

**Lake Heritage Knolls Homeowners Association**  
**Covenants**  
**February 4, 2012**  
**Amended April 11, 2022 to add Covenants #12 and #13**

- 1. PIERS AND OTHER SHORELINE STRUCTURES** - No piers or any structure erected at or immediately near the shoreline shall be allowed. Any existing piers or shoreline structures shall be immediately removed following recordation of this Declaration.
- 2. OUT-BUILDINGS** - Construction or placement of out-buildings in the side or rear part of a yard shall not be allowed.
- 3. BASKETBALL RELATED STRUCTURES** - Neither portable nor permanent basketball related or any sports related structures shall be allowed in the side or rear yard of any Lake Lot
- 4. FISHING IN THE LAKE** - Only the owners (including family) of a Lake Lot and their guests shall be permitted to fish. Fishing shall only be on a catch-and-release basis. No private stocking of fish in the Lake shall be allowed without the express approval of the Board of Directors.
- 5. SWIMMING** - No swimming in the Lake shall be allowed.
- 6. BEACHES** - No sandy beaches at or in close proximity to the shoreline of the Lake shall be allowed. No substantial encasement of sand in a wood, concrete, metal, or any similar material shall be allowed at or on close proximity to the shoreline. Such enclosures are subject to the approval of the Board of Directors. Any sandy beach already installed as of the formation of the Heritage Knolls Lake Homeowners' Association shall be allowed to stay as is. However, in the case of a complete rework of a sandy beach, the homeowner must not install a new sandy beach.
- 7. BOATS AND BOAT RAMPS** - With the exception of contracted lake maintenance personnel, gasoline-powered, other fossil fuel powered, or alternative fuel powered boats, vehicles or transportation devices of any size shall not be allowed on the Lake or on any Association property. Electric or battery powered trolling motors not causing a wake may be allowed subject to the approval of the Board of Directors. Boats measuring approximately 4' x 12' may be allowed subject to the approval of the Board of Directors.
- 8. NO LITTERING** - Littering of the Lake shall not be allowed. The throwing or dumping of any trash, garbage, bottles, cans, animal carcasses, grass clippings, weed, or any refuse whatsoever shall not be allowed.
- 9. MAINTENANCE** - The owner of each Lake Lot shall be required to maintain the shoreline of such Lake Lot in good condition. The owner of each Lake Lot is required to cut or remove any weeds or unsightly conditions as may exist along the shoreline of such Lake Lot.
- 10. DAMAGE CAUSED BY WILDLIFE** - All lake owners shall bear sole financial responsibility for damage done to their property or shoreline by wildlife of any sort, including beavers and muskrats. Upon occasion, the Association may engage the services of companies to eradicate or control such wildlife.
- 11. No Lake Water Use for Irrigation** - No person shall be permitted to use lake water for irrigation.

**12. Fences, Fenced Dog Runs, and Approval Required** – No fence or enclosure shall be erected or constructed on any lake lot except that which is (i) initially approved by the Lake Heritage Knolls Homeowners Association Board or, if established, the Lake Heritage Knolls Homeowners Association Architectural Committee, (ii) thereafter approved by the Heritage Knolls Subdivision Architectural Committee, and (iii) thereafter approved and permitted by the Village of Frankfort.

Only such type of fence, fenced dog run, or other enclosure as shall be acceptable to and approved by the Lake Heritage Knolls Homeowners Association Board or, if established, the Lake Heritage Knolls Homeowners Association Architectural Committee, and by the Heritage Knolls Subdivision Architectural Committee shall be erected or constructed. Such fencing shall be made of wrought iron or an acceptable substitute similar in nature and appearance as wrought iron. Chain link and stockade style fences shall not be allowed for any purpose whatsoever.

Fenced dog runs and other fencing shall not extend past the half-way point from the back of the house foundation to the rear lot line as verified by the applicable plat and lot measurements. Permitted fencing must be properly maintained at all times.

Fencing, fenced dog runs, and other enclosures already erected, constructed, or being maintained as of the date of this update to these Covenants shall be allowed to remain in place so long as they are properly maintained. Replacement of fencing that is not in compliance with this Covenant shall not be allowed.

Fences that are constructed and erected without the proper approval or that are not properly maintained shall be required to be removed at the owner's expense.

**13. No Willow Trees** – The planting of willow trees shall not be allowed in the backyards of lake lots. Willow trees already planted as of the date of this update to these Covenants shall be allowed to remain in place. Should a willow tree die or be damaged and have to be removed, any replacement tree must not be a willow tree.

Willow trees planted after the enactment of this covenant shall be required to be removed at the owner's expense.