

# CAMBRIDGE LAKES COMMUNITY ASSOCIATION AND COMMUNITY CENTER

## RULES & REGULATIONS

Cambridge Lakes Community Center  
1125 Wester Blvd  
Pingree Grove, Il. 60140  
Phone: 847.464.1515  
Fax: 847.464.1512  
Website: [www.mycambridgelakes.com](http://www.mycambridgelakes.com)

Cambridge Lakes Community Center Hours of Operation:  
Monday-Friday 5:00am-10:00pm  
Saturday & Sunday 7:00am-10:00pm

On-Site Managers:  
Ashley Ebenhoch: [Aebenhoch@fosterpremier.com](mailto:Aebenhoch@fosterpremier.com)  
Kathleen Sarullo: [Ksarullo@fosterpremier.com](mailto:Ksarullo@fosterpremier.com)

On-Site Property Management Hours:  
Monday-Friday 9:00am-5:00pm

Effective as of December 2010

## Community Center Rules and Regulations

Cambridge Lakes facilities shall not be used by any group, club or association without the permission of the Property Manager.

Cambridge Lakes Association, DRH Cambridge Homes, Foster Premier, Property Manager, and staff are not responsible for lost or stolen property.

All persons using the Community Center are expected to be properly attired at all times. Persons using the Community Center must wear shirt and shoes.

Residents using the Community Center will be required to sign a waiver and release form, produce proof of age and residency, and must be in good standing with the association in order to gain access. Community Center issued Photo I.D. along with proximity cards are required for entry.

Each household is allowed four guests per day for use of the community center and/or pool. All guests are the responsibility of the accompanying resident. No person under the age of 16 will be admitted into the Cambridge Lakes Community Center, unless accompanied by an Adult Resident/Parent/Guardian 18 years or older.

No wagering, gambling or lotteries are to be conducted in the Cambridge Lakes Community Center, or community area, except as allowed by law, and with the permission of the Property Manager. Raffles are permitted for approved homeowner associations for operating benefit of their treasuries.

Alcohol is not allowed at the Cambridge Lakes Community Center except with the written permission of the Property Manager. That written permission should be in the possession of the resident responsible for the function the alcohol will be available for. A licensed caterer must provide the alcohol for any function which will have a non-resident guest(s) and a certificate of insurance provided to the Property Manager (see the rental agreement).

No advertising, leaflets, papers, signs, or other written matter are to be distributed or displayed in, or on any Cambridge Lakes property.

Homeowners/Residents are not allowed to use their membership in the Cambridge Lakes Homeowners Association to profit personally in any way. This applies to private/family owned businesses, clubs, or

associations they may belong to for which they may receive ANY TYPE of payment, gift or reimbursement.

The resident telephone and e-mail directory is private information. This list shall not be used by homeowners/residents as a mailing list for business or private ventures, or given to anyone outside of Cambridge Lakes to use as a mailing list.

The number of occupants at The Cambridge Lakes Community Center may be limited as determined by the Property Manager and/or local ordinance, which ever is more restrictive.

DRH, Inc., shall be eligible for facility use, for so long as it is a paying member of the Cambridge Lakes Community, but shall first schedule such use with the Property Manager.

Cars at the Cambridge Lakes Community Center shall be parked only in designated parking areas. Any car illegally parked will be towed away at the owner's expense, without recourse. The use of the handicapped parking is strictly enforced.

No pets or animals shall be brought into any Cambridge Lakes facility with the exception of those who require said animal for health/safety (Seeing Eye Dogs).

These General Rules and Regulations and any Special Rules and Regulations may be amended from time to time by the Cambridge Lakes Homeowner Association Board of Directors.

### **Guests**

All guests must be accompanied by a resident 18 years of age or older.

Residents must accompany their guests using the facilities at all times, and are potentially responsible for the conduct of their guests. Residents shall inform their guests of all rules and regulations, and are responsible for obtaining signed Waiver of Liability forms from their guests. Guests may be asked to use only certain areas or facilities assigned by the Property Manager.

A limit of four (4) guests per household are entitled to the Cambridge Lakes facilities at any one time. Residents may be allowed to bring

additional guests on an occasional basis with the advance written permission of the Property Manager.

The Board of Directors reserves the right to discontinue guest privileges or limit them further. The Board also reserves the right to change guest fees if it deems appropriate. Repeated failure by a guest to adhere to all of the General, and Special Rules and Regulations herein shall result in loss of the guest privileges.

### **Classrooms/Room Rentals**

The Property Manager will assign room usage.

Room must be left in the condition in which it was received.

Report all broken equipment to the Property Manager. Persons causing damage, due to negligence, shall be responsible for the cost or replacement.

Residents renting The Cambridge Lakes Community Center for private functions must be a resident.

*Room rental agreements are available at the Community Center Office.*

### **HOA Meeting Dates**

HOA meetings are to be held in January, March, May, July, September and November on the third Tuesday at 6:30pm in the gathering lounge at the Community Center.

*Dates and times are subject to change at the Board of Directors discretion if necessary.*

### **Community Assessments**

Payment of assessments is a mandatory obligation of each dwelling unit, including but not limited to; community, town home or condo associations.

Loss of Community Center Privileges: Any resident with an account that is 30 or more days past due will lose access to the community center and all activities and rentals there within.

Reactivation Fee: A reactivation fee equal to one month of assessments will be charged to regain access to the Community Center. All reactivation payments must be paid by cash or check at the community center during normal business hours. Once the fee has been paid, a

three-week wait period is in effect to regain access to the Community Center.

Late Fees: A \$ 15.00 late fee will be applied to any account with an unpaid balance should dues not be paid on or before the due date. Late fees will be applied on the 15<sup>th</sup> of the month every month. **Failure to receive bill does not excuse late fee.**

Acceleration Clause: Should a member have two late payments in a year the Board shall have the right to accelerate the assessment payment and require the entire year of assessments be due and payable immediately.

Auto-Withdrawal is available.

### **Architectural Applications:**

Architectural Applications are required for all architectural improvements, including but not limited to; storm door installation, fence and patio installation, satellite dish installation, driveway extension, etc.

Architectural applications will not be considered unless the applicant is in good standing with the homeowners association.

The following are common architectural improvement specifications this list is not all-inclusive; please check the declaration for detailed information. .

- Storm Doors must be full view and match the trim of the home.
- For fence installation information, please see the pre-approved fence location plan located in the declaration or in the property manager's office. All wooden fences are to be natural/clear stain only.
- Sheds are to be no more than 10 square feet, must be located in the rear of or adjacent to the home and must match the appearance and color of the home.
- The Board of Directors request that all satellite dishes are placed out of sight from the front of the home and are no more than 24 inches in diameter.

The Board of Directors must approve all improvements. The Board has 30 days to review and approve all applications. Applications must be submitted to the community center office and will be forwarded for Board approval. Once a written approval has been received, the village of

Pingree Grove will issue a permit and ensure that all improvements fall within village ordinances.

### **Pets**

Owners must clean up after their pets.

Any pets creating a nuisance or unreasonable disturbance shall be permanently removed from the premises upon three days written notice from the Board to the owner of a home containing such a pet.

### **Unsightly Uses**

No clothes, sheets, blankets, towels, laundry of any kind or other articles shall be hung out on any portion of a home. All homes shall be kept free of rubbish, debris and other unsightly materials.

Garbage receptacles are to be kept inside the garage of each dwelling unit.

### **Parking**

No commercial vehicle, recreational vehicle, snow mobile, motorcycle, or other motorized vehicle and no boat, trailer, hitch or other similar personal property shall at any time be stored on any portion of the premises other than in a garage.

Commercial vehicle, recreational vehicles, snowmobiles, boats, trailers or other similar vehicles may not be parked for more than twenty-four (24) hours at a time on the driveway of the premises.

Overnight parking on the streets of Cambridge Lakes is prohibited under the applicable municipal ordinance.

Overnight parking for boats and recreational vehicles are limited to parking in the Cambridge Lakes Community Center parking lot with prior written permission. Parking is limited to two (2) consecutive days.

**\* The above rules and regulations are those most commonly violated. Please see the Community Declaration for a complete list of community bylaws.**

## **CAMBRIDGE LAKES HOMEOWNERS ASSOCIATION POOL RULES AND REGULATIONS**

The following rules are for the protection and benefit of all to insure safety and a sanitary operation of the pool facilities. Your cooperation in complying with these conditions will afford pleasant relaxation and recreation for all. Parents are requested to caution their children to observe and obey all of the rules.

### **The pool is open from Memorial Day to Labor Day**

The pool is open seven days a week

10:00 A.M. to 8:00 P.M. – All Ages

8:00 P.M. to 9:00 P.M. – Adult Swim

\*\*\*Abbreviated hours may be in affect at certain times of the season\*\*\*

1. All residents must show their Cambridge Lakes I.D.'s to the staff attendant upon signing in. All guests must register with the staff attendant. Each homeowner may have a maximum of 4 guests per day, due to allowable pool capacity and pool

attendant's discretion. All residents and their guests must obey the pool attendant's instructions. Guests of residents may use the pool only when accompanied by a resident owner.

2. Children, under 16 years of age, must be accompanied by an adult at all times.
3. Diving is not allowed.
4. No running, pushing, rough play or profane language will be tolerated. Spitting, spouting water, blowing the nose or otherwise introducing contaminants into the pool are not permitted. Swimmers who behave inappropriately will be asked to leave by the staff attendant.
5. No alcohol, glass containers or breakable objects are permitted in the pool area. Food is permitted only in the designated area. Liquid refreshments are allowed in the pool area, provided they are in unbreakable containers.
6. No pets are allowed in the pool area.
7. Showers are required before swimming. Bathers who leave the pool area, for any reason, are required to shower before returning to the pool.
8. Proper swim attire is required. Cut offs and thong suits are not permitted in the pool. Street shoes must be removed before entering the pool area.
9. Children who are unable to swim must wear a life jacket.

**CAMBRIDGE LAKES HOMEOWNERS ASSOCIATION**  
**POOL RULES AND REGULATIONS (continued)**

10. Pool toys, kick boards, and inflatable rafts, and "noodles" are only permitted at the discretion of the pool attendant based on pool occupancy.
11. Lockers are available. All items must be removed daily. Locks that are not removed at the end of the day will be cut off.
12. Children, not yet toilet trained, must wear swim diapers and plastic protective pants at all times when in the pool area.
13. All trash must be put in containers provided in designated areas.
14. Any person(s) found to be in the pool area before or after pool hours will lose their pool and community center privileges, and the police will be called for trespassing.
15. Only battery-operated radios, equipped with earphones, are permitted by pool users.
16. Persons having any skin disease, sore or inflamed eyes, cold, nasal or ear discharge, open sores or bandages or any communicable disease cannot be admitted.
17. Persons using suntan preparations that leave a greasy or oily substance on their skin must take a shower and remove the substances before entering the pool.

18. Chairs and chaise lounges must be covered before use.
19. The pool will close when the air temperature is below 70 degrees and/or with inclement weather, or if a serious chemical imbalance occurs in the water.
20. During adult swim, no children or babies will be allowed in the pool.
21. One adult lap lane will be roped off at all times, no children or babies are allowed in this lane.
22. All persons using the pool must be dry before entering the community center.
23. Pool parties are not allowed.
24. Tricycles, bicycles and baby carriages are not allowed in the pool area.

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*All persons using the pool do so at their own risk. The Cambridge Lakes Homeowners Association, DRH Cambridge Homes, Inc., and Foster Premier, Inc., assumes no responsibility for any accident or injury in connection with such use, or for any loss or damage to personal property. Persons using the pool agree not to hold the Cambridge Lakes Homeowners Association and/or DRH Cambridge Homes, Inc., and Foster Premier, Inc., liable for any accidents, of any nature, occurring within the pool area. Residents will be responsible for the actions of their children and guests.*

*The Cambridge Lakes Homeowners Association Board of Directors may amend these Rules and Regulations from time to time.*

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