

## LEPOA

### Per Article VII of the By-Laws of the Board added the following Rules and Regulations

1. Nothing over 5 tons will be allowed on Lakewood Estates roads between December 1 thru March 31 without special permission from the LEPOA Board.
2. (Dumpster) No electronics, oil, paint, or plumbing fixtures are allowed in the dumpsters. The dumpsters are to be used for everyday garbage only. All boxes must be broken down, so they do not take up so much space.
3. \* Recreational vehicles, or vehicles, mobile homes, trailers, basements of uncompleted building, tents, shacks, garages, barns, or temporary structures shall not be used for camping, shelter, housing, or overnight stays/accommodations on any vacant lot, except during construction for a total of 10 months maximum, upon permission from the LEPOA BOARD.
4. The owner of vacant land can only have one shed installed on his or her property, no matter how many pieces of land they own. The shed cannot be installed on a concrete slab. Pursuant to the covenant, the owner still must have the shed approved before it is installed. If the shed is installed without approval, the LEPOA Board can ask for it to be removed.
5. Any (type) of sewage treatment system on Lakewood Estates property must be checked every odd numbered year (e.g., 2023, 2025, 2027) by a licensed installer. The treasurer or the secretary must receive the receipt on the inspector's company letterhead showing that everything is in working order by October 31 of every odd year or it will be considered late. If the paperwork is not received by October 31, a \$100.00 fine will be sent to the owner. If this is not paid within the 30 days, a \$50.00 fine will be added every month until the LEPOA Board receives the paperwork.
6. The Covenant requires no septic system be placed on the property except when there is a home (SPECIFICALLY NO SEPTICS ARE ALLOWED ON VACANT LAND). If a septic system is installed without LEPOA approval, the landowner will be required to remove the septic system within 14 days. If it is not removed, a \$100.00 fine will be sent and if not paid within 30 days, an additional \$50.00 per month will be added until it is removed.
7. Skiing on Wednesday and Saturday along with Labor Day, 4th of July and Memorial Day, with the same lake rules and hours as the Covenants state (11 a.m. – 6 p.m.)  
This would be 2 days per week (along with Sunday which is already in place) plus holidays.
  1. <sup>1</sup>Beaver Lake will also have Sunday and Wednesday for small wakes.
  2. <sup>1</sup>Beaver Lake will also have the three holidays (Memorial Day, Fourth of July and Labor Day) for small wakes.
  3. The Board will assess wake size based on video sent via email multiple times, the last email of wake size being sent on 7/23/2024 for reference.
8. Bar Lake: Fast boating will be from Memorial Day until the last weekend of September. The fast-boating rules and hours will stay the same as indicated in the Covenants, but will now be allowed on Wednesday, Saturday, Sunday and the three holidays until the end of September that are noted above. (Number 8 was revised on 4/30/2022 by board vote).
9. Sound ordinance violations, in accordance with the State of Illinois sound ordinance: SEL 415 ILCS 5/24 and Lakewood Covenants: section IX

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<sup>1</sup> Added by vote on August 15, 2024



1. No loud, noxious or offensive activities shall be allowed on any part, private or common ground, of Lakewood Estates.
2. Noise of any kind shall not be transmitted to adjoining properties. Sunday thru Thursday quiet time is 10 PM to 8 AM. Friday and Saturday, or the three-day holiday weekends is from 11 PM until 8AM.
3. If the board receives a confirmed complaint the fine is \$100 for each hour during quiet time.<sup>1</sup>
10. Rental of properties or homes is not allowed under any circumstances.<sup>2</sup>
11. Storage containers of any kind will not be allowed on any Lakewood Estates Property, vacant or with a home. The only exception is for 12 months during the building process. The board will determine if the exterior of the home is completed enough for the container to not be needed and will need to be removed. If the container is not kept nice during construction, the board has the power to have the container removed at the owner's expense.<sup>2</sup>
12. Building guidelines: An attached garage cannot be included in square footage of building plans of a home, unless the garage door is removed, and the area is completely closed in as a living area permanently.<sup>2</sup>
13. Vacant property sheds cannot be more than 120 square feet, shed height cannot exceed 12 feet to the ridge, wood floor only.<sup>3</sup>
14. Approval of construction plans by the Board grants the Board the right to inspect the property during construction for compliance with the approved plans. Such approval does not constitute an inspection or warranty of workmanship, materials, or construction quality. The Board assumes no responsibility or liability for the quality of construction or for compliance with applicable building codes. All responsibility for construction quality, safety, and code compliance remains solely with the property owner and their contractors.<sup>4</sup>

\*\*\* Solar Panels require Board Approval. Please see solar panel guidelines on the LEPOA website.

Notes: Rev 5: 12/16/25 (effective 1/15/2026) Rev 4: 5/22/25 (effective 6/21/25) Previous Rev: 4/17/25 (effective 5/17/25) Rev: 8/15/24; Rev: 4/30/22

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<sup>2</sup> Added by vote on April 17, 2025

<sup>3</sup> Added by vote on May 22, 2025.

<sup>4</sup> Added by vote on November 20, 2025, communicated 12/16/2025 – effective 1/15/2026