



LAKE OF THE WOODS ESTATES PO Box 191 - Dunlap, IL 61525

WELCOME TO LAKE OF THE WOODS

HISTORY

Lake of the Woods is a subdivision of approximately 350 homes in northern Peoria County, Illinois, United States. It lies between the western bluff of the Illinois River valley and Illinois Route 40, near the northern city limits of Peoria.

The center of the neighborhood is a man-made lake covering approximately 40 acres (160,000 m²). The neighborhood is governed by the homeowners association.

Created by real estate developer Harold Jenn in the 1960s, Lake of the Woods was at the beginning of a decades-long population shift towards the north in Peoria, a trend that continues today.

The dividing line between Dunlap Community Unit School District 323 and Illinois Valley Central Unit District 321 runs through the subdivision. The subdivision lies within Medina Township, which supplies most of the governmental services.

UTILITIES

Unlike some city municipalities whereby water, sewer and garbage are included in one bill, Lake of the Woods is serviced and billed by different providers.

New homeowners should contact each provider prior to or after purchasing a home to sign up for their services.

Feel free to contact any board member listed on the LOWHOA website with any questions you may have.

UTILITY PROVIDERS

Ameren Illinois:
(Customer Service, Gas Leak or Power Outage) 800.755.5000

Illinois Water 800.422.2782

Prairie Path Water (Sewage Waste) 800.831.2359

Wigand Solid Waste/GFL (Garbage) 309.274.4589

PDC/GFL (Garbage) 309.688.0760

COMMUNICATION

New homeowners may submit their questions via the "Contact Your HOA" form on the LOWHOA website or email a board member. Email addresses are on the website along with a form you can sign up for email updates. Home owners are welcome to serve on any of the association committees and attend board meetings.

Facebook group: "I live in Lake of the Woods, Dunlap IL".

LOWHOMEOWNERS.ORG

YOUR ASSOCIATION

Your board is made up of twelve board members, people just like you. Hard working, family oriented, dedicated to making this the best place to live and raise a family!

Your board meets one day per month, usually the 4th Wednesday of each month and meet at the Dunlap Fire Station south of the Lake of the Woods Plaza. The Annual Meeting is held the last Friday in February, proxy letters are mailed to homeowners prior to the meeting.

Annual dues are \$160 per household and boat rack rental is \$75 per year.

Homeowners are mailed their dues in January and payment must be received by April 1st.

Dues not paid will be charged \$10 per month until payment is made. Your association has the right to apply a lien on homes that have not paid their dues.

ASSETS

Living in Lake of the Woods has many benefits. Medina Township provides curb-side leaf pickup every fall and snow removal in the winter.

One of your biggest assets is our lake. Fishing enthusiasts will enjoy catching several game fish species including, bluegills, catfish, bass and crappies.

Swimmers will enjoy our sand beach swimming area. Lake hours are 7:00 am to 10:00 pm.

No lifeguards are on duty, so **SWIM AT YOUR OWN RISK**. Swimmers and their guests must check-in and present their Lake Tag(s) with the Tag Checker on duty.

Homeowners and their family members may participate in several events each year. Past Events include: Lake Opening, 4th of July Bike & Trike Parade, Lake Closing, and House Decorating Contest.

Event dates and times on listed on the LOWHOA website.

COVENANTS — RESTRICTIONS

The Covenants and Restrictions were created for the purpose of enhancing and protecting the value, attractiveness and desirability of the lots and tracts in our subdivision. The rules and restrictions list on page 2 are condensed. Actual legal descriptions can be downloaded at: <http://www.lowhomeowners.org/Rules>

CONDENSED COVENANTS & RESTRICTIONS

LAKE :

Owners and residents shall enjoy the right and privilege to use said lake for reasonable recreational purposes, as long as said person's displays a lake use tag, as provided by the Association, while utilizing the lake.

Prohibited from:

1. Operating any boat operated by a combustible motor on the lake.
 2. Stocking fish in said lake, without the written consent of the Association or using minnows as bait while fishing in said lake.
 3. Disposal of pollutants in the Subdivision sewage system, streets or storm drains.
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HOME :

All Owners shall maintain their property.

1. Maintenance shall consist of the exercise of reasonable care to keep buildings, driveways, sidewalks, landscaping, lighting, and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear excepted.
 2. No refuse, garbage, ashes, waste, debris, or any offensive substance or material shall be kept or allowed to remain on the Subdivision premises, except temporarily in adequate containers suitable for that purpose.
 3. Maintenance of landscaping further means the exercise of generally accepted garden management practices necessary to promote a healthy, weed-free environment for optimum plant growth.
 4. No trees six inches in diameter or more, other than dead or diseased trees, shall be destroyed or removed without the written approval of the Association.
 5. All Lots in said Subdivision shall have installed an operative outside yard light controlled by a photoelectric cell, or timer, so as to be turned on at sunset and turned off at sunrise.
 6. No structure, outbuilding, swimming pool, solar panel, satellite dish or antenna shall be erected, placed or altered on any Lot in this Subdivision until the building plans and plot plans showing location of such structure have been approved in writing by the Association.
 7. Without the prior approval having been granted in writing by the Association, no enclosures or fences shall be constructed along the approximate borderline of any Lot which would exceed six feet in height.
 8. No fence or wall shall be erected or altered at a place nearer to the street than the minimum building set back line, unless similarly approved.
 9. No fences or enclosures shall be erected on the frontage of any Lot, being the address side of the Lot.
 10. There shall be no extended overnight parking on the roadways in the Subdivision by any vehicle.
(Overnight parking in excess of one week shall be deemed extended overnight parking)
 11. No inoperative cars or boats may be parked on the roadways or driveways in the Subdivision, or where they can be seen from the street.
 12. No trucks (other than pick-up trucks for personal use), heavy-duty commercial vehicles, light-duty commercial vehicles, trailers, campers, or vehicles other than passenger cars or vans may be parked or maintained in said Subdivision unless they are kept in garages.
 13. No sign of any kind shall be displayed to public view on any Lot except one sign of not more than five square feet advertising the property for sale or rent. Open house signage may be displayed between Thursday and Monday.
 14. No intoxicating liquor shall be manufactured or sold in any residential Lot in the Subdivision, and no noxious or offensive trade or activity shall be carried on upon any Lot.
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PETS :

1. No animals, livestock, or poultry of any kind shall be raised, bred, or kept in the Subdivision.
2. Lot may have up to three, in aggregate total, dogs, cats, or other household pets, provided they are not kept, bred or maintained for any commercial purpose.
3. All household pets must be properly restrained at all times, and any outdoor household pet shelters must be placed in the rear yard of the Lot.

DOWNLOAD ACTUAL LEGAL DESCRIPTIONS AT:
LOWHOMEOWNERS.ORG/RULES