

3. Sign to be posted off Community right-of-way, a minimum of 25' from center of road.
 4. Sign must be done in a professional manner.
- (2) Name signs shall be made no larger than 12"X30" or the equivalent of 360 square inches. Nonconforming signs will be removed and returned to the Owner, or confiscated, at the discretion of the Board of Directors or its Representative. 911 numbers shall be visible on all properties by March, 2009. (8/9/08)
- (c) Property Owners shall not utilize the resources of the Community, including their own property, for commercial purposes. (3/18/90)
 - (d) The owner shall cut dead trees when they cause a fire and/or a safety hazard and is verified by CLCA maintenance department.
 - (e) No person shall temporarily or permanently place upon, construct over or attach to the top or sides of the absorption area (such as the "turkey mound") of any on lot septic system anything whatsoever unrelated to the functioning of the system. This prohibition includes, without limitation, the placement on such absorption area of any above ground swimming pools, trampolines, swing or play sets, playhouses, sliding boards, sheds, storage bins or containers of any sort, woodpiles, potted or cut shrubs and refuse of any kind. (8/9/08)

ARTICLE 13: RENTING OF PROPERTY REGULATIONS (SEE FINE SCHEDULE)

Section 13.1 General Conditions

- (a) A Member must notify CLCA of his or her intent to rent his or her property and must provide a Tenant Registration Form provided by the CLCA Office. Renter fee, outstanding dues, assessments or other charges must be paid in advance.
- (b) A Member must provide any real estate agent seeking to rent his or her property with a copy of these Rules and Regulations and Deed Restrictions and Covenants.
- (c) Each renter must comply with these Rules and Regulations and Deed Restrictions and Covenants, a copy of which must be provided to him or her by the Member.
- (d) A Member shall not be entitled to use CLCA facilities while all of his or her properties are rented.
- (e) Members will be responsible for violation of these Rules and Regulations and Deed Restrictions and Covenants and for damage to CLCA property caused by renters.
- (f) Rental Fee: There is a Non-refundable Rental fee of \$250.00, per contract, subject to change without notice. (11/2002)
- (g) An additional fee of \$250.00 is required and payable by the owner. Any tenant incurred fines will be paid from this balance as they become due. Owner must maintain a \$250.00 balance. Any remaining balance will be refunded when the renters departs the Association. (8/9/08)

Section 13.2 Rentals/Leasing

- (a) All homeowners are required to register their tenants with the CLCA office on the appropriate tenant registration form which must be signed by the Member or a fine will be imposed.

The following information and or documents are required for leased properties. (8/9/08)

- (1) Total number of persons who will be residing at the leased property.
- (2) Names of all persons residing at the leased property.
- (3) Prior address of all persons listed on the Tenant Registration Form.

- (4) Length of tenancy and a copy of the lease.
 - (5) Key Pad number (LOT number) of property and the 911 address.
 - (6) Such other information as may be required. (8/9/08)
- (b) Gate entry cards will be made available for a deposit of **\$25.00** (cash) per tenant's vehicle. If card is not returned immediately after the expiration of the period of registration, the deposit will be forfeited and the card deactivated.

Section 13.3 Insurance Requirements

- (a) All Owners who are renting their homes within CLCA shall carry Fire and Liability insurance and shall provide a copy showing proof of the current Fire and Liability insurance policy to the CLCA office. Upon the expiration of the Fire or Liability insurance policy, it is the property owner's responsibility to show proof and the coverage period of the new insurance policy or be subject to a fine.
- (b) It is recommended that all renters carry Renter's Insurance. (8/9/08)

ARTICLE 14: SANITATION GARBAGE AND TRASH DISPOSAL (SEE FINE SCHEDULE)

Section 14.1 Garbage Etiquette

- (a) Garbage and trash shall be kept in sanitary containers, properly covered and secured to avoid upsetting and scattering of debris by animals. If such debris does occur, cleanup must be done IMMEDIATELY.
- (b) No lot or common area shall be used as a dumping ground for rubbish.
- (c) All household garbage shall be deposited properly in the CLCA dumpster/compactor during posted times only. Cardboard shall be flattened.

Section 14.2 Untidy/Unsanitary Properties

Note: Untidy/Unsanitary lots create a negative effect on the property values of the surrounding properties. Therefore, in order to protect the property values of community members, the Board of Directors finds it necessary to enforce the following regulations:

- (a) The Owners shall maintain their lot(s) and improvements in a neat condition. No abandoned, discarded or junked equipment, watercraft, recreational equipment, old tires or other material shall be placed upon, or permitted to remain upon an Owners property. If, in the opinion of CLCA, the property is untidy or unsightly or constitutes a fire hazard, upon receiving notice of the violation, the Owner shall remove the hazard or debris from the property within thirty (30) days. If the violation continues after thirty (30) days, a fine shall be imposed.

Section 14.3 Health & Sanitation

- (a) The accumulation, dumping or depositing of solid waste or litter on the ground, or otherwise out of doors, on any lot, the roadways, common areas, and bodies of water or other property within CLCA is prohibited.
- (b) Ordinary household garbage only shall be placed in the designated CLCA trash container at the dumpster site during posted times only.
- (c) Dumping trash or recycling at the dumpster site is prohibited before **OR** after posted hours or when the container is full.
- (d) CLCA will **NOT** collect or receive contractor's debris. Such removal is the responsibility of the Owner and the builder using hired haulers for disposal.

ATTENTION HOMEOWNERS WHO ARE RENTING THEIR HOMES IN CONASHAUGH

The Rules & Regulations, Article 10, Paragraph 1 requires that all Members who are renting their homes in the Conashaugh notify the Association that they are renting, or, intend to rent their home and the name of all persons that will be residing in that home during the time it is occupied by a tenant. It is necessary for the Association to have a complete list of tenants so that each tenant will be able to receive their Vehicle I.D. Stickers and Amenity Passes.

If the Association does not have a tenant's name on file, that tenant will not receive these passes and I.D.'s. Therefore, please fill out the form below if you are now, or will be, renting your home in Conashaugh. Return the completed form to CLCA, 4020 Conashaugh Lakes, Millford, PA 18337.

DETACH HERE

Property Owners Name: _____ (name as it appears on your deed) Phone No. () _____

Mailing Address: (P. O. Box, Street, R.D.#) _____

CITY: _____

STATE: _____ ZIP: _____

LCA Lot Number: _____ Section: _____

Tenant's Name: _____ (Name as it appears on the lease) Phone No. () _____

Mailing Address: (P.O. Box, R.R. #) _____

City: _____

State: _____ Zip: _____

Names of persons residing at this address

1. _____ 4. _____

2. _____ 5. _____

3. _____ 6. _____

Lease Dates: From: _____ TO: _____