrence
11. Holiday decorations not removed forty (40) days after holiday
  1. Warning (30 days to comply)
  2. \$25.00 per month until in compliance
12. Improper sign posting
  1. Warning
  2. \$25.00 per occurrence
13. Cutting down trees over 3 inches in diameter without ECC approval

Each infraction \$10.00 per inch of stump diameter
14. Improper disposal of branches, tree stumps, excess fill or other material

\$100.00 per occurrence
15. Littering on common facilities/grounds or another owner's lot

\$25.00 per occurrence
16. Fuel storage tank not concealed
  1. Warning
  2. \$25.00 per month until in compliance
17. Hunting or trapping/discharging a firearm

\$25.00 per occurrence

Revised June 2007