

HIDE-A-WAY LAKES CAMPGROUND

I INTRODUCTION

- A. An amendment to the County Ordinance No. 71-19 originally approved on 11/9/71.

In order to promote the public health, safety, comfort and general welfare of those mostly affected by the Hide-A-Way Campground and the people of Kendall County, the following rules and regulations are made a part of the ordinance granting the special use for the campground. Any changes or amendments will be by a public hearing before the Zoning Board of Appeals and approved by the County Board.

B. Definitions

Camper - Any person or persons occupying a recreational vehicle and/or tent for recreational purposes.

Recreational Vehicle (R.V.) - A portable structure designed as a temporary dwelling for travel, recreation or vacation uses, and to be used without a permanent foundation.

Lot - A parcel of land designated on the official plot plan for the placement of a single R.V. or tent and the exclusive use of its occupants or for the use of 4 picnickers or less.

Fully Improved Lot shall mean with individual sewer, water and electric.

Partially Improved Lot shall mean individual water and electric.

Unimproved Lot shall mean no dedicated individual service. These are designated in a larger area outlined on the official map with the maximum number of lots shown within the bounded area.

Hide-A-Way Lakes Campground and owners (H.L.C.).

Picnickers - Any person or persons using the park for recreational purposes on a daily basis.

II GENERAL REQUIREMENTS

- A. The H.L.C. manager and his family shall be permitted to occupy the single family dwelling and be registered as a resident of H.L.C. on a year round basis. They shall be considered exempt from any rules and regulations that are applicable to campers.
- B. H.L.C. manager shall maintain a register containing the names, make of car and license plate number of all campers and picnickers. Such register shall be available to any authorized person inspecting H.L.C.
- C. No R.V. shall be used as a permanent place of abode, dwelling or business for indefinite periods of time. Continuous occupancy extending beyond four months in any twelve month period shall be presumed to be permanent occupancy.

Hide-A-Way Lakes

- D. Any action toward removal of wheels of a R.V. except for temporary purposes of repair or to attach the trailer to the lot for stabilizing purposes is hereby prohibited.
- E. H.L.C. shall enforce their own rules and regulations and observe a quiet time from 11:00 p.m. to 7:00 a.m. At no time shall loud noises or music exceed the State E.P.A. rules and regulations.
- F. Owner shall adopt and enforce regulations prohibiting camper's and pic-nicker's pets from running at large committing a nuisance or otherwise disturb other campers or residents in Kendall County.

III FLOOD PLAIN - FOX RIVER AND MORGAN CREEK :

The official plot plan shall delineate the flood plain boundaries as designated by Federal and State agencies.

- A. Creek crossing shall be designed and maintained as to not impede the flow of storm water that would cause property damage to R.V.'s or adjoining property owners.
- B. It shall be the responsibility of the owner of H.L.C. to obtain permission, prior to registration, from any owner of a R.V. or other camping equipment to relocate said R.V. or equipment when the owner of H.L.C. has determined a possible flood may cause damage to the R.V. or other camping equipment.

IV PARK SIZE AND CAMPSITES

The January 1981 Kendall County Assessment map shows the gross acreage of H.L.C. to be 150.61. The special use is hereby granted to H.L.C. exclusively, any deletions of any property from H.L.C. shall be considered a reduction in the boundary of the special use and said use shall not be extended or transferred to any other owner(s) than H.L.C. or their heirs or assigns.

- A. The total number of lots is limited to no more than 1,150 and shall be distributed as follows:

- 500 fully improved (sewer, water and electric)
- 400 partially improved (water and electric)
- 250 unimproved

These lots may be eventually automatically upgraded to fully improved lots following that evidence has been shown to the County Board Committee the existing 500 fully improved lots have been brought into compliance with County, State and Federal sewage disposal and water regulations.

- B. A minimum 50 foot setback shall be maintained from the property line abutting a residentially used property not including the boundary of the Fox River. It shall be the responsibility of H.L.C. to provide, as needed, as much screening or fencing necessary to discourage trespassing by campers and visitors on said property line abutting a residentially used property.
- C. Adequate screening and buffering as determined by mutual agreement between H.L.C. and the County Board Committee shall be provided on the Fox River to reduce the view of the R.V. from the residential properties on the opposite bank of the Fox River.

Hide-A-Way Lakes

- D. The owner shall provide as part of the special use a current map showing the locations of the fully improved and partially improved lots. Areas, also, shall be shown indicating boundaries and density used for other camping facilities.

V ACCESSORY USES AND UTILITIES

- A. The H.L.C. may provide a store, game room and open pavillion for the use of campers and picnickers only.
- B. Individual camper telephone or mail service shall be prohibited.
- C. One storage building not to exceed 8' X 10' shall be permitted on a lot except for existing storage units prior to April 14, 1981. The building shall not be permanently attached to the ground.

VI OTHER GOVERNMENTAL AGENCIES

- A. Units of Federal, State and local governments having rules, regulations and restrictions shall be in full force. Failure on H.L.C. to abide by their regulations will constitute a violation of the special use.