

Pocono Mountain Lake Forest
Community Association

Rules and Regulations
2008

Rules and Regulations

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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 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 the 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 the office or the Board of Directors.
- 2.6** Members shall also be responsible for the replacement cost of damaged property.

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 the courts.

Section 3 (continued)

3.2 Proper tennis shoes or sneakers are required on the 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 areas.

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 be available upon request within the pool area.

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

4.3 Horseplay and running by children or 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 12 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 of 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 volleyball 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 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 in loss of privileges for the summer.

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 of weapons such as a 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 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 the 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 barbeques.

7.2 Maintenance/Security Department will annually inspect burning sites and make judgement 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 Delaware Township Fire Department.

Section 7B. Fireworks

CLASS "C" VIOLATION

Safety considerations and Pennsylvania law mandate that fireworks be banned from Pocono Mountain 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 Township Fire Department.

Section 8. Pets

CLASS "C" 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.

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 dumpster locations for household garbage disposal only. Disposal of all other items, furniture, appliances, construction equipment, and materials are 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 a passerby.

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

Section 10. Motor Vehicles

10.1 Unregistered, uninspected and uninsured vehicles

CLASS "B" VIOLATION

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.

10.2 Speeding

CLASS "A" VIOLATION

The speed limit within the Association is 25 MPH unless otherwise posted.

10.3 Motor Vehicle Parking

CLASS "A" VIOLATION

Vehicles must be parked on landowner's property and not on the roadside in front of any member's property, or in a cul-de-sac, or on dead end streets.

10.4 Motor Vehicle Standing

CLASS "A" VIOLATION

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

Section 10 (continued)

Section 10.5 Traffic signs, Road Blocks, and Detours

CLASS "A" VIOLATION

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

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

Vehicles exceeding a Gross Vehicle Weight of 10 TONS are not permitted to enter the Association without receiving prior authorization from the 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, and Delivery Personnel

CLASS "A" VIOLATION

11.1 All Building Contractors, their vehicles and their individual workers must be registered at the clubhouse prior to reentering 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.

12.4 Tenants must obtain gate card, dumpster key 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 the 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 purpose. 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 the 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 8pm 'til 8am, seven days a weeks. 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 homeowner's responsibility to replace the culvert pipe when necessary.

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 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 prosecute to the fullest extent of the law.

Section 18. Trespassing

CLASS "B" VIOLATION

18.1 Trespassing on Association Property is strictly prohibited. This includes, but is not limited to, Maintenance Areas, the Pump house, 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 And violation of the applicable Restrictive Covenant shall result in the issuance of the fine outlined above.

Appendix A: Fine Structures

Fines are broken into the following classes;

CLASS A

- ❖ First Offense.....\$50.00
- ❖ Second Offense.....\$75.00
- ❖ Third and Subsequent Offenses.....\$100.00

CLASS B

- ❖ First Offense.....\$250.00
- ❖ Second Offense.....\$500.00
- ❖ Third and Subsequent Offenses.....\$1,000.00

CLASS C

- ❖ First Offense.....\$500.00
- ❖ Second Offense.....\$750.00
- ❖ Third and subsequent Offenses.....\$1,500.00

Revisions

<u>Description of Change</u>	<u>Date & Approval</u>
❖ Approved for release.....	10/1998 – BOD
❖ Reinstated Section 15, Culvert Pipes (deleted in error).....	3/19/2000 – BOD
❖ Complete re-write of Section 13, School Bus Stops and Added Section 16, Posting of Signs.....	11/19/2000 – BOD
❖ Created Fine Structures. Added Vandalism, Trespassing, Covenant Violations. Modified Motor Vehicle Section. Renumbered all Sections and added Section 1.6.....	6/10/2001 – BOD
❖ Section 7A. Burning – Index # change.....	4/27/2003 – GMM
❖ Section 7B. Fireworks.....	4/27/2003 – GMM
❖ Section 4.5 Pool & Lake.....	10/19/2003 – GMM

