



COMMUNITY RULES  
AND REGULATIONS

AND

BUILDING PROCEDURES  
AND REGULATIONS

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REVISED:8-16-19

# RULES AND REGULATIONS

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## **SCHEDULE A**

### **Declaration of Covenants, Restrictions and Limitations**

Under and subject to the following covenants, restriction and limitations, and all Municipal, County and State rules and regulations, and shall be binding upon the Grantee herein, his heirs, executors, successors, or assigns.

1. The premises to be conveyed shall be used for residential purposes only. No building shall be erected, altered, placed, or permitted to remain on the premises other than one detached single-family dwelling, not to exceed two stories in height, and a private garage for not more than two cars.
2. No dwelling or other building shall be erected or occupied on the premises without a sewage disposal installation that will meet the requirements of the Grantor and of all public authorities for the disposal of sewage from such building.
3. Easements for installations and maintenance of utilities and drainage facilities shall be reserved over 10 ft. of the front and sides of each lot and 5 ft. of the rear of each lot.
4. All garbage and rubbish shall be disposed of off the premises and no garbage or rubbish may be buried on the premises or burned on the premises.
5. The keeping of poultry or animals other than those classified as family pets, viz., dogs, cats and caged birds, shall be prohibited. No more than two dogs or two cats, or one dog and one cat, shall be allowed per dwelling.
6. After construction has commenced, all exteriors of buildings shall be completed within four months of the starting date.
7. No construction shall commence without prior written approval of building & plot plans by Grantor, its successors & assigns. Application for approval shall be made in writing & Grantor agrees to approve or disapprove within 15 days after submission.
8. No individual water supply system shall be permitted on any lot or building site unless such system is located, constructed & equipped in accordance with the requirements, standards & recommendations of the State and/or local public health authorities.
9. Title to the lakes, recreational areas and roads (until dedicated to a municipality) shall remain with the Grantor, its successors and assigns. The use of the lakes and recreational areas is restricted to the members in good standing of the Emerald Lakes Association, Inc. and membership in the Association is limited to the purchasers of lots in this development and lessees of lot owners.

10. The grantees, their heirs, executors, administrators, successors, or assigns agree to become and remain members in good standing of the Emerald Lakes Association, Inc.
11. No signs, including "For Sale" or "For Rent", or any other advertisements, shall be placed or displayed on any lot without specific permission of Grantor, its successors and assigns.
12. No fence shall be erected on any lot without express written consent of the Grantor, its successors or assigns (Emerald Lakes Association).
13. It is expressly understood and agreed that the several covenants herein set forth shall attach to and run with the land and will be binding upon the parties hereto, their heirs, executors, administrators, successors or assigns.

Grantee agrees that these covenants may be enforced by Grantor, its successors and assigns, by appropriate action at law or in equity, or by reason of any breach hereof.

[Note: The following additional Covenants, Restrictions and Limitations apply to lake front properties.]

Together with the right to such lawful use of the land between the above described premises and the lake shore line of those bodies of water known as "Emerald Lakes", which land lies within the confines of the extension of the boundary lines of any adjacent lots or toe edge of any public or private road in existence or to be constructed by Grantor or its successors or assigns, as such use may be offered by Grantor, its successors or assigns, including said Emerald Lakes Association, Inc., under the following terms and conditions:

- a) The proposed lawful use of such land is limited to such uses as are suitable to recreational and residential purposes and no commercial use whatsoever may be made of said land;
- b) No structure of any kind and description, including a temporary structure of improvement may be erected or placed upon said land except that the Grantees, heirs and assigns may erect a flat dock. Application for approval of plans for docks shall be made in writing to Grantor and Grantor agrees to approve or disapprove within 15 days after submission.
- c) The proposed lawful use of such lands includes; but, is not limited to, the right to clearing and landscaping and other uses to be prescribed by Grantor, its successors and assigns including the said Emerald Lakes Association, Inc.

[NOTE: This Declaration of Covenants, Restrictions and Limitations was established by the Developer, UNIDEL CORPORATION, is recorded in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania, is an integral part of the private property deed of each Emerald

Lakes Community Property Owner (Association Member) and is an integral part of the By-Laws of Emerald Lakes Association, Inc. by reference therein]

### **INTRODUCTION**

These Rules and Regulations and Building Procedures supplement all applicable Federal, State and Municipal law; the Covenants, Restrictions and Limitations (CR&Ls) contained in the individual private property deeds (and as recited in Schedule A forming an integral part of the Association By-Laws); the Association By-Laws; and the Association Operating Policies and Procedures.

Emerald Lakes is a private, patrolled, recreational, residential Community. All real property within the Community is privately owned by the Association Members, either individually, as residential building lots, or collectively through the Association as Common Areas and Community Recreational Facilities. The Association is a Pennsylvania Non-Profit Corporation chartered for the purpose of performing all the duties as administrator of the Community. In accordance with its By-Laws, the Association and the Community are governed by a Board of Directors elected by the Association Members and this Board has all the powers and duties required to perform the purposes for which the Association was formed.

### **AUTHORITY**

- a) These Rules & Regulations and Building Procedures have been adopted by appropriate resolutions of the Board of Directors in accordance with its specified duty as set forth in the By-Laws, Article V, Section 1, paragraph (1), reading as follows: “to adopt and publish rules and regulations governing the use of the Common Areas and Community Recreational Facilities and the personal conduct of the Members of the Association and their guests thereon, and for the health, comfort, safety, and general welfare of the members within the Community, including; but, not limited to: regulation of parking, storing, or standing of vehicles, machinery, equipment, trailers, and/or components thereof, and to amend the same from time to time as when approved by appropriate resolutions.”
- b) Authority to enforce the Rules and Regulations and Building Procedures is established by Article XI of the Association By-Laws.

## **APPLICATION**

These Rules & Regulations and Building Procedures shall apply to all PROPERTY OWNERS; THEY ALSO SHALL APPLY TO ALL MEMBERS, MEMBERS' GUESTS AND INCLUDES CONTRACTORS, REALTORS AND TENANTS.

## **GENERAL**

1. All State, County and Municipal law enforcement agencies have authority to enforce all applicable State, County, and Municipal Statutes, Laws, Ordinances and Regulations within the Emerald Lakes Community.
2. The Association Common Areas and Community recreational facilities are privately-owned, restricted and are reserved solely for the use, benefit and enjoyment of the Association Members, Family Members, Renters, and Guests, providing all such persons are in good standing of the Association.
3. The Association, through its Board of Directors or a duly established designee, shall have the power to suspend, discipline or otherwise take action against any Association Members for conduct which, in its sole judgment, may endanger the welfare, interests or character of the Association or its members, or for any conduct representing violations of the Covenants, By-Laws, Rules & Regulations, Building Procedures and Policies and Procedures of the Association.
4. The obligation of membership shall include, but not be limited to:
  - a) Compliance at all times with the Covenants, By-Laws, Rules & Regulations, Building Procedures, and the Policies and Procedures of the Association, including the responsibility for like compliance by Family Members, Renters, Guests, Suppliers and Contractors;
  - b) Payment of all financial obligations due the Association as provided for in the By-Laws; and
  - c) Responsibility for all damages attributed to the Member, his/her Family Members, Renters, Guests, Suppliers and Contractors.
5. A Member of the Association or Associate Member who has been declared "not in good standing of the Association" for violation of the Covenants, By-Laws, Rules & Regulations, Building Procedures and Policies and Procedures shall be barred from exercising his/her privileges of Membership, or Associate Membership for all properties owned by said Member or Associate Member. This barring applies to the Member directly, as well as, all other Members, Associate Members, Family Members, Renters, and Guests associated with said property/ies.
6. Anyone vandalizing or stealing any property and/or the parent or host of anyone vandalizing or stealing property will be immediately suspended from all amenity areas for no less than 90 days. Restitution will be required, and the Emerald Lakes Association reserves the right to prosecute any such person.

## **COMMUNITY RULES AND REGULATIONS**

### **ALARMS**

1. All residential alarm systems shall be registered with the appropriate Township Authority.
2. All existing alarm systems shall be installed in such a way that the audible alarm will shut off after no more than ten (10) minutes of operation.
3. Activation of an alarm system caused by a malfunction, which in turn is caused by violent, natural, or catastrophic conditions, including electrical storms and power outages, shall not constitute a false alarm or nuisance alarm
4. Any Association Member or Associate Member who, after receiving written notice from the Association or Public Safety that an emergency department (ambulance, fire or police) and/or a Public Safety Officer has responded to two (2) false and/or nuisance alarms during any twelve (12) month period, shall thereafter pay a fine for each false and/or nuisance alarm. (Township Authorities may impose additional fines.)

### **APPEALS**

1. Notice shall be given to the owner/applicant/owner's agent, if applicable, of any infractions of the Emerald Lakes Association Rules and Regulations with respect to building procedures by the Code Enforcement Officer, Public Safety Officers, and other authorized Association Staff personnel, who are responsible for the enforcement of all Rules and Regulations.
2. Any violation could result in a suspension of privileges, a fine, or both, as well as the institution of a Civil Action to recover sums due for damages or injunctive relief, Criminal Action, or other appropriate action under the circumstances.
3. Violations can and should be reported by any person, whether Association Member, Family Member, Tenant, or Guest, to Public Safety or Codes Enforcement Officer with as much information as can be obtained.
4. Public Safety and Codes Enforcement will complete a written Complaint Record on any and all violations or reports of alleged violations and undertake appropriate action.
5. If a member receives a violation, they can pay the fine, appeal, or pay the fine and appeal at the same time. The member has fifteen (15) days to take the appropriate action of payment and/or appealing. During the fifteen (15) day period, use of the amenities is not suspended.



6. A member who wishes to appeal a disciplinary action imposed or authorized by the Board of Directors, that is, suspension of Member privileges or a fine for a violation of the Rules and Regulations, may request a hearing before the Appeals Committee and such disciplinary action will be suspended until after the hearing.
  - a) The request for a hearing must be made in writing to the Administration Office within fifteen (15) days of receiving the citation/fine.
  - b) The requested hearing shall take place at the next regularly scheduled Appeals Committee meeting which follows the mailing to the member of written notice of the time and place thereof. The Member shall have the right to be represented by counsel (if desired) or by him/herself. During the appeals process, the Members use of the amenities is not suspended.
  - c) The Appeals Committee will render their decision in writing, upon receipt of the Appeals Committee judgment, the Member will have fifteen (15) days to comply.

### **BOATING**

1. All boat owners must register their boat(s) with the Emerald Lakes Association and display a registration sticker at all times.
2. The use of the lakes for fishing and boating is subject to the Fish and Boat Code and regulations of the Pennsylvania Fish and Boat Commission.
3. Association boat racks are designated only for the use of Association Members in good standing. Assignments are seasonal and on a first-come, first-served basis. They may be obtained at the Administration Office for a fee.
4. Boats may **only** be powered by electric trolling motors. They must have a current valid Pennsylvania registration and display proper registration numbers on the hull of the boat.
5. Boats may NOT be powered by an internal combustion engine. Such engines may be mounted on a boat. However, they may not be turned on or utilized while on Emerald Lakes Community lakes.
6. All boats must stay clear of designated swimming areas. Diving and/or swimming off boats and bridges are prohibited.
7. The owner of a boat shall be held responsible for the actions of the operator and occupants of the boat.
8. Any use of the lakes shall be at the risk of the owner or operator of the boat.
9. Violations of these boating rules may result in loss of privileges and/or Association imposed fines. Violation of State Law may also subject the Member to prosecution by State Authorities.
10. All boats must be removed from community racks by November 15<sup>th</sup> of each year. Failure to do so may result in confiscation of the boat and fines.

## **BURNING**

No burning is permitted within the boundaries of the Emerald Lakes Community, except as noted below;

- a) Every contained fire or controlled burn shall be built in and confined to a non-combustible container covered with a screen of ½ inch or smaller mesh, or with other suitable non-combustible cover, and shall not be permitted closer than twenty-five (25) feet from any building
- b) The burning shall be solely used for recreational purposes, in designated containers with a screened lid. Open fires are also permitted for cooking with charcoal or propane in a grill made for that purpose.
- c) All fires shall always be attended to by a responsible adult with a readily available means of extinguishing the fire, such as a fire extinguisher or water hose. After use, the fire must be completely extinguished with no smoldering evident.
- d) The burning of wood or branches from yard waste, all of which is considered debris, is prohibited. Burn barrels are prohibited.
- e) A designated container is defined as a grill/recreational burn container on legs with a screen lid that is purchased solely for entertainment or cooking purposes.
  - 1. No burning is allowed during a Fire Ban Emergency, as proclaimed by Monroe County Emergency Management, or Tunkhannock or Tobyhanna Townships.
  - 2. Wherever the Township ordinance/s is/are more stringent than this regulation, the Township Ordinance requirements shall prevail.

## **COMMUNITY CENTER**

- 1. All persons utilizing the Community Center (hereinafter referred to as “Center”) must obey all rules of the Pennsylvania Liquor Control Board, Pennsylvania Food Laws, and Emerald Lakes Association.
- 2. The Center shall be considered as the Common Area and the Community Recreational Facility bounded by Clearview Drive, Glade Drive, Doe Drive and Lot Numbers 5387 and 5404, and includes: but, is not limited to: The Community Center/Indoor Pool structure, parking lot, lawn areas, playground areas, tennis courts, basketball courts, driveway, sidewalks, and uncleared Common Area land
- 3. Members of a household in which the owner is a Member, Tenant, or Associate Member who is not in good standing, will not be permitted to use the Center.
- 4. Upon entering the Center, all persons must display their Association identification. Identification badges are also required when using the Community Center common area.
- 5. Children twelve (12) years of age and under must be accompanied by an adult member, who shall be responsible for the child’s behavior while in the Community Center.

6. The Community Manager, or assignee (i.e., Manager on Duty), is in charge of the Center and is responsible for the enforcement of all Association Rules and Regulations at the Center. The Manager on Duty (MOD) is also responsible to maintain the activities and conditions at the Center in such a way as to maximize the safety, well-being and good order of all persons using the Center. The MOD's decisions and actions relative to the functioning and/or closing of the Center are final.
7. Use of the Center is reserved exclusively for the following:
  - a) Association Members (Emerald Lakes property owners of record),
  - b) Their Family Members and their Guests,
  - c) Their Tenants, who have been approved for and have purchased Associate Member identification form the Association, and
  - d) Associate Member Guests.
8. The owner of rental property must be a Member in good standing as a prerequisite for the Tenants to be considered eligible for Associate Membership. Should a rental property owner lose his/her good standing status, the Associate Membership of Tenants will be terminated.
9. Guests must be accompanied by a Member in good standing.
10. Members or Associate Members in good standing who do not have their Association identification with them must have their status verified.
11. Food, snacks or beverages may not be brought into the Center without the permission of the Manager on Duty. Persons bringing such items into the Center will be solely responsible for their clean-up and disposal.
12. Appropriate attire is required of all persons using the Center. Bathing attire is only permitted in the pool and locker room area. The use of any other part of the Center will be denied to persons who are shirtless or shoeless.
  - a) Proper attire must be worn at all times in the restroom. No nudity is allowed.
  - b) When coming out of the shower, a towel must be worn.
13. With the exception of certified, service animals, pets are not allowed in the Center.
14. The use of skateboards or roller blades is not permitted in the Center or common ground.
15. Loitering is not permitted on Center property.

### **BAR**

1. Only Members and Associate Members 21 years of age and older may purchase alcoholic beverages. Guests may not purchase alcoholic beverages. (This is a requirement of our Pennsylvania club license).
2. Only persons 21 years of age or older may consume alcoholic beverages on the premises. Pennsylvania L.C.B or photo driver's license ID will be accepted as proof of age.
3. Persons under the age of 21 are not permitted in the bar area.

4. While the children are at the Community Center, they must be supervised by a parent or guardian at all times. No one under the age of 21 years is allowed into the bar area at any time. Failure to adhere to this rule will result in a fine and the violator will be asked to leave the bar area.
5. Smoking is not allowed in the center, smoking is only allowed outside the Community Center in the designated area ONLY.

#### **SAUNA**

1. No one under the age of 18 is permitted in the Sauna.
2. You must shower before entering Sauna
3. Please use a towel or a mat to avoid moisture from getting into the wood inside the Sauna.
4. Swimsuits are required; no nudity is allowed in the Sauna.

#### **FIREWORKS/EXPLOSIVES**

1. No one is permitted at any time to use fireworks or explosives of any sort. Failure to adhere to this rule will result in a fine.

#### **HUNTING/FISHING**

1. The use of the lakes for fishing and boating is subject to the Fish and Boat codes and Regulations of the Pennsylvania Fish and Boat Commission. See: [www.pacode.com](http://www.pacode.com) Chapter 63. General Fishing Regulations.
2. Hunting is strictly forbidden.
3. Wildlife is not to be harassed or abused.
4. Fishing in the lakes within Emerald Lakes Community is only permitted by Association Members, Family Members, Tenants and Guests.
5. The Catch and Release program is for all lakes and only includes Bass. It does not include smaller fish (crappies, sunfish and perch) as per the Fish and Game Commission. Be advised that a fine will be issued to anyone not adhering to this rule.

#### **LAKE, BEACH AND PICNIC AREAS**

1. Swimming in the Association-owned lakes shall always be at your own risk. Diving and/or swimming off boats and/or off bridges are prohibited. For safety precautions, all activities on the lakes require children under twelve to wear life jackets.
2. Rules posted at the designated swimming areas shall always be adhered to. These include; but, are not limited to:
  - a) Swimming is always at your own risk.
  - b) No swimming is permitted outside of buoy lines.
  - c) Containers and/or objects made of glass, except for prescription eyeglasses, are prohibited in the beach areas.

- d) Pets are not permitted in the lakes, swimming or beach areas.
  - e) Water toys may be used in designated swim areas.
  - f) Aggressive or potentially harmful horseplay is not permitted.
  - g) Children, twelve (12) years and under, must always be accompanied by an adult, parent or guardian.
3. Picnicking is limited to the designated areas and all trash shall be placed in the provided containers. Household trash/garbage is not to be deposited in these containers.
  4. Cooking devices shall always be supervised by an adult and must be completely extinguished and wet down before leaving.
  5. Damage to trees and shrubs is prohibited.
  6. Picnic areas and beaches must be left clean and un-littered.
  7. Association-issued identification shall be worn or available to be shown when requested by authorized personnel while using the lakes, beaches and picnic areas.

### **MOTOR VEHICLES**

1. While in the Emerald Lakes Community, operators of motor vehicles are required to abide by all Pennsylvania State, County, Municipal, and Emerald Lakes Community special motor vehicle rules and regulations. All posted traffic signs must be obeyed.
2. Motor vehicles that are State-Licensed for use on the public highways may be operated on the roads and vehicle parking areas of the Emerald Lakes Community. Such vehicles must:
  - a. Have a valid registration issued by the owner's State of residence;
  - b. Display a current license plate, inspection sticker and be insured;
3. Motor vehicles that are not licensable in Pennsylvania for use on the public roadways are expressly prohibited and may not be operated within the Emerald Lakes Community. Such vehicles shall include; but, not be limited to: "off-road" recreational vehicles, mini-bikes, dirt bikes, all-terrain vehicles, snowmobiles, and go-carts.
4. Electric powered vehicles such as golf carts may be used on Emerald Lakes' roads and must be registered with the Association Office.
5. Motor vehicles operated, parked or stored within the Emerald Lakes Community by Association Members, Family Members, and Tenants are required to be currently registered, licensed, display a current vehicle inspection sticker and an Association issued identification.
6. No vehicle may be parked on Emerald Lakes' roadways or Amenity properties overnight. All roads must be kept free for emergency vehicles, road paving and repair, and snow plowing. (Exceptions: - vehicles making a delivery or doing or supporting construction.) If you are having a large gathering, parking permission must be obtained from our Community Manager, so the vehicles can park on the road or designated area for this gathering. Failure to adhere to these rules will result in the vehicles being considered illegally parked and will be fined and may be towed away at the owner's expense.

7. Emerald Lakes community special motor vehicle rules are as follows:
  - a. Emerald Lakes Public Safety personnel are authorized to oversee the use of vehicles in the community.
  - b. The speed limit of Emerald Lakes' roads is posted throughout the Community with a maximum speed of 25 miles per hour.
  - c. Vehicles are not permitted on any Community property except the roads and designated parking areas.
  - d. Abandoned or inoperable motor vehicles are not permitted within the Community, whether on Common Areas or private property. Such vehicles shall be removed from Common Areas at the owner's expense.
  - e. All operators of any motorized vehicle are required to safely stop when given a visual or audible signal by Public Safety personnel. The signal may be by hand, voice, emergency lights or siren.
  - f. There shall be no passing on any Association road.
  - g. No vehicle shall be operated in such a manner that shall constitute reckless endangerment or endangering the life of others.
8. Vehicles are required to park in parking lots. Vehicles (other than emergency vehicles) are not permitted to be parked in the driveway at the Center entrance. Vehicles may stop for the purpose of loading or unloading. Should a driver leave a vehicle in the driveway for this purpose, the headlights or flashers must be turned on.
9. Vehicles may not be parked on the walkways leading into the Center. This also applies to bicycles or any other wheeled vehicles.

#### **TOWING**

1. If any unauthorized or unidentified vehicle is left on ELA common property, roads or lots, Public Safety shall tow the vehicle at the owner's expense.

#### **TRAILER AND COMMERCIAL VEHICLES**

1. One mobile home or one currently licensed motor home or travel trailer or other type of private (non-commercial) trailer may be parked on any lot or tract having a principal building, provided that no living quarters shall be maintained or any business conducted within the vehicle or trailer when parked in the Community. The mobile home or trailer must be screened from view as much as possible

#### **PERSONAL EQUIPMENT/PROPERTY ON COMMUNITY ROADS**

1. The placement and/or use of personal property on the Association's roads "right-of-way" is prohibited. The Association's road right-of-way is 25 feet from the center of the road. This includes: but, is not limited to athletic equipment, such as portable roadside basketball hoops and skateboard ramps, as well as garbage, tree cuttings (debris), discarded or for sale items such as furniture, appliances or equipment, dumpsters, trash or other permanent structures.

## PETS

1. The keeping of poultry or animals other than those classified as family pets including dogs, cats and caged birds, is prohibited. No more than two (2) dogs or two (2) cats, or one (1) dog and one (1) cat shall be allowed per dwelling. [See schedule A, Declaration of Covenants, Restrictions & Limitations, item 5.]
2. Pets must be licensed and vaccinated against rabies as required by law in their State of Residency and while at Emerald Lakes, pets are subject to Pennsylvania State, County, and Local Laws, rules and regulations.
3. Pets must be leashed or confined at all times when outdoors.
4. All dogs six months of age or older must be licensed by the State of Pennsylvania (due on or before January 1<sup>st</sup> if a Pennsylvania resident).
5. All dogs must be kept under control or a fine may be issued. Owners are responsible for all damage caused by their animals.
6. All dogs must be registered with the Association office and will be issued a dog tag at no cost.
7. No animal shall be left outside unattended or unrestrained at any time.
8. No poison or harmful substance shall be left on your property or elsewhere in Emerald Lakes, where it may be easily found and eaten by domestic pets and/or wildlife.
9. No pet shall be abandoned or attempted to be abandoned within the Emerald Lakes Community. Fines will be issued which may include court costs.
10. Pet owners must:
  - a. Confine pets to owner's property.
  - b. Walk pets on a leash when off owner's property. (For the protection of your pet, all pets shall wear an identification tag giving owner's local telephone number.
  - c. It shall be a fineable offense to own, harbor or keep in custody any animal, which disturbs the peace by barking, howling or making other loud noises to the annoyance and discomfort of any person in Emerald Lakes. Continuous barking, howling, or the making of other loud noises by such animal for more than thirty (30) minutes shall be deemed to be disturbance of the peace.
  - d. No person owning, harboring, keeping or in charge of any dog shall cause, suffer or allow such dog to soil, defile, defecate on or commit any nuisance on any common thoroughfare, passageway, by-path, play area, park, beach or any place where people congregate or walk or on any public property whatsoever, including common roadways.

- i. The person who so curbs such dog shall immediately remove all feces deposited by the dog; and
  - ii. The feces removed shall be disposed of in a sanitary manner by the person owning, harboring, keeping, or in charge of such a dog.
- e. A fine will be issued to any homeowner who ties his dog outside in inclement weather, (weather that is raining, storming, snowing or extremely cold or extremely hot).

### **POOL RULES: INDOOR & OUTDOOR**

1. Posted rules shall always be followed. These include but are not limited to:
  - a. No one is permitted in the pool enclosure except during scheduled hours.
  - b. The Association may close the pool during scheduled hours for reasons of safety, weather or maintenance.
  - c. No running, diving, dunking, pushing or other horseplay will be permitted.
  - d. Except for corrective eyewear, no china, ceramics, glass objects, or smoking is permitted in the pool enclosure.
  - e. Children twelve (12) years of age or under, must be accompanied by a responsible person sixteen (16) years or older who shall be responsible for the child's behavior and conformance to all pool rules while in the pool area.
  - f. Children and adults who require undergarments must wear waterproof coverage over same.
  - g. No diving is permitted in any pools.
  - h. Only bathing suits may be worn in the pool. Cutoffs are not allowed.
  - i. No sitting or hanging or swinging on ropes or ladders.
  - j. No radios are allowed in the pool enclosure except when played through headphones.
  - k. Flotation devices are prohibited in the pool unless otherwise specified by Pool Attendants on duty.
  - l. Persons having infections, open wounds or bandages are not permitted in the pool.
  - m. Except for certified, service animals, pets are not permitted in the pool or pool area.
2. Association-issued identification should be worn or available to be shown when requested by authorized personnel while in the pool area.
3. Rules apply to the Indoor Pool/Community Center & Outdoor Pool/Cedar Drive.

### **PUBLIC NUISANCE**

1. Any vehicle emitting loud or boisterous noise of any kind will result in a fine to the owner.



2. Any condition that will disturb the peace and/or quality of life.
3. Any conditions that will disturb the peace from 10:00 PM until 8:00 AM will result in the fines being doubled.
4. Public nudity is not allowed on Emerald Lakes Association Property.

#### **PUBLIC SAFETY**

1. Public Safety has the authority to verify that any vehicle has its ELA registration.
2. Public Safety has the authority to monitor all ELA property.
3. Public Safety has the authority to monitor all lakes to reduce illegal fishing and stealing of bass, and to enforce all State boating and lake laws.
4. Public Safety has the authority to check identification of all fishers at the Lakes to keep unauthorized people off ELA property.
5. Public Safety is not authorized to transport a resident in the patrol car unless it is an emergency situation.

#### **RENTALS**

Association Members who own a residence in Emerald Lakes Community and are considered “In good standing” with the Association, may rent, lease or make available to others their residence. Members must follow the Rental Policy and register their rentals.

#### **MEMBER/LANDLORD**

1. Member/Landlord, or his/her rental agent, shall complete a MEMBER’S INTENT TO RENT form prior to each rental of their property and submit to the Association’s Administration Office. The Association reserves the right to charge a registration fee as determined by the Board of Directors.
2. Members/Landlord shall NOT lend his/her own Association-issued identification for use by the Tenants, but may purchase Association-issued Tenant identification, if desired.
3. Member/Landlord shall be held legally and financially responsible to the Association for any and all damages caused to the Common Areas and Community Recreational Facilities by the actions of the Tenants and Tenant’s Guests, as well as for violations of the Association’s Rules and Regulations by the Tenants, to the extent that such damages or violation fines are not collected directly from the Tenants.

#### **TENANT**

1. Each Tenant (renting party) shall complete a REGISTRATION FORM, and submit it, along with a copy of the signed rental/lease agreement, to the Association’s Administration

Office prior to the commencement of the rental period. The Association reserves the right to charge a registration fee as determined by the Board of Directors

2. All fees owed shall be paid forty eight (48) hours in advance of the rental period.
3. Each registered Tenant will be given a copy of the Association's Rules and Regulations, map, a mandatory, purchased trash permit, and purchased identification passes for all amenities.
4. Each registered Tenant shall obtain Association-issued identification for each person in the renting party age six (6) years of age or older (providing the Member/Landlord, or his/her rental agent has not furnished same) by paying an administration fee established by the Board of Directors. This ID is required to use the Community's private roads and gain access to other Common Areas and Community Recreational Facilities.
5. Any home that is rented must be rented in its entirety and may not be occupied in any part by the Property Owner during the rental/lease period. Rentals of single rooms or any other partial rentals of a home are prohibited.

#### **SCHOOL BUS REGULATIONS**

1. When you meet or overtake a stopped school bus with red signal lights flashing and stop arm extended, you MUST STOP.
2. When you approach an intersection where a school bus is stopped with red signal lights flashing and stop arm extended, you MUST STOP.
3. You MUST WAIT until the red lights have stopped flashing and the stop arm has been withdrawn before moving.
4. DO NOT MOVE until all the children have reached a place of safety.

#### **SIGNS**

1. No unauthorized signs shall be permitted on Common or Private property, including "For Sale" or "For Rent", including Realtor signs or any other advertisements without specific permission of Emerald Lakes Association. This rule is based upon a deed restriction contained in Association Members' property deeds. [See Schedule A, Declaration of Covenants, Restrictions and Limitations: #11.]
2. Homeowners may display an alarm system notification sign on their property providing it is no larger than 12" x 18".

#### **TENNIS COURTS**

1. Association-issued identification should be worn or available to be shown when requested by authorized personnel while using the tennis courts.
2. Pets are not permitted on the tennis courts or in the tennis court area.
3. Eating, smoking, and alcoholic beverages are prohibited on the tennis courts.

#### **UNSIGHTLY PROPERTY, GARBAGE AND TRASH**

1. No part of any lot or property shall be used or maintained as a dumping ground for household garbage and trash, contractor or building materials, broken or abandoned items such as bicycles, refrigerators, cars, tree limbs (debris) etc. or for any other type of disposal. The property will be considered unsightly if any of these conditions exist.
2. Firewood and Kindling intended for fire starting may be neatly arranged on the owner's property.
3. Normal household garbage and trash must be taken to the Association's compactor in a timely fashion. Any garbage or trash placed outdoors, pending transfer to the compactor, must be kept in secure containers to discourage access by wild animals. Owners are responsible for any trash scattered by animals or vandals on their or surrounding properties. Should such garbage or trash be scattered by any animals and/or wind, the Association may take measures to clean up the result, to prevent further distribution of the materials by animals or wind, all such cleanup costs plus a fee will be added to the owner's account. All garbage, trash and rubbish shall be disposed of off the premises and no garbage, trash or rubbish may be placed, dumped or buried on owner's property or anywhere within the Emerald Lakes Community.
4. No trash or garbage is to be left at the dumpsters when closed, in the parking lots, or on any Emerald Lakes Community Property.
5. Valid Member (or Associate Member) badges must be shown to the compactor attendant to receive trash disposal privileges.
6. Recycling is mandatory at the trash compactor area.
7. Trash cans must not be stored on the roadway and must not be put out more than 24 hours prior to pick up. Once the trash is picked up, the cans must be placed out of sight that same day.
8. The grounds on any private property shall be kept in good repair and appearance by the owner; grass and/or weeds that exceed 6 inches in height shall be considered unsightly. Fallen trees and branches shall also be considered unsightly. If the property has received 3 or more fines, or the unsightly condition equals or exceeds 30 days, the property will be cleaned, at the Association's sole discretion, upon conclusion of a final 15-day notice. The owner's account will be charged all cleanup cost plus a fee.
9. The exterior of all structures located on any private lot shall be kept in good repair and appearance by the owner. Should maintenance or repair be required, the Association will give written notice to the owner. If not corrected within the period specified in the notice, a fine shall be imposed.

#### **WEAPONS**

1. Discharging any weapon within the confines of Emerald Lakes is strictly prohibited.
2. Violations will result in disciplinary action by the Association and shall be reported to the appropriate authorities as may be required.
3. The killing of or attempting to harm any animal within Emerald Lakes is strictly prohibited.

### **BUILDING PROCEDURES AND REGULATIONS**

Major alterations, repairs, replacements and/or renovations, which include deck renovations, repairs and replacements, as well as fencing installations and replacements, repairs and renovations are regarded in the same manner as new construction and, therefore are subject to the same Procedures and Regulations. Minor changes in existing structures must conform to the established standards of the Association.

Compliance Permits for construction will only be issued to property owners in good standing. No work shall be initiated prior to the receipt and posting of the permit; this includes tree removal.

All property owners are responsible for ensuring compliance with all Township Ordinances and obtaining any necessary Township, or other governmental permits, prior to submitting an application for an ELA Compliance Permit.

Pocono Township Municipal Bldg. (570) 629-1922

Tobyhanna Municipal Bldg. (570) 646-1212

Tunkhannock Municipal Bldg. (570) 646-3008

### **BUILDING PROCEDURE COMPLIANCE**

Contractors and owners performing construction on their own behalf shall comply with the following requirements:

1. Contractors must restrict construction activities to Monday through Saturday, 8:00 AM through 6:00 PM. No work is permitted on Sundays or holidays.
2. No work, including removal of any trees, or delivery of any materials, equipment, or building components, shall begin prior to receiving all permits and tree removal approvals. Portable toilets must be on the site prior to the beginning of any construction activities, other than tree removal.

3. Contractors, and owners performing their own construction, are fully liable for the actions, and inactions of their subcontractors and suppliers. They are liable for any violations of any ELA Rules and Regulations, or of these Building Procedures by any subcontractors or supplier. Warnings and fines will be charged to the Contractor, or owner performing his own construction.
4. Trees measuring 3" or more in diameter (outside bark to outside bark) measured at a height of 36" above the ground shall not be removed unless approved by the Code Enforcement Officer. All requests must be submitted in writing on the prescribed Tree Removal Request form. Failure to obtain prior approval will result in the fines specified within the Schedule of Fines.
  - a. Trees to be removed must be individually marked with flagging or fluorescent paint when trees are to be cut for construction. The property corner pins must be suitably staked, flagged and identified. Proposed house construction requires the corners of the house, driveway, septic mound, and other structures must be identified with wood stakes, suitable labeled.
  - b. Damaged trees, diseased or dead trees shall not be removed prior to receiving written approval of the CEO. In an emergency, approval should be given within 24 hours.
  - c. Removal of each tree exceeding the size limits specified above without written ELA approval, will be considered one violation for each tree removed. This applies to contractors and owners, who will be jointly and severally liable for violations during the construction period of a building or structure, as well as to property owners living in or using the property.
5. Burning or burying of waste or debris is not permitted.
6. As determined by site conditions, a culvert with a minimum size of twelve inches (12") in diameter or larger, shall be installed under the full width of the driveway.
7. Drainage swales shall be constructed the full length of the road frontage to insure proper drainage. Swales must also be provided along property lines and elsewhere to ensure neighboring properties are not adversely affected by surface water runoff. The General Contractor is solely responsible to submit requests for exceptions. These requests must be in writing and submitted to the CEO prior to staking.
8. All driveway installations, repairs and/or modifications require an ELA compliance permit. This includes the following requirements:
  - a. The surface of any driveway(s) must not exceed the height of the roadway at the point of intersection.
  - b. A culvert must be installed under the driveway to ensure a free flow of storm water from the adjacent storm water ditches.
  - c. If no ditches exist on either side of the driveway culvert, the driveway must contain a depression sufficiently wide and deep to carry any surface water from one side of driveway to the other without flooding the street

- d. Culverts must extend 18 inches beyond the edge of the driveway and be protected from erosion.
9. Building materials are not to be stored on the roadway at any time.
10. Construction vehicles or equipment shall not be parked or stored on any street or right of way, except during the performance of construction activities. This includes subcontractors and supplier vehicles, and workmen's personal vehicles.
11. Contractors must provide suitable traffic cones and/or warning signs when the construction activity necessitates occupying a portion of, or an entire traffic lane.
12. All work must cease immediately upon receipt of written stop order. This may be delivered in person, by fax, or by email.
13. Contractors' permits/advertising signs shall not exceed two feet by three feet (2' x 3') maximum shall not be erected prior to obtaining a township building permit(s). The ELA building permit shall also be displayed next to the township permit(s). All signs shall be kept in good repair and readable condition and easily accessible from the street at all times.
14. Contractor's signs and permits must be removed within sixty (60) days of the construction completion and/or receipt of a Township Certification of Occupancy.

#### **DESIGN CRITERIA**

1. No building shall be erected, altered, placed, or be permitted to remain on the premises other than one detached single-family dwelling, and two (2) outbuildings per lot (e.g., one (1) detached garage and one (1) storage shed).
2. The drawings submitted with the compliance permit application must mathematically demonstrate compliance with all setback requirements.
3. A detached garage cannot exceed fifty percent (50%) of the house footprint, with a maximum footprint of seven hundred fifty square feet (750 sq. ft.).
4. A minimum of 1200 sq. ft. of living space is required for residential plans submitted for permits in all Emerald Lakes subdivisions.
5. Every fence and retaining wall require a Compliance Permit and must conform to the following design criteria:
  - a. A fence may not exceed six feet (6') in height.
  - b. A fence is to be located anywhere beyond the front wall of the house and may not be more than thirty-three and one thirds (33 or 1/3%) solid.
  - c. A fence shall not encroach on the front street easement line. It shall not be closer than one foot (1') to the property lines. The side and rear utility right of way remains reserved for possible use for the installation of utilities. No other structure shall be constructed within these easement areas.
  - d. Barbed-wire, sharp-pointed or electrically charges fences shall not be permitted.
  - e. Perimeter fences or walls shall not be permitted.
  - f. Chain link fences shall not be permitted in the front of the house.

- g. Fence enclosures (e.g., privacy, children, garden or pet surround), shall be located in the rear of the lot or behind the house and not be over six feet high.
  - h. Fencing material may be wood, vinyl, or chain link. Masonry/concrete block fences are not permitted. Masonry retaining walls are permitted, subject to receiving a Compliance Permit, and any necessary Township Permits prior to construction.
- 6. Any application requiring special consideration for not meeting ELA requirements may be submitted for a variance approval by the Appeals Committee.
- 7. No vehicle or structure of a temporary character, including but not limited to any van, trailer, tent, shack, garage, barn or other type of out-building, shall be used on any lot at any time as a residence, either temporarily or permanently.
- 8. No additional structures, or structural changes to the exterior of any existing structure, including garages, decks, sheds or any other out-building or structure, shall be permitted on any lot without submitting a permit application and obtaining a Compliance Permit from Emerald Lakes Association, Inc.
- 9. Tennis courts are not permitted except those operated by the Association for use by the entire community.
- 10. Swimming pools must meet the following requirements
  - a. A Township building permit and an Emerald Lakes Compliance Permit are required for both in-ground and above-ground pools.
  - b. The pool and any external structures must adhere to the ELA setback requirements.

### **VARIANCES**

An application for a variance from any of the Building Procedures requirements may be filed in writing with the APPEALS COMMITTEE and shall specifically include all of the following:

- 1. A statement of the requirements of the Procedures, for which a variance is sought.
- 2. A statement of the manner by which strict compliance with the requirements would result in practical difficulties, including the nature and extent of these difficulties.
- 3. A statement of feasible alternatives to the requirements which would adequately protect the health, safety and welfare of the occupants or intended occupants and the public in general.

### **COMPLIANCE PERMITS**

- 1. The following documents must be submitted to the CEO for review and approval in order to receive an Emerald Lakes Compliance Permit. The complete replacement of a shed or deck, or portions of a deck or fence require a compliance permit. The items with an asterisk are only required to be submitted with a new home construction application.
  - a. Application for an ELA Compliance Permit, along with fully completed Cover Sheet Check List

b. Compliance Permit Fees:

House (complete)	\$450
Garage, Addition, Alteration, Swimming pool	\$100
Porch, Deck (under 144 sq ft)	\$50
Porch, Deck (over 144 sq ft)	\$100
Shed (under 144 sq ft)	\$50
Shed (over 144 sq ft)	\$100
Docks	\$50
Fences/Retaining Walls	\$75
Driveway	\$25

- c. Signed and dated Tree Cutting Request form
  - d. \*Copy of Property Owner's Deed
  - e. Copy of Township Zoning Permit
  - f. Copy of Guardian Building Permit
  - g. \*Copy of Township Septic Permit
  - h. \*Signed and dated Guarantee form
  - i. Signed copy of Construction Contract
  - j. One set of ¼" scale drawings, showing all elevations and plan views
  - k. One copy of the Surveyor's Property Report/Drawing drawn to 1"-50" or larger scale, indicating North, and including, but not limited to, the location of the following:
    - i. Iron pins indicating property corners
    - ii. House with setbacks
      - 1. Shed addition, deck, docks, and fence applications must also show setbacks.
    - iii. Driveway
    - iv. All areas that are to be cleared and/or disturbed.
  - l. Copy of Contractor's liability insurance coverage which shall cover public liability to a minimum amount of three hundred dollars (\$300,000.00) for bodily injury and one hundred thousand dollars (\$100,000.00) for property damage.
  - m. List of Subcontractors, with company names, contact persons, telephone numbers and address.
  - n. Copy of Monroe County Conservation Department permit for docks. [Refer to Schedule A, Item 14b, page 6].
- 2. Failure to comply with any one of the requirements specified within the Application, Guarantee, and Ground Restoration Agreement Forms, shall be considered one violation for each instance of non-compliance.
  - 3. All dues and fines must be paid, and the member must be in good standing before permit will be issued.
  - 4. Processing may take up to 15 days after the receipt of the complete documentation or receipt of the last item if any documentation is missing or incomplete.



5. All compliance permits must be posted prior to the commencement of any construction activity. They must be maintained in a readable condition throughout the construction period until the Certificate of Compliance and Occupancy Permit are issued.
6. If a change in the original approved plans becomes necessary, a written request for the change must be submitted to and be approved by the CEO.

### **APPROVAL OF COMPLIANCE PERMITS**

1. The CEO may issue a compliance permit after a written application is submitted in the manner and on forms prescribed, providing that the application is complete, all required information is provided, and the application is accompanied by the applicable filing fee.
2. All Compliance Permits will expire within one (1) year of issue date.
3. The exteriors of all buildings shall be completed within four (4) months of construction starting date (as prescribed by Schedule A, Declaration of Covenants, Restrictions, and Limitations, Item 6).

### **DEFINITIONS**

Certain words and terms used in these Rules and Regulations are to be interpreted as follows:

<b><u>ALTERATIONS:</u></b>	A change in the structure in existing facilities, or in enlargement whether by extension of a front, rear, or side or by increasing in height or by moving from one location or position to another.
<b><u>APPEALS COMMITTEE:</u></b>	Shall mean the Committee whose members are appointed by the Board of Directors to rule on the appeal of citations and fines.
<b><u>BOARD OF DIRECTORS:</u></b>	The elected Directors of Emerald Lakes Inc.
<b><u>CERTIFICATE OF INSURANCE:</u></b>	The principal contractor or builder shall register with the Association and file a copy of a certificate of insurance. The insurance policy shall cover public liability to a minimum amount of three hundred thousand dollars (\$300,000.00) for bodily injury and one hundred thousand dollars (\$100,000.00) for property damage. (See Section E)

<u>CODE:</u>	Shall mean the Building Procedures, which are included within the Rules and Regulations, as adopted by the Emerald Lakes Board of Directors.
<u>CEO:</u>	Code Enforcement Officer.
<u>COMPLIANCE PERMIT:</u>	A permit issued by the CEO prior to the construction or reconstruction, remodeling, alteration, or replacement of a structure, including repair or replacement of sheds, decks, ramps, and fences.
<u>CONSTRUCTION:</u>	The act of clearing, grubbing or excavating, building, fabricating, physically changing or modifying any home, structure or accessory building. This includes the delivery of supplies, material, equipment, building components, and the cutting down or removal of trees required for the construction of new structures.
<u>CONTAINED FIRE:</u>	Any fire contained in an incinerator, fireplace or other contained enclosure designed for outdoor cooking, or a fireproof container.
<u>CONTRACTOR:</u>	Any person or entity engaged in the construction, repair or modification of lane, structures or other real property. A property owner(s) who engages in such construction, or modification on his/her own property or property owned by others is also defined as a contractor with respect to the requirements of these Rules and Regulations.
<u>DWELLING:</u>	A building designed for occupation by a family or individual.
<u>FENCE OR WALL:</u>	A structure which prevents movement between properties or portions of properties.
<u>FALSE ALARMS:</u>	The activation of an alarm system caused by other than the intended purpose for which the alarm system is designed
<u>GARAGE:</u>	A building or space accessory to a residence which provides for storage of motor vehicles and in which no occupation, business or service is conducted.
<u>LIVING SPACE:</u>	The sum of the gross horizontal areas of all floors of a building measure from the inside face of the exterior walls. This excludes basements and attics.
<u>LOT:</u>	A parcel of land, the dimensions and extents of which are determined by the latest official records of the subdivision in which the lot is located.

<u>LOT FRONTAGE:</u>	The horizontal distance measured along the full length of the front property line.						
<u>NUISANCE ALARM:</u>	An audible alarm which fails to automatically shut off its audio alarm within ten (10) minutes after the activation of such audible alarm						
<u>OUTBUILDING:</u>	<p>Any structural accessory to a residence which provides a storage area; this includes, but is not necessarily limited to the following:</p> <ol style="list-style-type: none"> <li>Garage – see definition above.</li> <li>Green House – a structure for the purpose of growing plants principally for the owner’s enjoyment.</li> <li>Shed for domestic pets – no permit is required; limited to 20 sq. ft.</li> <li>Storage Building (shed)- a structure for the purpose of holding household goods, tools, or other personal items. Outbuildings 144 sq. ft. or over shall be considered a garage for Compliance Permits.</li> </ol>						
<u>SETBACK:</u>	<p>Distance from the property line to the nearest wall or deck rail. The following setbacks are required within Emerald Lakes Community:</p> <table> <tr> <td>Front</td><td>40</td></tr> <tr> <td>Sides</td><td>15</td></tr> <tr> <td>Rear</td><td>30</td></tr> </table> <p>Sheds shall be no closer than 10 feet to side or rear lot lines.</p> <p>Setbacks may be further restricted by deed restrictions.</p>	Front	40	Sides	15	Rear	30
Front	40						
Sides	15						
Rear	30						

### **BUILDING PROCEDURES/FINES**

Failure by any contractor and/or owner to comply with the provisions of these Building Procedures and Regulations shall result in fines and charges. Contractors, and owners performing their own construction, shall be charged for any violation committed by their subcontractor, landscaper, or supplier.

### **SCHEDULE OF FINES**

#### **BUILDING**

Any other offense not specified	\$150.00 per offense
Building without Permit	House - \$1000.00 Other Construction - \$500.00
Stop Order	\$500.00 per day
Failure to Comply with Rqmts	\$50.00

#### **GENERAL**

Disorderly Conduct	\$500.00 & suspension of member privileges (Harassment, aggression or use of derogatory language towards staff or community members)
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Burning	\$500.00
Fireworks	\$500.00 per offense
Catch/Release	\$100.00
False House Alarm:	\$25.00 per alarm after 2 warnings during a 12-month period
Boat/Watercraft	\$25.00 failure to register boat/watercraft and to display registration sticker

### **MOTOR VEHICLE**

Prohibited Vehicles	\$250.00 1 <sup>st</sup> offense/\$500 for subsequent offenses
	-Off Road recreational vehicles
	-Mini bikes
	-Dirt bikes
	-All terrain vehicles
	-Snowmobiles
	-Go carts
Unregistered Vehicle	\$100.00 per vehicle
Passing	\$100.00
Failure to Stop	\$50.00
Illegal Parking	\$50.00
Speeding	\$50.00 (26 to 40 MPH - per radar)
	\$100.00 (OVER 40 MPH - per radar)
Failure to yield to Emergency Vehicles	\$100.00
Reckless Endangerment	\$500.00
Public Nuisance Rule	A \$250.00 fine will be issued for any conditions that disturb the peace of the community
Public Nudity	\$500.00 per offense
Failure to Register Tenant	\$200.00
School Bus Rule	\$250 1 <sup>st</sup> offense/\$500 for the second offense

### **Signs**

Unauthorized posting of signs	1 <sup>st</sup> offense; 5-day warning; \$50.00 subsequent offenses
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**Tree Cutting**

Removed without Permit	\$100 per tree (whether contractor or owner)
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All trees must be replaced with a mature tree of 4' (ft) within thirty (30) days, weather permitting

**UNSIGHTLY PROPERTY, GARBAGE AND TRASH**

Unsightly Property	\$50.00 1 <sup>st</sup> offense/\$100.00 subsequent offenses
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Dumping	\$500.00 per offense
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<b><u>PETS</u></b>	\$100.00 1 <sup>st</sup> offense/\$200.00 subsequent offenses
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Loose Dog	\$200.00
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Abandonment	\$500.00
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Disturbance of Peace	\$250.00
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Unattended Pet	\$500.00
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**WEAPONS**

Discharging a Weapon	\$750.00
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Harm or Kill any Animal	\$750.00
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**OTHER VIOLATIONS**

\$50.00 - 1<sup>st</sup> offense

\$100.00 - 2<sup>nd</sup> offense

\$200.00 subsequent offenses & suspension of membership privileges

Interference of Public Safety	\$250.00
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Evading/Eluding Public Safety	\$500.00
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**ADDITIONAL CHARGES**

Applicable administration costs may be added to the fines identified on the list above. Fines plus additional charges are payable within fifteen (15) days from the date of citation/violation. Members wishing to appeal a citation, or a violation must file a written appeal with the Administration Office within fifteen (15) days of receipt of the citation or violation. Appeals will be processed as indicated under the APPEALS PROCEDURES section.

## NOTES