

Pocono Mountain Lake Forest
Community Association Inc.

RULES and REGULATIONS

Rules and Regulations
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Rules and Regulations

SECTION 1. GENERAL

- 1.1 Only members in good standing and their guests or tenants are authorized to use the recreational facilities.
- 1.2 Any authorized use of facilities must be with due consideration of the time, location and the rights of others.
- 1.3 All covenants and restrictions contained in the members' Deed to Real Property in the community apply.
- 1.4 Directions of the Staff and Security Personnel must be obeyed.
- 1.5 Unless otherwise stated (as in the case of seasonal penalties) all offenses not repeated in three (3) years are removed from the record.
- 1.6 The Board of Directors reserves the right to modify this document as required and enforce all modifications immediately. Any and all modifications made by the Board must be approved by the General Membership within six months of their introduction in order to remain effective.

SECTION 2. CLUBHOUSE

CLASS "A" VIOLATION

- 2.1 Skateboards, ice skates or roller skates are not permitted to be worn in the clubhouse or on wood decks. No bare feet allowed in clubhouse. Wet bathing suits or wet clothes are also prohibited.
- 2.2 Children and/or teenagers are not permitted in the clubhouse after normal closing hours without adult supervision. Such adult supervisors assume full responsibility for the actions of all minors and for the clubhouse. The area must be left in the condition in which it was found and the building must be properly secured.
- 2.3 The back room is strictly a non-smoking area.
- 2.4 Any game with equipment will be signed out and must be returned to the desk to be signed out by the next players.
- 2.5 Use of any of the telephones is prohibited unless authorized by office or Board of Director.
- 2.6 Members shall also be responsible for the replacement cost of damaged property.

Rules and Reaulations

SECTION 3. TENNIS COURTS

CLASS "A" VIOLATION

3.1 Court time is limited to one court per lot owner for one hour when other players are waiting for courts.

3.2 Proper tennis shoes or sneakers are required on court. Skateboards, roller skates of any kind, and bicycles of any kind are not permitted on tennis or handball courts.

3.3 Food and beverages are not permitted in court area.

3.4 Tennis machine is to be operated only by a community member, instructed to do so.

SECTION 4. POOL AND LAKE

CLASS "A" VIOLATION'

4.1 Recreational tags must available upon request within the pool area.

4.2 Food cr beverage is not permitted inside pool area (with the exception of plastic baby bottles).

4.3 Horseplay and running by children cr adults are not permitted, inside pool area.

4.4 No animals except those aiding the handicapped-are allowed inside pool area.

4.5 Any paid in full member or family, or guest of paid in full member years of age or older, is allowed to use the pool unsupervised. No one under the age of .15 can be left in charge of children under the age cf 12. Non swimmers must be supervised by a parent or guardian. The life guard is not permitted to assume this responsibility.

4.6 Changing clothes in and out of bathing.suits is not permitted.

4.7 Balls smaller than a volley ball are prohibited within the pool area. At no time are hard balls allowed.

4.8 Beach area is off limits to motorized vehicles except while loading or unloading boats. Temporary parking in cul-de-sac while utilizing beach area is permitted.

4.9 Bathing is prohibited in the lake.

4.10 No open fires are allowed in the beach area.

4.11 No radios, tape cassettes or other sound equipment allowed within the pool area.

'4.12 Three violations of this section will also result ir loss of privileges for summer.

Rules and Regulations

SECTION 5. HUNTING AND FIREARMS CLASS "C" VIOLATION

5.1 No hunting of any kind is permitted within the boundaries of PMLFCA.

5.2 The discharge of firearms including air guns or any type weapons such as bow and arrow, crossbow, etc., any place in the community including landowner's property, is prohibited.

SECTION 6. TREE CUTTING ON ASSOCIATION PROPERTY CLASS "A" VIOLATION

6.1 Trees may not be cut from Pocono Mountain Lake Forest's Community owned lots or reserved areas unless same has been assigned in conjunction with a project, in which case they are to be cut as close to ground level as possible.

SECTION 7A BURNING CLASS "C" VIOLATION*

7.1 Burning will be confined to daylight hours of Weekdays and Saturdays. No burning on Sundays and Holidays. No member, guest or tenants are allowed to have an open fire on Pocono Mountain Lake Forest Community Association properties. This clause excludes barbecues.

7.2 Maintenance/Security Department will annually inspect burning sites and make judgment as to whether established standards are met and either grant or deny permission to burn.

7.3 Burning may only be performed in a large metal drum.

7.4 The drum must be covered with a mesh grate.

7.5 The area under and around the drum must be cleared.

7.6 There must be an operational hose capable of reaching a 25' radius around the drum.

*7.7 When applicable, violations of this section shall also be reported to the Del.Twp. Fire Dept.

SECTION 7 B. FIREWORKS CLASS "C" VIOLATION*

Safety considerations and Pennsylvania law mandate that fireworks be banned from Pocono Mt. Lake Forest Community. The possession of fireworks is illegal, and violators are subject to confiscation, prosecution, fines and assessments.

*When applicable, violations of this section shall also be reported to the Delaware Twp. Fire Dept.

SECTION 8. PETS Class "A" VIOLATION

8.1 At no time is it acceptable for a pet to run loose in the community.

8.2 On clubhouse grounds, lake areas and all areas beyond owner's property, pet must be on a leash at all times, and under control of the owner.

Rules and Regulations

SECTION 9. GARBAGE, LITTERING & GENERAL APPEARANCE OF PROPERTY CLASS "B" VIOLATION*

9.1 Dumping or littering is prohibited anywhere within PMLFCA.

9.2 The community provides centralized durnpster locations for household garbage disposal only. Disposal of all other items, furniture, appliances, construction equipment and materials is to be arranged by individual owner or tenant.

9.3 In addition, members or tenants may arrange with a local refuse removal firm for private removal. If so, garbage left for the refuse removal firm must be placed in a plastic bag in a garbage can with a secured lid.

9.4 It is the landowner's responsibility to pick up any spilled garbage adjoining his/her property, regardless of the cause of the spilling.

9.5 It is the landowner's responsibility to maintain property in a good general condition and appearance. This includes maintaining natural wooded environment, keeping lawns cut and placing unsightly items out of sight of passersby.

*9.6 When applicable, violations of this section shall also be reported to the Delaware Township.

SECTION 10. MOTOR VEHICLES

SECTION 10.1 UNREGISTERED, UNINSPECTED AND UNINSURED VEHICLES CLASS "B" VIOLATION

10.1 Only state inspected vehicles with a legal registration, insured to drive on PA highway roads will be permitted within the boundaries of PMLFCA. For example, the following are not permitted; Mini-bike, Dirt-bike, Snowmobile, Go-cart, All terrain vehicles.

SECTION 10.2 SPEEDING CLASS "A" VIOLATION

10.2 The Speed limit within the Association is 25 M.P.H. unless otherwise posted.

SECTION 10.3 MOTOR VEHICLE PARKING CLASS "A" VIOLATION

10.3 Vehicles must be parked on landowner's property and not on roadside in front of any member's property, nor in cul-de-sac or on dead end streets.

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SECTION 10.4 MOTOR VEHICLE STANDING

CLASS "A" VIOLATION

10.4 Vehicles shall not be left standing (idling, with or without occupants) on Association Roads or property for more than ten minutes.

SECTION 10.5 TRAFFIC SIGNS, ROAD BLOCKS AND DETOURS

CLASS "A" VIOLATION

10.5 The Association reserves the right to post and remove traffic signs as necessary. Additionally, the Association may close roads and establish detours as required.

SECTION 10.6 CARELESS DRIVING

CLASS "B" VIOLATION

10.6 Members or their guests must operate Motor Vehicles in a safe manner at all times. Additionally, pedestrians shall always be given the right of way.

SECTION 10.7 GROSS VEHICLE WEIGHT

CLASS "B" VIOLATION

10.7 Vehicles exceeding a Gross Vehicle Weight of 10 Tons are not permitted to enter the Association without receiving prior authorization from Association Management or having a valid Association Building Permit. Vehicles exceeding 10 Tons shall not be permitted to remain in the Association overnight unless a valid Association Building Permit has been issued.

SECTION 11. BUILDERS, CONTRACTORS & DELIVERY PERSONNEL

CLASS "A" VIOLATION

11.1 All Building Contractors, their vehicles and their individual workers must be registered at the clubhouse prior to entering the Association. Exceptions to this are delivery companies such as UPS, Federal Express or similar companies.

SECTION 12. GUESTS AND TENANTS

CLASS "B" VIOLATION

12.1 Any member renting or otherwise permitting another to use the member's house must give prior written notice to the clubhouse office. Any individual not so registered may be treated as a trespasser.

12.2 Members are responsible for their guests/tenants' adherence to the PMLFCA Governing Documents with no exception.

12.3 Members shall be held liable for the actions of their guests and tenants.

Rules and Regulations

12.4 Tenants must obtain gate card, dumpsters keys and other items from the home owner unless written permission from the owner is provided.

SECTION 13. SCHOOL BUS STOPS

CLASS "A" VIOLATION

13.1 Activities During Bus Stop Hours

During times when Members are waiting for school vehicles to pick up or drop off students or when school vehicles are present, bus stop areas are not to be used for any other purposes. This includes and is not limited to bicycle riding, sports activities, loitering, etc. In the event that a minor violates this ordinance, their parent or guardian shall be held responsible for the minor's actions and the parent or guardian shall be issued the applicable fine.

13.2 Use of Bus Stops by Members

Bus Stops are to be used by Members and their Children of Pocono Mountain Lake Forest Community Association. In the event that a non-member requires use of an Association Bus Stop, they must first obtain permission from the Association.

Non-Members who are found in violation of this ordinance may be subject to the following actions;

- 1) Removal from Association Property.
- 2) Notification of the violation to the Delaware Valley School District Transportation Department.
- 3) Filing of Trespassing Charges with the police.

SECTION 14. QUIET HOURS

CLASS "A" VIOLATION

14.1 Quiet hours will be from 8 PM till 8 AM seven days a week. During these hours residents, visitors, guests, contractors and anyone else in Pocono Mountain Lake Forest Community Association will not use any loud noise generating equipment such as; chain saws, power mowers, chippers, leaf blowers, drills, radios or make noise by hammering, etc. In short, no noise will be made during these hours that would disturb a neighbor. Snow removal equipment is exempt from this clause.

14.2 Motor Vehicles shall not be left to idle for more than ten minutes.

SECTION 15. CULVERT PIPES

CLASS "A" VIOLATION

15.1 Homeowners are responsible to maintain their culvert pipes and the connecting ditching on their property. It is the homeowners responsibility to replace the culvert pipe when necessary.

Rules and Regulations

SECTION 16. POSTING OF SIGNS ON ASSOCIATION PROPERTY

CLASS "A" VIOLATION

16.1 Members wishing to post signs of any nature on Association Property must first receive permission from the Office Manager. Signs are to be posted for no more than thirty days from the date they were approved for posting. Signs may only be posted in designated areas and are to be no larger than 8.5" x 11". It is the posting Members responsibility to remove the their signs.

The Office Manager shall keep a marked up copy of all signs posted which include the Member who posted them and the date they are to be removed. In the event that the Office Manager is uncomfortable in making a decision to approve a particular sign, the approval process may be referred to the Board of Directors for consideration at their next regularly scheduled meeting.

16.2 Signs posted without permission or by Members who are not in good standing shall be removed from Association property.

SECTION 17. VANDALISM

CLASS "B" VIOLATION

17.1 Vandalism of Association Property is strictly prohibited

17.2 Matters of this nature shall be turned over to the police and the Association shall prosecuted to the fullest extent of the law.

SECTION 18. TRESPASSING

CLASS "B" VIOLATION

18.1 Trespassing on Association Property which is strictly prohibited. This includes but is not limited to Maintenance Areas, Pumphouse and Trash Facilities. The Association also reserves the right to post "No Trespassing Signs" on other areas as necessary.

18.2 Members are restricted from being in Common Areas after they have been closed for the day. Anyone found in these areas after hours shall be considered Trespassers.

SECTION 19. RESTRICTIVE COVENANTS

CLASS "B" VIOLATION

19.1 Any violation of the applicable Restrictive Covenant shall result in the issuance of the fine outlined above.

Rules and Regulations

APPENDIX A FINE STRUCTURES

Fines are broken into the following Classes;

CLASS A

First Offense:	\$50
Second Offense:	\$75
Third and Subsequent Offenses:	\$100

CLASS B

First Offense:	\$250
Second Offense:	\$500
Third and Subsequent Offenses:	\$1,000

CLASS C

First Offense:	\$500
Second Offense:	\$750
Third and Subsequent Offenses:	\$1,500

Description of Change	Date	Approval
Approved for release	Oct 98	B.O.D.
Reinstated Section 15, Culvert Pipes (Deleted in Error)	19 Mar 00	B.O.D.
Complete re-write of Section 13, School Bus Stops Added Section 16, Posting of Signs	19 Nov 00	B.O.D.
Created Fine Structures. Added Vandalism, Trespassing and Covenant Violations. Modified Motor Vehicle Section. Renumbered ail Sections and added Section 1.6.	10 Jun 01	B.O.D.
Approved by General Membership	21 Oct 01	G.M.M.
Section 7? Burninc - Index # chance	4/27/03	G.M.M.
Section 4.5 Pool & Lake	<u>17 in S</u> 10/19/03	itt G.M.M.