

CANDLEWOOD SHORES TAX DISTRICT
ORDINANCE 1988-1
GOVERNING USE OF THE CSTD RECREATION AND COMMON AREAS

Section 1 - PURPOSE: The purpose of this Ordinance is to establish rules and regulations for the use and control of the common areas dedicated to recreational use and owned by the CSTD in order to promote the safety, enjoyment and protection of the persons using the property, and of the property.

Section 2 - GENERAL RULES:

- A. CSTD reserves the right to exclude from the recreation areas any person who repeatedly and knowingly violates any provision of this Ordinance.
- B. Recreation areas shall be used exclusively by CSTD residents and their guests. Residents shall be responsible for the conduct of their guests.
- C. Children are the responsibility of their parents or guardians.
- D. Media players or music are permitted but shall not be played at sound levels which exceed the Brookfield regulations for decibels.
- E. Property owners of each residence will be issued three (3) Recreation Passes annually. Each pass will admit up to 3 people to the beach. Residents must be present with their guests for them to use the beach or recreation areas.
- F. A fee will be charged for a lost Recreation Pass. Absent extenuating circumstances, further losses are not replaceable until the start of the next season. In the event of extenuating circumstances, the Board of Directors or it's Duly Appointed Agent may issue further replacement Recreation Passes.
- G. The recreation areas are open for CSTD residents from 7 am to 9 pm. The Community Building hours are subject to provisions of the Community Room Policy and signed Community Room Application.
- H. There shall be no consumption of alcoholic beverages or controlled substances in the recreation areas. Glass containers are prohibited.
- I. There shall be no cooking or barbecuing in the recreation areas except during authorized Community functions.

- J. All refuse must be disposed of properly in the trash receptacles provided, or removed by those who bring it into the recreation areas. No household garbage shall be deposited in any recreation area trash receptacle. A fine will be charged for failure to dispose of refuse appropriately.
- K. No person shall litter the grounds or waters of the beach and recreation areas. A fine will be charged for littering the recreation and common areas.
- L. No bicycles or recreational vehicles may be ridden within the recreation areas. Wheel chairs and handicap scooters are permitted.
- M. CSTD is not responsible for any personal injuries or personal property damage sustained while using the recreation areas or for the loss of clothing or valuables or any other personal property left or stored within the recreational areas.
- N. No person shall deface, remove, destroy or otherwise injure in any manner whatsoever any structure, rock, tree, flower, shrub, or any other plant life on CSTD Recreation areas or common spaces.
- O. CSTD may employ security for the protection and safety of its residents. The requests and directions of security personnel shall be followed by all residents and their guests at all times.

Section 3 - BEACH AND SWIM AREA RULES:

- A. All swimming is at the swimmer's own risk. Swimming is allowed in the designated areas only.
- B. When a lifeguard is on duty and blows a whistle, all activities should be stopped and attention directed to the lifeguard.
- C. A lifeguard may request anyone to leave the beach area who is jeopardizing the safety or enjoyment of others. Persons so requested must comply.
- D. Use of the Lifeguard Stand by anyone other than by a Lifeguard is prohibited.
- E. Swimming accessories and flotation devices are permitted only at the discretion of the lifeguard who will take into consideration current beach traffic, weather and water conditions.
- F. No running, pushing or horseplay is allowed on the swim float, boat launching dock or beach area.

- G. Ball playing, frisbee throwing, or similar activities are not permitted in the beach area.
- H. Dogs and other pets are not permitted in the beach area.
- I. No one is allowed on the rock jetty.
- J. No swimming is permitted under or at the rear of the swimming platform.
- K. No open fires are allowed on the beach.
- L. Any resident with a group equal to or greater than 10 persons is required to pay for a CSTD certified lifeguard dedicated to that group at their own expense.

Section 4 - BOAT RAMP AND LAUNCHING AREA RULES:

- A. The boat ramp is for the exclusive use of the resident of CSTD and Pine Island only.
- B. Vehicles may use the boat ramp only for the launching and retrieving of boats and watercraft. Vehicles and trailers must be parked in the designated area. The following procedures must be applied by when a resident is using the ramp:
 1. Immediately after passing through the gate, the boat should be launched as quickly as possible.
 2. Before leaving the dock with your boat or after exiting the launch area with your vehicle and boat trailer, the gate must be locked to prevent unauthorized entry.
 3. Vehicles must be parked in the designated parking area.
 4. The loading dock is to be used only to pick up and discharge of passengers. No boat may be tied up to the dock for more than twenty (20) minutes.
- C. No swimming is permitted in the boat launch area by any person.
- D. Pets are permitted to swim in the boat launch area. Pets in transit to the boat launch area must be leashed and kept as close to the fence as possible.
- E. Pets and people shall give consideration to all approaching boats and remove themselves

from the boat launch and/or dock, until it's safe to return.

Section 5 – BALL FIELD RULES:

- A. Only CSTD residents and their guests may use the ball field. Residents are required to be in attendance during use of the field, and are responsible for the actions of guests.
- B. Any resident with a scheduled activity on the ball field for a group equal to or greater than 10 persons is required to apply for and is required to pay for a CSTD permit at the CSTD office in advance. The permit fee will be returned if the field is in good condition after the event.
- C. "Bounce Houses", other jumping equipment or mechanical rides are not permitted on any CSTD property.

Section 6 – VIOLATIONS AND PENALTIES:

- A. The penalties for violation of any provision of this Ordinance shall be determined by the CSTD Board and posted to its website.
- B. Each day any such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

Section 7 - DEFINITIONS:

- A. "Recreation areas" are common areas and include the beach, ball field, boat ramp launching area, community building, Cove property, open space on Candlewood Shores Road and all improvements located within these areas.
- B. The "beach" is the property comprised of the grassy area and sandy beach at 176 North Lakeshore Drive and includes the playground facilities.
- C. The "ball field" is the open grassy area at 157 North Lakeshore Drive.
- D. The "boat ramp and launching area" are the access road, ramp and dock located within the area designated as the "beach".
- D. The "community building" is located at 55 Longview Drive.
- E. The "Cove property" is located at 2 North Lakeshore Drive.
- F. The open space on Candlewood Shores Road is located at 9 Candlewood Shores Road.

DATE ENACTED: MAY 21, 1988

DATE PUBLISHED: JUNE 30, 1988

DATE EFFECTIVE: JULY 15, 1988

ATTEST:

ANN BIENIUS, CLERK CANDLEWOOD SHORES TAX DISTRICT

DATE AMENDED: MARCH 21, 2012
DATE PUBLISHED: April 11, 2012
DATE EFFECTIVE: May 11, 2012

ATTEST:
VALERIE SWATZ, CLERK CANDLEWOOD SHORES TAX DISTRICT

DATE AMENDED:
DATE PUBLISHED:
DATE EFFECTIVE:

ATTEST:
CLERK CANDLEWOOD SHORES TAX DISTRICT

**CANDLEWOOD SHORES TAX DISTRICT
ORDINANCE 1988-2
PROVIDING MISCELLANEOUS RULES AND REGULATIONS**

Section 1 - DOGS AND OTHER PETS:

- A. No owner of a dog or other pet (excluding cats) shall allow their animal to run free in the community or on the premises of another person without the knowledge and consent of the property owner.
- B. It is the responsibility of the owner of an animal to pick up all waste of their animal.
- C. Dogs must be leashed when on property owned or maintained by Candlewood Shores Tax District.
- D. Dogs roaming free will be turned over to the Regional Canine Control Officer whenever possible.

Section 2 - DISPOSAL OF REFUSE AND WASTE:

- A. Littering, that is the dumping of any waste material on any property within the Candlewood Shores Tax District, is prohibited.
- B. Litter, household garbage, yard refuse and construction refuse without a permit shall be promptly disposed of and shall not be allowed to accumulate beyond a reasonable period of time. (30 days)
- C. No refuse or waste of any kind may be placed in vacant lots.
- D. No household garbage or trash may be placed in the receptacles maintained by the Candlewood Shores Tax District.
- E. Garbage containers shall be concealed from view except on designated collection days as set forth in F.
- F. Containers with garbage and/or rubbish shall be placed at the curb or near the front property line of the premises, preferably near the driveway entrance, no earlier than twelve (12) hours prior to collection, and shall not be placed upon the street. After collection, empty rubbish containers shall be removed promptly from the collection point and concealed from view.

Section 3 - USE OF POWER TOOLS AND EQUIPMENT:

- A. With the exception of emergency generators and snowblowers, no person shall operate or use or cause, suffer or permit to be operated or used any equipment

or tool which emits or causes to be emitted any sound or noise in the construction, demolition, maintenance or repair of any building between the hours of 10:00 p.m. and 7:00 a.m. on Monday through Friday, and 10:00 p.m. and 9:00 a.m. on Saturday, Sunday and Federal and State Holidays.

Section 4 - SECURITY:

- A. Candlewood Shores Tax District may employ security for the protection and safety of its residents. The requests and directions of security personnel shall be followed by all residents and their guests at all times.

Section 5 - RENTERS:

- A. Homeowners who lease or rent their dwelling units are required to furnish the names and addresses of renters, together with a copy of the lease and or a notarized letter, to the Candlewood Shores Tax District office prior to the renters taking occupancy.

Section 6 - VIOLATIONS AND PENALTIES:

- A. The penalties for violation of any provision of this Ordinance shall be determined by the CSTD Board and posted to its website.
- B. Each day any such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

Date Enacted: May 21, 1988
Date Published: June 30, 1988
Date Effective: July 15, 1988

ATTEST:

Ann Bisenius, Clerk
Candlewood Shores Tax District

Date Amended: March 21, 2012
Date Published: April 11, 2012
Date Effective: May 11, 2012

ATTEST:

Valerie Swatz, Clerk
Candlewood Shores Tax District

CANDLEWOOD SHORES TAX DISTRICT
ORDINANCE ____
GOVERNING RENTALS OF DWELLINGS

Section 1 - TITLE: This Ordinance shall be known and may be cited as the “Governing Rentals of Dwellings Ordinance of the Candlewood Shores Tax District (CSTD)”.

Section 2 - PURPOSE: The purpose of this ordinance is to establish rules and define the responsibilities of property owners regarding rentals of dwelling units in Candlewood Shores Tax District (CSTD) to promote and ensure the safety, enjoyment and protection of the community and its residents.

Section 3 - RENTALS

- A. Property owners are permitted to lease dwelling units (see definitions) in CSTD if they comply with the regulations of this ordinance. The following regulations apply.
 - 1. The rental shall not materially disrupt the safety, security or residential character of the community.
 - 2. Accessory buildings and structures approved as dwellings may be used for rental, provided the owner or permanent resident of the principal dwelling unit remains on the premises for the duration of the short-term rental.
 - 3. Recreational vehicles, trailers, tents, boats, or other structures may not be used as a dwelling unit or short-term rental.
 - 4. All renters must adhere to the ordinances of CSTD. Property owners will be held accountable for violations and fines.

- B. All rentals shall be recorded and a notarized contract or lease for the rental period must be presented to the CSTD office at least one week before the renter begins occupancy of the dwelling.
 - 1. The lease/contract must stipulate rights to use of the beach and recreation areas. If a property owner is renting a dwelling as a long-term rental, beach permits may not be reassigned or shared with the property owner.
 - 2. An administration fee must be paid by the property owner for each new rental. The fee will be established by the CSTD board.

Section 4 – VIOLATIONS AND PENALTIES:

- A. Failure to comply with the standards and requirements of this ordinance will cause the property owner to be liable for fines for each day of non-compliance.
- B. The penalties for violation of any provision of this Ordinance shall be determined by the CSTD Board and posted to its website.

- C. Each day any such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

Section 5 – DEFINITIONS:

- A. A “Bedroom” is defined as an area within a residential building having the potential to be utilized as a sleeping area on a consistent basis and which provides privacy to the occupant. Entry is through a door from a common area, not through a room already deemed a bedroom. It normally contains at least one egress window and a closet. Dens, home offices, libraries, and the like are not considered bedrooms.
- B. A “Building, Accessory” consists of any building that is subordinate to and whose use is customarily incidental and accessory to the use of the principal building on the same lot including, but not limited to, a shed, detached garage, or cabana or pool house.
- C. A “Dwelling, One-Family” is defined as a detached dwelling unit designed for or occupied solely as a dwelling for one family.
- D. A “Dwelling” is defined as one or more rooms in a residential structure, which room or rooms is (are) arranged, designed, used, or altered for use by one family, said room or rooms containing kitchen or kitchen area, and a bathroom with bathtub and/or shower, a toilet and sink.
- E. A “Resident” is a person for whom Candlewood Shores was her/his domicile (permanent legal residence) for the entire taxable year; or who maintained a permanent place of abode in Candlewood Shores during the entire taxable year and spent a total of more than 183 days in that domicile during the taxable year.