

2021  
Seasonal Lake Front Camping  
Litchfield Lake Lou Yaeger  
Rules and Regulations

1. **Inspections.** Inspections of the lots will be performed at the beginning and end of each season. Lessee will be contacted regarding any issues pertaining to the lot and granted **7 days** to remedy issues. If the lot is not brought into compliance within the timeframe, the City reserves the right to terminate the Lease and no refunds will be issued.
2. **Annual Permits.** Lake Lot Leaseholders and Co-Leaseholders wishing to purchase boating permits must obtain an Annual Boating Permit for their boat. Daily Permits are not acceptable.
3. **Check-out.** The Camping season is from May 1 to November 1 of each year. The lease expires as of November 1<sup>st</sup> each year. **All seasonal lake front camping lease holders must remove camping trailers and personal property not contained within an approved shed from the leased property by the end of the camping season.** All items left outside of an approved shed after November 1, will be discarded and all deposit money will be forfeited. This may also result in the ineligibility to renew the lease. The only personal item allowed to remain on the lot outside of an approved shed at the end of the season is one cord of firewood. It shall be stored neatly stacked no less than 6 inches off the ground as is required by the State of Illinois.
4. **Tent Pads.** Tent pads are 12'W x 12'L or 144 sq.ft. Two (2) wooden tent pads may be constructed on one lot, but their total combined surface area may not exceed 288 sq.ft. Tent pads in excellent condition may remain on the lot at the end of the season. Carpet is prohibited from external use on Lake Front Camping Lots. If you have carpet remove it immediately.
5. **Storage.** One storage shed is permitted but must be kept in excellent condition or removed from the lot at the end of the season. Any personal property left on the lot must be stored in the current storage shed after season and the shed must be left unlocked. The storage shed is not to exceed **8'W x 8'W x 7'H** and must be in good condition. No flammable, explosive or toxic material should be left on the property. The City is not responsible for any personal property left on the lake lot at the end of the season. If lessee fails to renew the following year, the property left on the lot shall be considered abandoned and the City will dispose of it. Any storage shed must have Lake Superintendent approval and lessee must obtain a City Building Permit. The shed shall clearly display the lake lot number in 3" to 5" numerals on a vertical surface near the doorway.
6. **Colors.** Wooden docks, pads, storage sheds and other wooden accessories that are painted must be a dark shade of green, brown or gray that is compatible with the surroundings. Wood may also be left natural. ***Bright colored materials such as reds, yellows or blues will not be permitted on the lots for any use.***
7. **Refuse.** All junk, garbage, debris and other waste must be removed from the site weekly.
8. **Generators.** Generators will be allowed on the lots but must be kept quiet enough so as to not disturb your neighbor.
9. **Lot Numbers.** Lot number signs have been erected by the City. If the sign becomes damaged or missing the Lessee will pay the City to replace the sign at a cost of \$100.00 per lot. The sign displays **8"** reflective numbers on a green 0.080 aluminum metal sign **18" w X 12" h**. The sign must be visible 100 feet from the shoreline on the water.
10. **Docks.** Boat docks must be kept in excellent condition. Any unused dock, pieces of dock and unused dock poles must be removed from the lake and lake lot. Construction or improvements to a dock must be approved by the Lake Superintendent.
11. **Structures.** Any structures such as temporary cabins, frames for shade, patios or other structures **must be removed from the lot at the end of the camping season.** Any current structure/fixture, or wooden pads permanently secured and in excellent condition may be allowed to remain for the off season by the Lake Superintendent upon inspection. No new permanent structures will be allowed to be constructed. Each permanent structure must clearly display the lake lot number it belongs to by placing 3" to 5" numerals reflecting the Lot number on a vertical face of each structure in a conspicuous area.
12. **Appliances.** Refrigerators or freezers will not be permitted for storage and any such existing boxes must be removed from the lot immediately.
13. **Mowing.** Camping lots must be kept mowed and neat in appearance. Maximum grass height allowed is **8-inches**.
14. **Outhouses.** Outhouses must be clean, neat, in good repair, concealed and **away from the lake front a minimum of 150'**. Anyone dumping wastewater will result in termination of Lease. **Sewage systems allowing grey water or black water to drain into the soil are prohibited.** Only disposable bag camping toilets, composting toilets, commercially sold incinerator toilets, and pumpable tank toilets are acceptable. Waste must be disposed of properly. Call the Montgomery County Health Department at 217-532-2001 for information on proper handling and disposal of human waste.
15. **Trees.** Tree cutting is by permission of the Lake Superintendent only. No defacement of earth is permitted.
16. **Site Locations.** Lot locations are as designated by the City and **cannot be subleased.** Do not remove any boundary posts.
17. **Guests.** The Lessee will be held responsible for the actions of their guests and/or visitors. Co-Lessee must be listed.
18. **Off-Road Vehicles.** Off-road vehicles of any kind are **prohibited** on lake lots or other city property.
19. **Pets.** All pets must be confined to the leased lot and away from neighboring lot lines and kept quiet as to not disturb the peace. Pet owners must follow all State laws regarding owners duties and animal rights.
20. **Quiet Hours.** Quiet hours are 11.00 p.m.to 7:00 a.m. No exceptions.

21. **Lessees:** Convicted Sex Offenders are not permitted to lease Lake Front Camping Lots or be listed as Co-Lessees and are not permitted to be on lake lots without the Lot Lessee or Lot Co-Lessee.
22. **Adult Use Cannabis.** The consumption of Adult Use Cannabis is not legally permitted anywhere in the Lake Lou Yaeger Recreational Area per **410 ILCS 705/10-5**.

### **Lake Lot Lease Termination Policy**

The purpose of this policy is for the Lake Superintendent to follow when lease holders are not following lake rules.

For such incidents or infractions of the lease, the City will first attempt to call lot owner about either an incident or infraction and allow them 7 days from notification to fix the problem. If no contact can be made, a letter will be mailed explaining the problem allowing 10 days from the postal date to resolve it. Failure to reach the Leaseholder by phone or mail will result in terminating the Lease immediately. It is the Leaseholder's responsibility to make sure the correct address and phone numbers are on file with the Lake Department. This policy will only be allowed one infraction per Leaseholder. Another rule infraction will result in the termination of your Lease.

Certain instances, such as a crime committed, fighting, etc., will result in immediate termination of lease and ineligibility for renewal of lot privileges and all fees and deposits forfeited. This will be determined by the Lake Superintendent and Police Chief with notification to the City Administrator.

**2021  
Lease Agreement  
Seasonal Camping, Lake Lou Yaeger  
Litchfield, IL 62056**

**CITY OF LITCHFIELD COPY**

LESSOR: City of Litchfield, Montgomery County, Illinois

LESSEE: \_\_\_\_\_ CO-LESSEE: \_\_\_\_\_

This lease agreement is for lake front seasonal camping property designated as camping lot number \_\_\_\_\_ and shall be for the 2021 season only.

**1. Seasonal camping defined.**

The term, seasonal camping, shall be defined as beginning May 1 of each year and ending on November 1 of each year.

**2. Terms of lease agreement.**

This lease shall become null and void on November 1 of each year and the seasonal camping property covered by this lease shall revert to the City of Litchfield. This lease is renewable by the Lessee at the option of the City of Litchfield after the Lessee has complied with all rules and regulations as set forth by the City of Litchfield and all applicable fees required by the City of Litchfield have been paid. The City of Litchfield reserves the right to refuse lease renewal as determined to be necessary by the City of Litchfield or its designee. This lease may be terminated at any time during the leasing period and all lease money forfeited, for violation of the approved rules and regulations governing seasonal lake front camping as set forth by the City of Litchfield.

**3. Rules and regulations.**

Rules and regulations for seasonal lake front camping on Lake Lou Yaeger shall be as listed and approved by the Litchfield City Council. The approved rules and regulations are attached to this lease agreement and make a part hereof by reference.

**4. Lease fees and deposits.**

A one-time security deposit, in an amount approved by the Litchfield City Council, shall be deposited with the City of Litchfield for each lake front seasonal camping lot. The security deposit shall be refunded only upon non-renewal of this lease, and providing further that the leaseholder has moved all personal property, campers, junk, debris and other goods from the leased property and that the property has been inspected by and approved by the Lake Staff. Seasonal lease fees shall be determined, set and approved by the Litchfield City Council on a yearly basis. NOTE: We will be verifying Resident Leases with the City Clerk's Office. If you do not meet the residency requirement stated below, you will be asked to make up the differences in Lease Fees.

I, the above listed Lessee, have read the Seasonal Lease Agreement for seasonal lake front camping on Lake Lou Yaeger and agree to abide by the terms of the Seasonal Lake Front Camping Lease. I certify I have never been convicted of a Sex Offense. I further certify that I have received a copy of this lease agreement and the listed and approved rules and regulations for seasonal lake front camping on Lake Lou Yaeger and agree to abide by those rules and regulations.

Lessee: \_\_\_\_\_ Driver's License/State ID #: \_\_\_\_\_

Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Emergency Contact #: \_\_\_\_\_

Fees are as follows: \$150.00 deposit per site Email: \_\_\_\_\_

**Resident** - \$250.00 – Persons who live in zip code 62056

**Non-Resident** - \$350.00 – Persons who do not reside in zip code 62056

**Date:** \_\_\_\_\_

**Send payment to:** City of Litchfield, 4313 Beach House Trail, Litchfield, IL 62056