

GENERAL RULES

All Violations for this Article are Class 1, 2, 3, 4, amount determined by Board of Directors (Effective 01/01/2023)

RULES

1. All Lake Thunderbird roads are patrolled by the Putnam and Bureau County Sheriff's Department. Unless otherwise posted, all roads within the development are posted 35 miles per hour except 20 miles per hour near the south beach and clubhouse.
2. Only properly licensed vehicles are allowed on any common property within the Development (Effective 01/01/2026)
3. Vehicles must not drive on or park on any common property grass unless directed to do so by LTA personnel. (Effective 01/01/2026)
4. Even though the Association is private property, all laws of the land apply within the confines of Lake Thunderbird. Members and guests are not immune from prosecution by law enforcement authorities for crimes or misdemeanors committed within Lake Thunderbird properties. (Effective 01/01/2023)
5. Dumping of garbage or other material on common property or in the campground and maintenance dumpsters will result in a violation. (Effective 01/01/2021)
6. No leaves or grass clippings may be blown, raked or otherwise dumped into the lake. (Effective 01/01/2021)
7. Dogs on common property must be on a not greater than a 6-foot leash with the leash in the handler's possession. No dogs, other than therapy or service dogs are allowed in the clubhouse, pool area, tennis courts or on the beach, with the leash in the handler's possession. Handler must be always in control of the dog. No dogs are to be allowed to roam free. (Effective 01/01/2024)
8. Those fireworks that are designated by the State of Illinois as illegal are prohibited in the Lake Thunderbird community. Those violating this rule will be subject to a violation. (Effective 1-1908)
9. No horseplay will be allowed in the clubhouse, pool, tennis court, campground, or beach.
10. Use of the clubhouse, pool, tennis court or beach or any other common area or property is limited to members who have paid all fees and violations AND THEIR GUESTS with appropriate wristbands. (Effective 01/01/2026)
11. No hunting or trapping is allowed in the Lake Thunderbird Development except by specific authorization. Discharge of any firearms, pellet and/or BB gun for any reason will result in a citation and violation.
12. Cutting of wood on any property other than the member's own property is strictly prohibited without written permission of the owner. No trees will be cut on Common Property other than dead growth WITHOUT WRITTEN permission from the Lake Office. (Effective 01/01/2023)
13. Unattended open fires of any kind are not permitted, including campfires and are violations with potential fines. A member who has a fire on his/her property must be visible from the road or water watching their fire. A fire cannot be left with no one observing it. (Effective 01/01/2024)
14. No soliciting will be permitted within the Development.
15. No device for the purpose of prohibiting the freezing of the lake will be installed by a property owner.
16. The operation of all-terrain vehicles, snowmobiles, dirt bikes and like vehicles, whether member owned or non-member owned, are prohibited from operating on posted or non-posted common grounds of Lake Thunderbird. Member owned vehicles would be subject to a violation.

Nonmember owned vehicles would be subject to a trespassing violation that will be enforced by county law enforcement officials. Violators will be responsible for any property damage incurred. (Effective 01/01/2021)

17. Vehicles:
 - a. No parking or obstructing any fire hydrant within the entire Lake.
 - b. Should any type of motorized vehicle, operated by any member, fall into the Lake while it is frozen, they will be subject to a violation. Non-member owned vehicles would be subject to a trespassing violation that will be enforced by county law enforcement officials. All violators will be responsible for any property damage, clean-up and any other costs incurred. (Effective 01/01/2021)
18. Jumping and diving off, decks or other structures into the lake is prohibited except lake level docks and designated diving structures. In no case shall an individual be permitted to jump or dive from a structure that is more than 10 ft. above the actual lake level. (Effective 01/01/2023)
19. No obnoxious, offensive, or threatening activities/behavior including any verbal or physical attack by a member and/or their guests towards any staff member, will be tolerated on Common Property or any place within the Development. Nothing may be done on any Lot that is or may become an unreasonable annoyance or nuisance to any LTA Owner.
20. **DESIGNATED QUIET HOURS ARE 11:00 P.M. TO 8:00 A.M.** (Effective 01/01/2021)
21. Curb Appeal: Members of the Association shall keep their property from becoming unsightly, unsanitary, or hazardous. Unsatisfactory items may include, but not be limited to, lawns/lots with weeds greater than 12 inches IN HEIGHT; structures in need of repair; rubbish or building debris; motorized vehicles without current plates or registration; more than three unused vehicles parked at a residence for more than two weeks; storage of unused boats, trailers, campers; building materials; or garbage left at curbside. In the event that a member shall fail to maintain the property in a manner reasonably satisfactory to Association Management, violations will be issued. (12/21/2024) (Effective 1/1/2025)
22. Any damages occasioned by the operator of the drone will be the responsibility of the operator and/or of the Member. No photos of any person are allowed unless written permission of all parties in photos is granted. (Effective 01/01/2023)
23. Burning of trash or any non-organic material is strictly prohibited. Non-compliance will result in a violation for burning of trash. Non-organic burning will result in a violation of \$50 to \$500, determined by LTA Board. (Effective 06/15/2024))
24. All Bee Keeping is to adhere to the rules and regulations as defined in the Illinois Bees and Apiaries Act and registered with the Illinois Department of Agriculture within 10 days of establishment of a colony. A copy of the registration shall be furnished to the LTA office. No Bee Hives shall be located within 30 feet of a shared property line. (Effective 06/15/2024)
25. Vandalism of Common Property will be punished to the maximum extent of these rules, which may include a fine up to \$1000 and a suspension from use of Common Property in addition to the cost of materials and labor for repair of the damage. (Effective 06/15/2024)

GENERAL RULES

PROCEDURES

1. A Consent Agenda may be presented by the president at the beginning of a meeting. Items may be removed from the Consent Agenda at the request of any Board Member. Items not removed may be adopted by general consent without debate. Removed items may be taken up either immediately after the Consent Agenda or placed later on the agenda at the discretion of the Board. (Effective

01/01/2023)

2. A processing fee of \$75.00 per occurrence may be added to a member's account when the office must provide Association documents and/or research for a legal proceeding. (Effective 10-21-17)
3. To ensure members receive second notices of delinquencies, the LTA office will send certified mailings and those member's accounts will be charged a \$75.00 fee to cover the processing and record keeping expenses. (Effective 04-20-19) (Effective 01/01/2026)
4. When owners are selling their property, they are required to notify the LTA office so a "paid assessment letter" can be compiled. This will show the current status of the lot/home account. (Effective 01/01/2023)
5. Owners shall be required to have proper identification such as LTA Membership ID and/or wear wristbands when they are on Common Property. Owners are responsible for providing their guests with temporary wristbands. Children who do not live at the billing address of the member are considered guests and are required to have guest wrist bands to be on common property. If Owners do not have wristbands, they will be asked to show their LTA Membership ID to get a temporary wristband, or leave and return with their LTA Membership ID and/or permanent wristbands. Wristbands are required on all Common Property which includes the Clubhouse area, the marina, the entire lake, Campground, Beach, Picnic area and docks, boat launches, dam area, parks, and nature trails and all pavilions. Effective (01/01/2024)
 - a. Permanent Wristbands are for members and those associate members/individuals who live at the members billing address. As defined in the By-laws, associate members are spouse and children or legal wards of a Member or Honorary Member who have the same principle, (billing), address as the Member or Honorary Member. Documentation will be required of residence. (Effective 01/01/2024)
 - b. Persons not following the wristbands rules will be asked to leave common property. Refusal to leave common property will result in a violation, and the violator will be escorted from Common Property by the County Sheriff. (Effective 01/01/2023)
 - c. LTA Membership ID card must be presented at the office to obtain guest vehicle passes and temporary wristbands.
 - d. Guest passes for use on All Common Property are available to the property owner at the Association office or the pool snack bar during Summer Hours between the hours of 8:00 AM and 4:00 PM, May 1st thru Labor Day. During Winter Hours guest passes may be obtained between the hours of 8:00 AM and 4:00 PM, Tuesday thru Saturday from the office, starting the weekend after Labor Day thru April. Temporary wristbands are available from Security. Guest passes may also be obtained by calling the Lake Thunderbird Office, during normal business hours, using your PIN number located on your LTA Membership ID card. Using this PIN number certifies that your guests have been made aware of the LTA rules and regulations and that you are responsible for their actions while here at the lake. (Effective 01/01/2023)
 - e. If your LTA Membership ID Card is lost or stolen, please notify the Lake Thunderbird Office immediately. A \$25 fee will be charged for replacement LTA Membership ID Cards. (Effective 01/01/2023)
6. Whenever ownership of a lot in the Lake Thunderbird Subdivision, Bureau and Putnam Counties, Illinois, is vested in or controlled by members of more than one family, there will be a fee levied against each additional family owning said lot/lots, not to exceed the total lot ownership fees applied to any individually owned lot, a said fee to be determined a user fee for the Common Properties and to be expended accordingly. (Effective 01/01/2023)