

CONASHAUGH LAKES
COMMUNITY ASSOCIATION
RULES AND REGULATIONS

Complete Revision
September 24, 2022

INTRODUCTION

The provisions set forth in this chapter were established for the welfare of the entire community. Adherence to these provisions is the personal responsibility of each ASSOCIATION member. In return for the privileges granted to you, it is expected that you will not only abide by these provisions, but will assist in their enforcement. Appropriate action will be taken in the case of violations of these provisions, as with violations of federal, state, county, township and other laws and ordinances.

The provisions appearing in this chapter are subject to change from time to time. Accordingly, if at any time you are concerned about the applicability of a particular provision, you should inquire as to its status at the CLCA Office.

The future success of our community depends upon the cooperation and participation of the ASSOCIATION'S MEMBERS. Your support and consideration for your fellow MEMBERS will enable us to preserve the natural beauty of our environment, and enjoy our Conashaugh Lakes way of life.

TABLE OF CONTENTS

RULES AND REGULATIONS

Article 1	Definitions
Article 2	Membership Identification
Article 3	Entry Rules
Article 4	Commercial Vehicles
Article 5	Uses of Facilities Generally: Badges
Article 6	Pool and Pool house
Article 7	Outdoor Recreational Area
Article 8	Tennis/Basketball
Article 9	Fishing and Boating
Article 10	Hunting: Use of Firearms
Article 11	Pets
Article 12	Land and Property Use
Article 13	Renting of Property Regulations
Article 14	Sanitation Garbage and Trash Disposal
Article 15	Recreational and other Motor Vehicles
Article 16	Traffic and Safety
Article 17	Abandoned Vehicles
Article 18	Failure to Report Accidents
Article 19	Vandalism-Trespass-Fireworks-Harassment
Article 20	Complaint/Suggestion Forms
Article 21	Board/Membership Meeting Code of Conduct
Article 22	Saved for Future Use
Article 23	Saved for Future Use
Article 24	Saved for Future Use
Article 25	Penalties and Fines: Enforcement

ARTICLE 1: DEFINITIONS

- (a) ASSOCIATION: The Conashaugh Lakes Community Association (CLCA), consisting of all owners of lots located in CLCA as described in deeds recorded in the Record Office of Pike County, Pennsylvania.
- (b) GUEST : A person other than a member (as defined below) who has been authorized by a member to enter CLCA for the purpose of visiting the members.
- (c) MEMBER: An owner of property located in Conashaugh Lakes, whether in good standing or not in good standing. The owner promises to pay:
 - (1) Such reasonable annual fees or dues as CLCA may charge by its By Laws prescribed.
 - (2) Such reasonable annual fees or assessments as CLCA may charge for the repair and maintenance of the streets and roads, including snow removal.
 - (3) Such reasonable annual fees as CLCA may charge for garbage and trash removal to be provided by CLCA, and which service each owner agrees to use. (DRC)

Each spouse residing with an Owner shall also be deemed to be a member for purposes of the *Rules and Regulations*.

- (d) GOOD STANDING: A member who is up to date in all payments of dues, applicable fees, and assessments.
- (e) RENTER: A person who rents or leases real property within the geographical boundaries of CLCA from member who is the owner of such property.
- (f) ASSOCIATE: A person identified by the owner who does not reside at the owner's permanent address, but has been authorized by the Member to be issued a gate entry card **(LIMIT 2)**.
- (g) GATE ENTRY CARD: A magnetic card that is issued to gain entrance into CLCA. The gate card (access card) may either be active or inactive.
- (h) KEY PAD NUMBER: A lot number is assigned to each property and will be used as a means of identifying the owner when verbal registration of a guest, contractor, or delivery person is required.
- (i) COMMITTEE MEMBER: Community members who are in good standing may participate in any two (2) standing committees of their choice at any time. In accordance with existing By Laws, only CLCA Members in good standing may participate in and vote on these Committees. The chairperson should make all prospective participants interested in serving on committees aware of the voting policy.
- (j) 911 or STREET NUMBER: The 911 number is assigned by Pike County Emergency Management to specifically identify a property location when associated with a street name. All properties with a residence will be required to have a 911 sign identifying their property. The sign should be mounted 4 to 6 feet high and at the end of the driveway off CLCA right of way.

ARTICLE 2: MEMBERSHIP IDENTIFICATION

- (a) Upon payment in full of the Annual Dues, or being current with an approved payment plan, and any other applicable charges, members will receive, from the ASSOCIATION office, one gate card for each vehicle registered to their permanent address or name; limit 6 at no charge / See Article 3 Section 3.1 (b). Registration of the vehicle must be presented as proof of ownership for the CLCA vehicle Registration. Form available at the CLCA Office. (See Section 3.1 for additional information).
- (b) Additionally, MEMBER may assign ASSOCIATE status **(LIMIT 2)** as defined herein, to family members and others. Upon registration as an ASSOCIATE, a gate card will be issued for each vehicle of the ASSOCIATE for a fee of \$25.00. Registration of the vehicle must be presented as proof of ASSOCIATE status. Forms are available in the Association Office. **(07/26/ 2019)**

ARTICLE 3: ENTRY RULES (SEE FINE SCHEDULE)

Section 3.1 Gate Entry Card Purpose and Use

- (a) The GATE ENTRY CARD is a device to permit a property owner, as well as ASSOCIATE or registered RENTER, unlimited access through the gate by way of gate card entry device. In order to gain entry to CLCA, a gate entry card must be used, or members may be contacted via tele-entry.
- (b) Homeowners: One GATE ENTRY CARD will be issued per registered vehicle at no cost, up to 6 cards. Additional or replacement cards may be purchased for vehicles registered for a cost of \$10.00 each. **(07/26/ 2019)** Gate entry cards are not transferable and shall not be used for any other vehicle than the one to which it is registered. MEMBERS are responsible to maintain proper vehicle registration identification with CLCA office. Failure to update change of vehicle will result in card being deactivated.
- (c) Lot Owner(s): A Lot Owner will be issued up to 2 GATE ENTRY CARDS, upon request, for each vehicle registered under their name or permanent address, provided the owners have paid their current dues/assessments and all applicable fees. Additional or replacement cards may be purchased for a non-refundable fee of \$10.00. **(07/26/ 2019)**
- (d) RENTERS/Tenants: Upon the leasing of the home, tenants will be issued a GATE ENTRY CARD for each vehicle registered to the property for a non-refundable fee of \$25.00. **(07/26/ 2019)**
- (e) Staff Members: Staff members and seasonal employees will be assigned a GATE ENTRY CARD for use during their normal working day. Gate entry cards are to be surrendered at time of receiving final paycheck. Failure to surrender gate entry card will result in a **\$20.00** fee.
- (f) Realtors: Gate entry cards are available for an annual fee of \$25.00. Vehicle registration and identification must be presented with required office registration form. **(07/26/ 2019)**
- (g) Delivery/Service Vehicles: Owners must contact the office (Security, when office is closed) when a delivery or property service is expected and the property owner is not available.
- (h) A new card to replace a lost or stolen card previously issued will be issued at the cost of \$10.00. The lost or stolen card will be deactivated. In the event that the card in question is recovered within fourteen (14) days and the re-issued card is returned to the Office, the \$10.00 charge will be refunded.
- (i) Misuse of Cards: Cards are to be used only by the vehicle to which it was issued. Misuse or transferal of the card without prior approval of CLCA office will result in a fine and permanent deactivation.
- (j) The Tele-Entry is provided for members to permit authorized visitors, for legitimate reasons, to enter their property within CLCA only. Allowing unauthorized persons entry or access to CLCA is prohibited.

SECTION 3.2 Damaging the Entrance and/or Exit Gates

- (a) No one shall do deliberate, intentional damage to an entrance or exit gate with a motor vehicle, by hand, or otherwise by deliberate force, or attempt to force the gate into the raised position.
- (b) The owner of any vehicle causing accidental damage to an entrance or exit gate shall be responsible for repairs.

ARTICLE 4: COMMERCIAL VEHICLE (SEE FINE SCHEDULE)

Definition: Commercial Vehicles are defined as any vehicle used for commercial business, including but not limited to delivery vehicles, service vehicles, repair vehicles, and maintenance vehicles.

Section 4.1 General Requirements

- (a) A signed affidavit by owner, that said commercial vehicle does not exceed the CLCA weight and length limitation as defined

below.

- (b) Commercial vehicles may not enter or park within CLCA between the hours of 6:00 p.m. and 8:00 a.m. unless owned by CLCA property or resident, used for daily personal transportation, and meet the following guidelines:
 - (1) The vehicle is of the type normally used by the general public for personal transportation (pick-up, utility body truck, tractor or van.)
 - (2) The vehicle is less than two hundred forty-nine (249) inches long and less than eighty-five (85) inches high.
 - (3) The vehicle's gross weight rating does not exceed ten thousand (10,000) pounds. Weight restraint is applicable only when a road ban is in effect.
 - (4) The vehicle shall not be loaded with anything, which would cause it to exceed the dimensions or weight restrictions mentioned in item 2 or 3.
 - (5) The vehicle has no attachments in the rear, except for pick-up truck caps, toolbox, fifth wheel, or ball-hitch for towing trailers.
- (c) CLCA maintenance vehicles and equipment that are owned, contracted, leased, or rented for use by CLCA are excluded from requirements from this Section.
- (d) A fine shall be imposed, and a licensed commercial towing operator, at the sole risk and liability of the owner/operator, may remove the commercial vehicle found in violation of this section from CLCA property.

Article 5: USE OF FACILITIES GENERALLY: BADGES (SEE FINE SCHEDULE)

Section 5.1 General Requirements

- (a) Use of ASSOCIATION'S facilities is restricted to MEMBERS in good standing, the MEMBERS of their families with them, and GUESTS.
- (b) No alcoholic beverages shall be permitted within CLCA common areas with the exception of CLCA *Recreation Committee* sanctioned events.
- (c) Badges are provided to members to enable the ASSOCIATION to restrict admission to CLCA recreational facilities, including its pool, beach, lakes, tennis courts, and ballfield. Each owner in good standing, upon proper application, is entitled to a badge, an additional badge for each additional family member living in the owner's household, and two extra guest badges per property owner.
- (d) An owner in good standing may purchase additional annual guest badges (not exceeding four) for **\$20.00** each. A family guest pass is also available, one a year, for a 7 day period for **\$75.00**.
- (e) MEMBERS in good standing may also purchase additional, temporary, weekly guest passes (not to exceeding four) for **\$10.00** each.
- (f) MEMBERS in good standing may purchase additional daily badges (not exceeding four) for **\$3.00** each. (11/2002)
- (g) Badges must be worn in a visible manner at all times when using CLCA's recreational facilities.
- (h) A fee of **\$10.00** shall be charged for replacement of lost badges. A \$7.00 fee will be charged for a retake of an existing badge with a trade in. Minors (3 to 14 years old) shall be allowed to have replacement badge with a trade in every three years free of charge. (11/2002)

Section 5.2 Passes/Badges

- (a) "GUEST" and "FAMILY" members eligible for the use of guest or family passes shall not include MEMBERS of the ASSOCIATION who are not MEMBERS in good standing. That is, a MEMBER or family member not in good standing may not gain access to the facilities of CLCA by acquiring a guest or family member pass from a friend or relative who is a member in good standing.
 - (1) Violation of this regulation shall be punishable by a fine to be assessed against the party giving the pass.
 - (2) Any MEMBER who is not in good standing and is found using the facilities will be fined.
 - (3) Any MEMBER who loses his/her badge(s) must notify the office immediately.

- (b) Repeat violations shall be subject to amenity suspension for up to one (1) year.

ARTICLE 6: POOL AND POOL HOUSE (SEE FINE SCHEDULE)

Section 6.1 General Conditions

- (a) Pool hours are set by CLCA's designated representative or its Board of Directors, and shall be posted on the pump house or elsewhere in the pool area. Pool hours shall be subject to change from time to time. The lifeguard on duty has the authority to close the pool at any time due to weather conditions or for safety reasons. Entry to the pool area at any time when the pool shall not be opened will be considered as trespassing and treated accordingly.
- (b) No child under ten (10) years of age will be permitted in the pool area unless accompanied by a responsible adult.
- (c) All recreational facilities are to be used at user's own risk. Only MEMBERS in good standing, their families, and their GUESTS, are entitled to use the pool, common areas, and facilities of the development; subject to the Rules and Regulations.
- (d) Every person must present proper identification (membership badge) before using any CLCA facility. Identification badges shall be displayed at all times.
- (e) Pool users are required to abide by the pool rules posted throughout the pool area.
- (f) The lifeguards or a CLCA representative may deny violators of their pool privileges and enforce the pool rules. CLCA's Board of Directors will review the circumstances leading to any expulsion. (1/21/90).
- (g) The toilet and shower facilities at the pool house are available to pool users only during pool hours, or events on the pool premises sponsored or sanctioned by CLCA.
- (h) No running, pushing or roughhousing will be permitted in the pool area. Conduct adversely affecting the pleasure or safety of others, including the use of loud audio equipment, is prohibited.
- (i) Appropriate bathing attire shall be worn in the pool. Special swim diapers and non-toilet trained children are prohibited from using the main swimming pool. (8/9/08)
- (j) No glass bottles/containers or alcoholic beverages of any type will be permitted inside the pool area; glass containers are permitted inside the Club House. Consumption of food and non-alcoholic beverages will be permitted at the picnic tables only. Beverages in aluminum cans or plastic containers can be consumed around the perimeter of the pool. All poolside garbage or waste materials must be disposed of in the refuse containers provided.
- (k) No pets are permitted in the pool or beach areas.

Section 6.2 Pool Facilities Rules and Regulations

- (a) All swimmers must obey posted rules.
- (b) All changing of clothes to be done in changing rooms only.
- (c) Lifeguards and their supervisors are fully responsible for the rule enforcement, disciplinary action(s), and other measures to maintain the proper conduct and safety for the enjoyment of all the people using the pool.
- (d) Lifeguards are completely in charge of the pool area and their instructions shall be obeyed.
- (e) Non-swimmers are not allowed in deep end of the pool.
- (f) Only one person at a time shall be permitted in the designated diving area as defined by the orange line. Diving towards the pool wall or ladder, or swimming into the diving area is prohibited.
- (g) For non-swimmers, life jacket floating vests, small tubes, and arm floaters may be used in the pool provided an adult swimmer is in attendance.
- (h) All accidents must be reported to the lifeguards and to the CLCA office immediately.
- (i) CLCA is not responsible for any valuables left at the common areas; i.e. pool, bathhouses or club house.

- (j) Running, shoving, pushing, and horseplay will not be tolerated.
- (k) No congregating around ladder areas or the lifeguard chairs. Socializing with or otherwise distracting a lifeguard while he or she is on duty is prohibited.
- (l) Loud audio equipment playing is prohibited.
- (m) All trash must be properly disposed of in containers provided.
- (n) Unauthorized persons are not allowed in the pool maintenance, filtration, chlorination, or chemical storage areas.
- (o) No roller skates, scooters, skate boards or bikes allowed in the pool area.
- (p) No smoking or vaping is permitted within the pool yard. (05/13/2023)

ARTICLE 7: OUTDOOR RECREATIONAL AREAS (SEE FINE SCHEDULE)

Beaches, Lakes And Other Recreational Areas

- (a) Access to the outdoor play areas is prohibited after 10:00 P.M. unless the ASSOCIATION’S Board of Directors shall permit otherwise for specific purpose.
- (b) All recreational facilities are to be used at user’s own risk. Only MEMBERS in good standing, their families, and their GUESTS are entitled to use the pool, common areas, and facilities of the ASSOCIATION subject to the rules and regulations.
- (c) CLCA identification badges shall be on the person using the facilities. If the person is not actively engaged in a sport, the badge shall be displayed.
- (d) Pets are not permitted on the beach area.
- (e) Food and non-alcoholic drink are allowed at the designated picnic areas only. Glass bottles/containers are prohibited in any area of outdoor recreation. Picnic area users must clean up their trash and place it in the containers provided before leaving the area.
- (f) Parking at any recreational area is permitted only in designated parking spaces.
- (g) Children using the recreational facilities and attending community events, who are under the age of ten (10), must be accompanied and supervised by an adult.
- (h) Appropriate bathing attire shall be worn in the lake at the beach while swimming. Swim diapers are recommended for non-toilet trained children.
- (i) **The only lake that swimming is allowed is Conashaugh Lake, entering from the beach area. There is no swimming allowed in Beaver Lake or Seneca Lake. (05/13/2023)**
- (j) **There will be no swimming in Conashaugh Lake when a “no swimming order” is in effect during ecological / bacterial disturbances. This information will be posted on the Community’s front board, and at the lake itself; when in effect. (05/13/2023)**

ARTILCE 8: TENNIS/BASKETBALL (SEE FINE SCHEDULE)

- (a) Tennis/Basketball courts may be used only for the game of Tennis/Basketball. Other activities which would involve motorized vehicles, skateboarding, skating, etc, are prohibited in the Tennis Court area.
- (b) Appropriate attire, including footwear, must be worn at all times. (3/18/90)

- (c) Violations of the rules shall be reported to the Community Representative or the CLCA Board of Directors. Violations will result in the suspension of court privileges of the violator for a period of 10-90 days, at the discretion of the ASSOCIATION'S Board of Directors or its designated representative. (3/18/90).

ARTICLE 9: FISHING AND BOATING (SEE FINE SCHEDULE)

Section 9.1 Fishing

- (a) Only MEMBERS in good standing, their families, and their guests are permitted to fish on CLCA property. Our lakes are private and they are for the use and enjoyment of all MEMBERS in good standing and their GUESTS. However, the lakes are subject to the state laws, and therefore a valid fishing license is required by anyone sixteen (16) years of age and older. Current CLCA badges must be worn at all times while using the facilities. Our policy is "catch and release" only for largemouth bass.
- (b) Fishing from the beach area or boat launching area is prohibited. Ice fishing is at the sole risk of the persons engaged in such activity and is not permitted on Seneca Lake.

Section 9.2 Boating

- (a) There shall be no recreational boating on Seneca Lake at any time. Only authorized personnel may be approved to do so by the CLCA Board of Directors, when participating in the maintenance of the lake itself, including maintenance of the fountain; so that electricity can be professionally monitored. (05/13/2023)
- (b) Boating on CLCA lakes (excluding Seneca) is limited to rowboats, canoes, kayaks (05/13/2023), paddleboats, pontoon boats, and Coast Guard approved inflatables. No watercraft may exceed sixteen (16) feet in length. Gas powered motors are not permitted by CLCA. Boats utilizing electric motors must be registered in the State that the boat is primarily used. All boats are required to have a boat capacity plate permanently mounted.
- (c) No watercraft of any type shall be permitted in any active swimming area. The only boats allowed in any swimming area are boats designated for lifesaving purposes. All watercraft must stay a minimum of fifty (50) feet away from any active swimming area. Diving from any watercraft is strictly forbidden. Hidden rocks or stumps could cause serious injuries to occupants.
- (d) All boats (including canoes) must be removed from the lake after use, except where docks are available. Boats may be stored only at tennis court/boat rack area, and at the owner's sole risk. All boats stored at the tennis court/boat rack area shall be registered with the CLCA office, display a CLCA sticker and shall be locked and secured. No boat shall protrude beyond the back of the boat rack more than 5 feet. (8/9/08)

Section 9.3 Boat Registration

- (a) All boats used on CLCA lakes, even those kept on docks, shall be registered with the CLCA office. CLCA boat registration applications are available at the CLCA office.
- (b) Any individual(s), who is not a valid member, and is not a GUEST of a member of CLCA, who utilizes our lake(s) for boating or fishing, may be cited for trespassing and subject to a fine.

WARNING: The Pennsylvania Fish and Boat Commission actively enforces all of the Fish and Boat Code, Act 1980-175 PA, C.S. and the regulations promulgated by the Pennsylvania Fish and Boat Commission as authorized by that law on all the CLCA water bodies.

For example: a wearable PFD, (Personal Flotation Device), i.e. life jacket is required for each person on board all boats. A throwable flotation device (Type IV- seat cushion or ring buoy) can no longer be used as a substitute for a wearable device. Boats 16 feet in length or longer are required, in addition, to have one floatation device. All children, twelve years old and under, and non-swimmers, must wear a PFD (Personal Flotation Device) at all times while underway on all Commonwealth waters; underway includes drifting boats. Also, all boats under 40 feet must have some means of making an efficient sound signal (A referee whistle or air horn is acceptable).

The Pennsylvania Fish and Boat Commission will actively issue a citation to anyone in violation of the code. A copy of the Boating handbook may be obtained by calling the Fish Commission NE Regional Office at 570-477-5717.

ARTICLE 10: HUNTING: USE OF FIREARMS (SEE FINE SCHEDULE)

Section 10.1 General Conditions

- (a) No hunting or discharge of firearms is permitted within CLCA.
- (b) Carrying or traveling in a motor vehicle with a loaded firearm (pistol, rifle, shotgun, flintlock, air gun, B.B. gun, bow and arrow, or other device capable of propelling a projectile of any kind), *without a valid Pennsylvania License to Carry Firearms*, within CLCA is prohibited.
- (c) Any member entering CLCA from State Game lands must wear a current CLCA badge.
- (d) Any MEMBER or GUEST who shall cause injury to a deer or other wild animal shall promptly call the Game Warden.

Section 10.2 Carrying of Firearms on CLCA Property

- (a) Fine to be imposed if CLCA MEMBER or GUEST of a MEMBER does not have a current Pennsylvania hunting license, or is not behaving in a safe manner. People, by law, are allowed to carry a firearm or bow while walking along a road, provided they have a hunting license displayed and the firearm or bow is not loaded, and is at all times pointed in a safe direction. There are a lot of people living in CLCA that hunt and have a right to do so in designated areas of the State; permit to carry and Pennsylvania Game rules all apply.

Section 10.3 No Hunting on CLCA Property

- (a) No hunting of any type is permitted on CLCA property including, private properties within the development. Any individual(s) who violates this regulation will be reported to the Pennsylvania Game Commission, and a fine will be imposed.
- (b) Pennsylvania Game Commission (PGC) game laws prohibit the feeding of bears at any time, and CLCA prohibits the feeding of Bears within CLCA. Violators will be reported to the PGC.

Section 10.4 Discharging of Firearms on CLCA Property

- (a) Individual(s) on CLCA property, including private property owners within the development, are prohibited from discharging any firearm, including air or gas powered rifles, pistols, or bows of any type, within CLCA community; including common areas.

ARTICLE 11 PETS: (REFER TO DEED RESTRICTIONS COVENANTS #18 & #19) (SEE FINE SCHEDULE)

- (a) Common domestic household pets are permitted within CLCA, but must be currently licensed in accordance with Pennsylvania law, and must be housed within a MEMBER'S property. No pet shall be left unattended on property if the owner shall leave the community for more than 24 hours, or owner will be subject to a fine.
- (b) Owners of pets creating a nuisance shall be subject to a fine. No person residing within Conashaugh Lakes Community Association shall own, possess, harbor, or control any animal which makes noise continuously and/or incessantly for a period of twenty minutes, or makes such noise intermittently for one half hour or more to the disturbance of any person(s) at any time of the day or night, regardless of whether the animal is physically situated in / or upon private property. Thus said noise shall be considered a nuisance, unless provided at that time, the animal is making such noise due to a person(s) trespassing, or threatening to trespass upon the situated area(s); nor is there any other legitimate cause which justifiably provoked the animal. (8/9/08)
- (c) All residents can photograph their cats and dogs and submit them to the Office for I.D. purposes only.
- (d) All animals shall be on their owner's property and under the control of the owner on said property. No domestic animals shall be permitted to run at-large. When the animal(s) is being walked off the owner's property, the animal(s) shall be on a leash and with the owner or a responsible person at all times. Pet restrictions are posted within CLCA.
Definition: "At-large" shall mean any animal(s) that is loose within the community. All incidents shall be dealt with accordingly and the appropriate Animal Control Officer shall be notified.
Note: Animal owners shall be held responsible for any damages caused by their animals.
- (e) Reserved for future use.
- (f) All dogs and cats are required to have current rabies vaccinations. All dogs shall be licensed in accordance with

Pennsylvania law and shall display the license, rabies medallion, and owner's identification on the dog's collar. A copy of the cat's and/or dog's current vaccinations shall be given to the CLCA office.

(g) Anyone who is caring for or feeding feral cats (outside cats) within the community is required to get a current rabies vaccination for the cat(s) and provide a copy of the vaccination to the CLCA office. **((8/09/03))**

(h) Animal Cruelty Law:

In accordance with the Pennsylvania Crimes Code, Subsection 5511, Item C, and Cruelty to Animals. A person commits a summary offense if he wantonly or cruelly ill-treats, overloads, beats, otherwise abuses any animal, or neglects any animal as to which he has a duty of care. Whether belonging to himself or otherwise, or abandons any animal, or deprives any animal of necessary sustenance, drink, shelter, veterinary care, or access to clean and sanitary shelter which will protect the animal against inclement weather and preserve the animal's body heat and keep it dry.

For more information contact the state dog law enforcement officer (please refer to phone list on page 23) or visit www.agriculture.state.pa.us.

ARTICLE 12: LAND AND PROPERTY USE (SEE FINE SCHEDULE)

(a) No signs of any type, including political, "For Rent" or Realtor signs, shall be erected on Community property. Other than for sale or name signs meeting their specific restrictions as set forth below.

Exceptions to above are:

(1) "For Sale by Owner" signs by the Owner will be approved by CLCA or its representative under following restrictions:

1. One (1) sign per lot.
2. Sign to be no larger than 12" X 18"
3. Sign to be posted off Community right of way, a minimum of 25' from center of the 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)**

(b) Property Owners shall not utilize the resources of the Community, including their own property, for commercial purposes. **(3/18/90)**

(c) The Owner shall cut dead trees when they cause a fire and/or safety hazard and is verified by CLCA maintenance department.

(d) 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, or 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, wood piles, potted or cut shrubs and refuse of any kind. **(8/9/08)**

(e) Quiet Hours: General quiet hours are 10 PM through 8 AM for residents. Contractor quiet hour information and resident use of machinery is addressed in the Building Codes & Property Improvements Article 306. Noise restriction rules for the use of ATV's on private property are addressed in Rules and Regulations, Section 15.3 (Off Road Vehicles) item (c). Refer to Article 11, Pets, item (b) for noise restrictions relating to barking dogs. **(04/08/2023)**

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(s) of these Rules and Regulations and Deed Restrictions and Covenants and for damage to CLCA property caused by RENTERS.
- (f) Administrative Fee: There is an annual, non-refundable, administrative fee of \$250.00 per rental property; subject to change without notice. **(10/1/2016)**
- (g) Tenant Escrow Fee: An additional fee of \$250.00 is required and payable by the property owner/landlord. Unpaid fees, fines, or other costs incurred by your tenants will be withdrawn from these funds as they become due. Property owner must maintain a \$250.00 balance. Unused funds will be refunded to the property owner/landlord upon the tenant's vacating the rented property. **(10-1-2016)**

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 copy of 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 CARD will be made available for \$25.00 per tenant's vehicle. **(07-26-19)**

Section 13.3 Insurance Requirements

- (a) All rental properties within CLCA must carry Fire and Liability Insurance, and owners are required to provide a copy of proof of the current policy(s) annually. **(10-1-16)**
- (b) All RENTERS must carry RENTER'S Insurance and are required to provide proof of their current policy annually. **(10-1-16)**

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 are 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/Unsightly Properties

Note: Untidy/Unsightly 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 owner's 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, 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.
- (e) Removal of such items as major appliances, furniture or other bulk items, is the responsibility of the owner, and is to be done at his/her own expense, unless otherwise provided by CLCA for a fee when volunteers are available on "Dumpster Day."
- (f) No household garbage shall be placed in containers at the recreational areas.
- (g) The collection and disposal of hazardous wastes, as defined by the Department of Environmental Protection, shall be in accordance with state regulations. Questions as to the nature of such waste and the method of disposal should be referred to the individual hauler or DEP.
- (h) All cardboard placed in trash container prior to Recycling Program being enacted must be flattened.

(FOLLOWING RULES WILL BE ENFORCED IF AND WHEN A RECYCLING PROGRAM IS ENACTED.)

- (i) All flattened cardboard, magazines, and newspapers are to be placed in the designated CLCA recycle container at the designated site during posted times only.
- (j) Mixing of trash with recyclables or mixing of recyclables with trash is subject to a fine.

ARTICLE 15: MOTOR VEHICLES and LIMITED ATV OPERATIONS(SEE FINE SCHEDULE)

Section 15.1 Vehicle Requirements 11/11/06

- (a) No motor vehicle shall be permitted upon any road in the community unless it is:
 - (1) Properly and currently registered, inspected and insured pursuant to the laws of Pennsylvania, or, if different, the state of registration and operated by a licensed operator.
- (b) All vehicles must be registered with CLCA and the State in order to be operated in the Community.
- (c) The Owners of properly licensed inspected and insured motor vehicles will be held fully responsible for any personal injury or property damage resulting from their operations.

Section 15.2 Bicycles

- (a) Every person operating a bicycle shall ride to the right side of the roadway at all times, except when making a left turn. Proper turn signals shall be used at all times.
- (b) Every person operating a bicycle after dark shall wear reflective clothing and the vehicle shall be equipped with a headlight, taillight, and reflectors.
- (c) Persons operating a bicycle shall wear a safety helmet at all times, if required by law.

Section 15.3 OFF ROAD VEHICLES (ATV's, Dirt Bikes, Recreational Vehicles, Snowmobiles, etc.)

All ATV's, dirt bikes, go-carts, snowmobiles, or any recreational vehicle designed to go off the road are NOT PERMITTED upon any CLCA Road; Paved or Unpaved, Improved or Unimproved.

- (a) **Snow or weather related Emergencies:** ATV's that are equipped with a mounted snowplow, engaged in removing snow

from driveways only, including their own or close neighbors (when operated by an adult), and not for hire, shall be authorized for use within CLCA. ATV's under no circumstances shall be used for trash runs or to pick up the daily mail.

- (b) **CLCA State of Emergency:** In the event of a CLCA State of Emergency where a severe thunderstorm, ice storm, tornado or other natural disaster causes severe disruption to roadways that may prevent Emergency Services from proceeding to property within CLCA, ATV'S may be used to assist during the State of Emergency.

In that case CLCA will issue an emergency pass to any operator of an ATV that is willing to assist in the emergency effort to restore normal operations within CLCA. Emergency Passes will be issued by the office. The Emergency passes will be in effect only during the declared emergency. Operators will be required to operate under the leadership of an emergency director, whether it be local as designated by the Board Of Directors or external.

- (c) The operation of recreational vehicles in CLCA will be permitted only on the owners property and operated only between 10:00 A.M. and 8:00 P.M. during Eastern Standard Time and 10:00 A.M.- 9:00 P.M. during Eastern Daylight Savings Time. Fines will be imposed.

Section 15.4: Violations and Enforcement:

CLCA will enforce the Off Road Vehicle Ban by issuing ONE Trespass warning. After one warning a Trespass Citation shall be submitted to the District Magisterial Judge for prosecution. If the citation is sustained at that court, CLCA shall issue a fine for **\$500.00** dollars for the first citation plus all associated court costs, **\$750.00** dollars for the second citation plus all associated court costs, and **\$1,000.00** for the third citation plus all associated court costs. If the fine is not paid within the established response time of 30 days, a Request for Judgment will be submitted to the District Magisterial Judge serving Dingmans Township Court 60-3-03 (11/06)

ARTICLE 16:TRAFFIC AND SAFETY (SEE FINE SCHEDULE) 11/11/06

Definition: Motor Vehicles

For the purpose of this section, the following term shall have the meaning indicated: Motor Vehicle - A vehicle which is self-propelled, except one which is propelled solely by human power, including but not limited to passenger cars, motorcycles, motor-driven cycles, and trucks.

Section 16.1 General Conditions

- (a) CLCA has adopted all Pennsylvania Motor Vehicle Codes as well as CLCA rules of the road which will be observed within CLCA.
- (b) No motor vehicle of any type shall be driven or towed in a reckless manner on or along any road within CLCA.
- (c) The speed limit on roads within CLCA shall not exceed 25 miles per hour unless otherwise posted.
- (d) All operators must observe vehicle noise restrictions within CLCA, i.e. engine revving, radio, horn, or loud muffler.
- (e) After dark, all motor vehicles must have a full set of operational lights, and all bicycles must full complement of reflectors.
- (f) Parking is prohibited on any green area in the community, within 50 feet of all intersections, and on all CLCA roads; including the paved and unpaved right of way. Commercial vehicles (other than vehicles owned by CLCA) may not be parked overnight on any road in CLCA except with prior written permission of the CLCA Representative. MEMBERS anticipating the need for family and GUESTS to park along the shoulders of the road are required to contact the CLCA office and receive permission for a specific time frame which will be monitored by security for safety.
- (g) The putting of snow onto plowed roads, from driveways, cleaning of vehicles, or of any other means is a hazard and will be considered a traffic safety violation, subject to a fine which will be increased for repeat offenses.

Section 16.2 Vehicle Documents

(a) Operators license required

The operator of any motor vehicle within CLCA shall have in his/her possession at all times a valid operator's license. The vehicle operator shall produce a valid operator's license upon being instructed to do so by CLCA Security personnel; subject to a fine which will be increased for repeat offenses.

(b) Motor Vehicle Registration Required

The operator of any motor vehicle, who is operating said vehicle upon the roads or any place maintained by CLCA, shall have in his/her possession at all times a valid motor vehicle registration. The vehicle operator shall produce a valid motor vehicle registration for said vehicle upon being instructed to do so by CLCA Security personnel; subject to a fine which will be increased for repeat offenses.

(c) Valid Insurance Card Required

The operator of any motor vehicle, who is operating said vehicle upon the roads or any place maintained by CLCA, shall have in his/her possession at all times, a valid motor vehicle insurance card. The vehicle operator shall produce a valid insurance card for the said vehicle upon being instructed to do so by CLCA Security personnel; subject to a fine which will be increased for repeat offenses.

(d) Failure to Provide Documents

CLCA does not have the authority to Spot Check for items listed above. If a vehicle is stopped for any other violation and the above listed documents are not up to date, then a violation can be issued for these items; subject to a fine which will be increased for repeat offenses.

(e) Valid Inspection Required

All motor vehicles that are required to be inspected by the state in which they are registered, must be inspected and display a valid inspection sticker before being operated on any roads or place maintained by CLCA.

Section 16.3 Duty to Yield to Emergency Vehicles

(a) Definitions: For the purpose of this section, any vehicle owned and maintained by a Fire and Rescue Department, Ambulance Corps, Police Department, CLCA Security, or any other vehicle registered as an "emergency vehicle" with the commonwealth of Pennsylvania, is classified as an "emergency vehicle".

(b) Emergency vehicles, when operated in response to calls, displaying flashing emergency lights, shall be given the right-of-way on all CLCA roads. On the approach of any such vehicle, the operator of every other vehicle shall immediately draw his/her vehicle as near as practical to the right-hand side of the road.

(c) Any Fire Department or Ambulance Corp. personnel responding to an emergency situation in a privately owned vehicle displaying flashing emergency lights, shall be given the right-of-way on all CLCA roads. On the approach of any such vehicle, the operator of every other vehicle shall immediately draw his/her vehicle as near as practical to the right-hand side of the road.

Section 16.4 Fleeing or attempting to elude CLCA Security Officers:

(a) It is prohibited for any operator of a motor vehicle to fail or refuse to bring his/her vehicle to a stop, or to otherwise flee or attempt to elude a pursuing CLCA Security Officer when given a visual or audible signal to bring the vehicle to a stop. The signal given by CLCA Security Officers may be by hand, voice, emergency lights, or sirens.

Section 16.5 Stop and Traffic Control Signs:

Regulation: The size, shape and color of traffic control signs shall be in accordance with the Pennsylvania Department of Transportation and/or the Federal Department of Transportation.

(a) Except when directed to proceed by a Security Officer or persons authorized to direct, control, or regulate traffic, every operator of a motor vehicle approaching a stop sign shall stop at a clearly marked stop line or, if none, before entering a crosswalk on the near side of the intersection, or if none, then at the point nearest the

intersecting roadway where the operator has a view of approaching traffic on the intersecting roadway before entering.

- (b) Motor vehicle operators shall obey at all yield and stop signs. Motor vehicles must come to a full stop (05/13/2023), check for approaching traffic and yield the right-of-way to other vehicles then proceed with caution.
- (c) Speeding is enforced within CLCA, by a certified operator, with a calibrated hand held radar gun.

Section 16.6 No Passing Allowed

- (a) Passing of any moving motor vehicles on CLCA roadways is strictly prohibited.

Section 16.7 Passing a Stopped School Bus with Flashing Red Lights:

- (a) It is illegal for any motor vehicle operator to pass a stopped school bus with flashing red lights while in the process of loading or unloading school children on CLCA roadways.
- (b) All motor vehicles shall stop at least 100 feet from a stopped school bus.
- (c) No person(s) or vehicle operator may interfere with a moving School Bus (**08/09/2008**); see schedule of fines under 16.7 (c) Encumbering a moving School Bus. (Fine updated 1.2023)

Section 16.8 Allowing/Unauthorized Persons to Drive Motorized Vehicles

- (a) No person shall authorize or knowingly permit a motor vehicle owned by him/her under his/her control to be operated upon any roadway or place maintained by CLCA by any person who is not an authorized licensed operator.

Section 16.9 Operating a Vehicle in Sensitive Areas

- (a) No motorized vehicle may be operated on a dam, berm, common area, or beach within CLCA.

Section 16.10 Motor Vehicle Lights:

- (a) Every vehicle shall display lighted head lamps and tail lights while operated on any roadway maintained by CLCA at any time between sunset and sunrise, and at any other time when, due to insufficient light or unfavorable atmospheric conditions, persons and vehicles on the roadway are not clearly discernable from a distance of one thousand (1,000) feet ahead.

Section 16.11 Speed Regulations:

- (a) The posted maximum speed on any roadway or place maintained by CLCA shall be twenty-five (25) miles per hour, and shall be strictly enforced. It is prohibited to exceed the posted speed limit on any CLCA roadway; subject to a fine which will be increased for repeat offenses.
- (b) The maximum posted speed on any CLCA roadway adjacent to a recreational area shall be fifteen (15) miles per hour and shall be strictly enforced. It is prohibited to exceed the posted speed limit on any CLCA roadway. All recreational areas shall have posted signage; subject to a fine which will be increased for repeat offenses.

Section 16.12 Failure to Obey Direction of Traffic Flow (i.e., One-Way, Do Not Enter, Yield and Temporary signs etc.

- (a) The operator of any motor vehicle who is operating said vehicle upon the roads, or any place maintained by CLCA, shall obey all posted direction of traffic flow signs.
- (b) The operator of any motor vehicle who is operating said vehicle upon the roads of CLCA must obey all posted direction of traffic flow signs, road closures, and weight limits, at any community entrance or exit so as not to endanger other community residents.
- (c) All vehicles shall yield the right-of-way to pedestrians on the roadway, crossing the roadway, and all posted CHILDREN AT PLAY SIGNS. (**8-9-08**)

Article 17: ABANDONED VEHICLES (SEE FINE SCHEDULE)

Definition: A vehicle shall be considered abandoned if it does not bear all of the following:

1. A valid registration sticker.
 2. A valid certificate of inspection.
 3. An ascertainable vehicle identification number.
- (a) It is prohibited to abandon or leave unattended a vehicle on or along a roadway, or other property maintained by CLCA, without notifying the Office or Security.
- (b) It is prohibited to abandon a vehicle on private property within CLCA. Violator's names and address will be forwarded to Dingman Township for prosecution under the ordinance prohibiting the abandonment of vehicles.
- (c) The Office Staff, under direction from the Board of Directors, may have any vehicle removed at the owner's expense that is parked, disabled, or abandoned on any roadway, berm, or place maintained by CLCA. Any vehicle that is parked, disabled, or abandoned on any roadway, berm or place maintained by CLCA during winter weather or snow removal shall be automatically removed at the owner's expense.

ARTICLE 18: FAILURE TO REPORT ACCIDENTS (SEE FINE SCHEDULE)

- (a) Involving death or personal injury:
The driver of any motor vehicle involved in an accident resulting in an injury to or death of any person, shall immediately stop the vehicle at the scene after the accident, or as close as possible. The driver shall remain at the scene of the accident until the Pennsylvania State Police have surveyed the scene, collected all pertinent information, and released the driver.
- (b) Involving damage to vehicle:
The driver of any motor vehicle involved in an accident resulting in damage to another vehicle which is driven by any other person, shall immediately stop his/her vehicle at the scene of the accident, or as close as possible. The operator of the vehicle shall remain at the scene of the accident until he/she has given his/her name, address, certificate of insurance, driver's license and the motor vehicle registration number of the vehicle he/she is driving, and shall upon request exhibit these documents to the driver or registered owner of the struck vehicle, and shall immediately make a report of such accident to CLCA Security, and shall also notify the State Police.
- (c) Duty upon striking fixtures or roadway:
The driver of any motor vehicle involved in an accident resulting in damage to fixtures or other property, shall take reasonable steps to locate and notify the owner or person in charge of such property of his/her name, address, certificate of insurance, driver's license, the motor vehicle registration number of the vehicle he/she is driving, and shall upon request, exhibit these documents, and shall immediately make a report of such accident to CLCA Security, and shall also notify the State Police.
- (d) Duty upon striking an unattended vehicle:
The driver of any motor vehicle which collides with any vehicle which is unattended, shall immediately stop, and shall then and there either locate the owner or operator of the vehicle struck, or shall leave in a conspicuous place on the vehicle struck, a written notice giving the name, address, and telephone number of the driver, and of the owner of the vehicle doing the striking, along with a statement of the circumstances thereof. The driver of the vehicle doing the striking shall immediately make a report of such accident to CLCA Security and shall also notify the State Police.
- (e) Duty upon striking animals:
The driver of any motor vehicle which strikes a deer, bear, turkey, or any domesticated animal including cats and dogs, shall immediately contact CLCA Security to inform them of the location and the condition of the animal, and shall also notify the State Police.

ARTICLE 19 VANDALISM-TRESPASS-FIREWORKS-HARASSMENT (SEE FINE SCHEDULE)

Section 19.1 Vandalism and Trespass

- (a) Vandalism to private or CLCA property shall not be tolerated. Violators will be prosecuted to the fullest extent of the law. OWNERS, and RENTERS, WILL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY THEIR CHILDREN OR GUESTS.
- (b) Trespassing onto private or CLCA property in the Community is not permitted. Such trespass will include any unauthorized or fraudulent access or entry to the community, by any person, resident or non-resident, by whatever means. This will include, but is not limited to, lifting the entry gate, tailgating for the entry of two vehicles on one card pass, bypassing barriers, or entry through unprotected perimeter properties. Violators will be prosecuted to the fullest extent of Conashaugh Rules & those Laws of the Commonwealth. (01/2003)

Section 19.2 Fireworks (04/08/2023):

MEMBERS over the age of 21 are allowed to use “Ground Based Consumer Grade Fireworks” on their personal property. In parallel with state and township laws, ground based consumer grade fireworks contain a maximum of 50 milligrams of explosive material or less; such as sparklers, fire crackers, fountains, etc. NO Ariel fireworks of any kind are permitted in the community. Subject to fine.

- (a) They must be used safely and respectfully regarding others and the surroundings. All safety measures must be taken.
- (b) Fireworks must NEVER be lit during a burn ban. *Subject to fine.*
- (c) It is the responsibility of the MEMBER(s) who is/are participating in the ignition of such fireworks, to call the Pike County Communications center number for non-emergency matters concerning the Milford PD (570-296-7700), before participating in these acts; making sure there is not a burn ban in place. CLCA Security should also be aware in cases of an emergency.
- (d) There must be an active water source & hose present with easy access on property in case of immediate emergency.
- (e) Must be used on flat surface; especially fountains.
- (f) If any damage does incur, it is the sole responsibility of that property owner.
- (g) No fireworks of any kind are allowed during “Block Parties,” or any other “Common Area Group Events,” unless approved by the Board of Directors.
- (h) NO DISPLAY GRADE FIREWORKS allowed at any time within the CLCA Community. By definition, a Display Grade Firework contain more than 2 grains or 130mg explosive, or more than 60mg for ariel shells. *Subject to fine.*

Section 19.3 Harassment:

- (a) Behavior or conduct that is disruptive, threatening, rude, antagonistic, or that is violent in nature such that it challenges the authority of any authorized community personnel, staff, or volunteer MEMBER; i.e. Managers, Pool Manager, Lifeguards, Security, Offices & Administration, Maintenance Staff, and Volunteer Workers such as Board MEMBERS & Committee MEMBERS; while in the performance of their assigned duties and tasks. This disorderly behavior is harassment, and causes a hostile environment. The fine for this offense shall be in addition to any cited violation within the Rules and Regulations when the above conditions apply. (02/11/2023)

ARTICLE 20: POLICY GOVERNING THE FILING OF COMPLAINTS &/ or SUGESTIONS FOR THE COMMUNITY.

The proper procedures for submitting a complaint(s), personal inquiry, &/or suggestions for Board of Director's consideration is as follows:

- (a) Procedure: The first step for filing a general suggestion or a complaint is to either pick up the correct form at the CLCA Administrative office, or to download online the proper form on our website. At this point, the MEMBER will fill out the form and leave the form with administration, for the Board to review at their closed monthly meeting, and discuss how to address the issue(s) accordingly. At that point, a Board MEMBER will be in touch to schedule time to discuss the matter further if need be, when the Volunteer Senior Board MEMBERS' Schedule permits; or a new agenda discussion item may possibly be added on an upcoming meeting. Minimum, two to three Board MEMBERS, must always be present if a sit-down meeting is scheduled to discuss matters further. Discretion goes to the Board for addressing written matters. (02/11/2023)
- (b) No phone calls or verbal complaints will be accepted.
- (c) Written complaint/suggestion forms must be signed by the member with their lot number provided to be considered valid. These forms are available in the CLCA office.
- (d) An email or a fax is considered an acceptable form, if the email contains a return email address and the email reflects an electronic signature in a section of the email that states submitted by, or by printing and signing and sending a copy of the actual form with the member's signature.
- (e) Information considered as a CLCA "Need to know," may be passed on to our Board of Directors through CLCA staff; but, should not be considered as a formal complaint needing a reply.

Article 21: MEMBER Rules of Conduct CLCA Board / Membership Meetings (02/11/2023)

- (a) The following Rules of Conduct will apply to all Community ASSOCIATION Meetings, Board of Directors Meetings, Committee Meetings, Monthly and Annual Membership Meetings, and any Special Meetings called by the Board of Directors. Any violation of the rules of conduct shall be subject to a fine and further action as determined by the Board of Directors. MEMBER Rules of Conduct for all CLCA Board / Membership are as follows:
 - 1. MEMBERS shall conduct themselves in a civil and professional manner.
 - 2. MEMBERS shall not shout, use profanity, and/or verbally attack other MEMBERS who have a difference of opinion, or become otherwise disruptive. There shall be no raised voices, yelling, screaming, disregarding of rules, interrupting of a speaker who has been recognized by the President, Committee Liaison, or Chairperson to speak. MEMBERS shall not be disrespectful to other MEMBERS, the Community Personnel & Staff, the Board of Directors, or its' Committee MEMBERS. Disorderly conduct will not be tolerated.
 - 3. Violators will be subject to a warning on first offense. Further Violators may be fined and the Violator may be escorted out and expelled from further meetings. See Article 25 Penalties and Fines: Enforcement / Schedule of Fines; A19, S19.3 (a) for Fine Schedule related to Disorderly Conduct toward, and/or Harassment of, Community Personnel, Staff, and Volunteers.
 - 4. Upon a majority vote of a quorum of the board, at a meeting, the violator may be expelled. Such action shall be recorded in the minutes of the meeting, and prior to a violator being called to a hearing and facing a possible fine, the person shall receive one verbal warning by the president which shall be reflected in the minutes.
 - 5. Do not be rude to the Board President or any Board MEMBERS.
 - 6. Be respectful of other GUESTS at the meeting.

7. Do not interrupt when the Board President, Board MEMBER, or Administrator is speaking.
8. Do not speak unless you are called on.
9. Do not ask questions that have already been discussed.
10. When the Questions portion of meeting is at hand, questions pertaining to the **current meeting's discussion agenda** will be raised one question at a time, giving the Board of Directors or Committee Chairperson the opportunity to respond to the question before the next question is taken.
11. Each Community MEMBER physically present at each meeting has 5 minutes to ask any questions they feel need to be addressed pertaining to that **meeting's current agenda**; one question at a time. If the topic needs further addressing, that will be at the discretion of the Board. Meetings must stay on schedule to give all MEMBERS equal opportunity to speak in time allotted for each meeting.
12. A constable may be present at any meeting to monitor situations that could become unruly. If any member becomes so, the board may motion to have the unruly member escorted out of the building. Meetings may be filmed by such constable for transparency purposes.
13. In efforts to keep membership meetings on track with the meeting's scheduled agenda, personal grievances and / or community suggestions, should be filed with the appropriate form(s) at the CLCA administrative office. Membership meetings are not an open forum for antagonistic complaints. Refer to Article 20; governing the filing of complaints, inquiries, and suggestions.
14. A MEMBER may not be represented at any meeting other than by their Personal Legal Counsel (Attorney), or legal agent with power of attorney to represent them; with signed documentation of representation present at the meeting in which they are acting as that representative. If a Legal Representative is assigned by a MEMBER, Representatives will be given the same 5 minutes of representation allowed per that member for that meeting, to discuss a meeting's agenda item that needs to be discussed. If a longer discussion is required, Counsel may schedule a meeting with the CLCA Board (minimum 2 Executive Members per this meeting).

ARTICLE 22 THROUGH 24 ARE RESERVED FOR FUTURE USE

ARTICLE 25: PENALTIES AND FINES: ENFORCEMENT

- (a) Failure to abide by these **Deed Restrictions and Covenants(DRC), Rules and Regulations (R&R), and Property Improvement and Building Codes (PI&BC)** shall subject the violator to penalties and punishment under applicable law and /or fines as established from time to time by the CLCA Board of Directors.
- (b) **NO FINE OR PENALTY SHALL BE ASSESSED OR IMPOSED BY THE CLCA BOARD OF DIRECTORS UNTIL AFTER THE ALLEGED VIOLATOR SHALL HAVE BEEN GIVEN THE RIGHT TO BE HEARD BY SUCH BOARD OF DIRECTORS DESIGNATED REPRESENTATIVES.**
Each alleged violator will be given written notice (by first class mail) of his or her violation, and reasonable (at the sole discretion of the CLCA Board of Directors or its designated representatives) time in which that violation, if it is a violation, may be corrected. If the alleged violation shall not be corrected (or shall not be capable of being corrected after the fact), the alleged violator shall be given the right to be heard, and may appeal any decision to the CLCA Board of Directors. Nothing in this section shall limit the authority or right of the Community Representatives to restrict the alleged violators from use of the Common Areas pending hearing by the Board of Directors or its designated representative. **(1/21/90)**
- (c) The CLCA Board of Directors has adopted the following Schedule of Fines, which is subject to addition, deletion, and modification from time to time. **(3/18/90)**

(d) All unpaid fines and fees will be added to Owner's account automatically after initial due date.

At the discretion of the CLCA Board of Directors, the fine to be imposed in any particular instance may be upon review of circumstances reduced, increased, waived or, in the case of repeated violations, may be increased.

Violations of the **Deed Restrictions and Covenants(DRC), Rules and Regulations (R&R), and Property Improvement and Building Codes (PI & BC)** will be proceeded against as follows:

- (1) The Community Representative shall give written notice to the parties involved in the alleged violation.
- (2) The Community Representative shall determine a reasonable length of time for compliance with the rules, when appropriate, and follow up, if necessary.
- (3) If the violation is not corrected within the allotted time, the Community Representative shall send by first class mail, a letter which imposes the applicable fine. The letter will also explain the procedure for a hearing.
- (4) The Hearing Committee shall be made up of (3) persons, who shall not be currently serving on the Board of Directors. The President of the Association shall appoint these members of the Hearing Committee. Also, the President shall have the right to appoint one (1) alternate Hearing Committee MEMBER who will serve whenever one of the regular MEMBERS is absent.
- (5) Appeal procedure: the party involved may request a hearing, in writing, within thirty (30) days of receipt of the first class letter from the CLCA Representative. The request may include a summary of the party's position on why he or she feels the violation notice is unjustified. Failure to request a hearing will constitute a waiver of any right to contest the imposition and enforcement of the applicable fine.
- (6) The requested hearing will be held with or without the party involved. The hearing Committee's decision shall be final if approved by the Board.
- (7) If the party still fails to correct the violation, or pay any fines imposed, the matter will be forwarded to the CLCA's attorney and local magistrate for appropriate action.
- (8) In the event that any provision of these Rules and Regulations or Deed Restrictions and Covenants shall be determined by a court or other governmental body having jurisdiction over the subject matter to be void or unenforceable, such provision shall be deemed deleted here from and all remaining provisions hereof shall remain in full force and effect. **(8/96)**

SCHEDULE OF FINES

<u>Article/Section</u>	<u>Violation</u>	<u>Fine</u>	<u>If Not Paid In 30 Days</u>	<u>Weekly After 30 Days</u>
DRC	Failure to Obtain All Required Permits	\$100.00	\$150.00	\$25.00
DRC 11	Illegal Tree Cutting	\$40.00	\$50.00	\$10.00
DRC 12	Illegal Fire	50.00	\$75.00	\$25.00
DRC 13	Common Area and Amenity Violations	\$25.00	\$75.00	\$25.00
DRC 18&19	Pet Rule Violation	\$25.00 up To \$100.00	\$100.00 after 60 days	\$25.00wk.
A3,S3.1(g)	Misuse of Gate Card	\$500.00 and Deactivation	\$100.00	\$50.00
A3,S3.1(g)	Allowing Unauthorized Entry to CLCA	\$500.00		
A3,S3.2(a)	Deliberate destruction to Entrance & exit gates	\$200.00 per gate. To be doubled for each reoccurrence. Any mechanical damage sustained Will be added to this penalty.		
A3,S3.2 (b)	Accidental damage to entrance & exit gates	\$40.00 minimum charge to repair wooden arm. If mechanical damage is sustained will be applied.		
S4,S4.1 (b), & (d)	Illegal Commercial Vehicle	\$100.00		
A5,S5.2 (a) (1)	Illegal use of Badge	\$500.00		
{ A5,S5.1(a) A5,S5.2(a) (2) A9, S9.1(a) }	Using Amenity While Not In Good Standing	\$500.00	\$550.00	\$25.00
A6,S6.1 & 6.2	Pool Facility Violations	\$25.00 for each offense		
A9,S9.1(b)	Fishing Restrictions	\$25.00 for each offense		
A9, S9.2 (a)-(c)	Boating Restrictions	\$25.00 for each offense		
A9,S9.3 (a)	Boat Registration	\$25.00		
A9,S9.3 (b)	Illegal Boating/Fishing	\$100.00		
A10,S10.2 (a)	Carrying a loaded Weapon	\$250.00		
A10,S10.3 (a)	Illegal Hunting	\$500.00		
A10,S10.4 (a)	Illegal Discharge of Firearms	\$100.00	\$150.00	\$25.00/wk

SCHEDULE OF FINES

<u>Article/Section</u>	<u>Violation</u>	<u>Fine</u>	<u>In 30 Days</u>	<u>After 30 Days</u>
A11 (a) & (b)	Unattended Pet Nuisance	\$25.00		\$15.00
A11 (d)- (g)	Pet Violations	\$100.00		
A12-(e)	Saturation Area Violation	CLCA will abide by all Sewage rules and Regulations per Dingmans Township. 8/9/08		
A13S13.2 (a)	Rentals/Leasing	\$100.00		
A13,S13.3(a&b)	Failure to provide insurance documents	\$300.00		
A14,S14.2 (a)	Unsightly Properties	\$25.00/daily, 30 days after notice		
A14,S14.3 (a)-(j)	Illegal Dumping of Trash, Refuse Garbage, or Littering	\$500.00/max Per offense	\$600.00	
A15,S15.1 (c)	Hours of Operating Recreational vehicles	\$25.00		
A15,S15.2 (a)-(d)	Bicycles, Mopeds, etc	\$25.00		
A15,S15.3 (a)-(f)	Recreational Vehicles	\$25.00 and over		
A15,S15.4	Violations & Enforcement	1 st \$500.00	2 nd \$750.00	3 rd \$1,000.00
A16,S16.1(b)	Reckless Driving	\$40.00	\$50.00	\$10.00
A16,S16.1(g)	Illegal Parking	\$25.00	\$50.00	\$5.00
A1616,S16.1(h)	Dumping Snow on Roadway	\$40.00		
	Repeat offense	\$75.00		
A16,S16.2 (a)- (d)	Documents Not in Possession	\$50.00 plus	\$25.00 plus	\$5.00
	Repeated Offenses	\$70.00 plus	\$50.00 plus	\$5.00
A16,S16.2 (e)&(f)	Inspection/Decals	\$25.00		
A16,S16.3 (b)&(c)	Disregard for Emergency Vehicles	\$25.00		
A16,S16.5 (a)&(b)	Failure to Stop or Yield(1 st)	\$50.00	\$25.00	\$5.00
	2 nd Offense(within 12 months)	\$100.00		
	3 rd Offense(within 12 months)	\$150.00		
A16,S16.4 (a)	Alluding Security	\$100		
A16,S16.6	No Passing	\$50.00		
A16,S16.7(a)	Passing Stopped School Bus	\$500.00		
A16,S16.7 (b)	Maintain 100' Distance	\$200.00		

SCHEDULE OF FINES

<u>Article/Section</u>	<u>Violation</u>	<u>Fine</u>	<u>If Not Paid In 30 Days</u>	<u>Weekly After 30 Days</u>
A16,S16.7(c) (updated 1.2023)	Encumbering a moving School Bus	\$500.00		
A16,S16.8 (a)	Unauthorized Operators	\$50.00		
A16,S16.9 (a)	Driving Dams/Berms	\$50.00		
A16,S16.10 (a) & (b)	Vehicle Without Lights or Reflectors	\$25.00	\$15.00	\$5.00
A16,S16.11 (a) & (b) (updated 2.2023)	Exceeding Speed Limit			
	5-10 mph over limit	\$50.00	+\$25.00	+\$5.00
	11-15 mph over limit	\$75.00	+\$25.00	+\$5.00
	16+ mph over limit	\$100.00	+\$25.00	+\$5.00
A16,S16.12 (a)-(c)	Traffic Control/Pedestrians	\$50.00		
A17, (a) - (c)	Abandoned Vehicle	\$50.00 Daily, 30 days after notice.		
A18(a)	Hit and Run	\$500.00		
A18 (b) & (d)	Damaging Another Auto	\$100.00		
A18 (c) & (e)	Hitting Animals/Fixtures	\$50.00		
A19,S19.1 (b)	Trespassing, within CLCA (Non-gated entry violation)	\$150.00	+\$25.00	+\$25.00
A19,S19.2 (a)	Fireworks	\$750.00 (1 st Offense) \$1,500.00 (2 nd Offense)		
A19, S19.3 (a) (Updated 2.2023)	Disorderly Conduct toward and / or Harassment of Community Personnel, Staff, and Volunteers.	\$200.00	+\$50.00	+\$25.00
PI & BC A100	Failure to Obtain Necessary Permits	\$500.00	+\$50.00	+\$25.00
PI & BC A 102:5	Failure to Provide Port-O-Lavs	\$50.00 Per Day		
PI & BC A306	Work Hours & Noise Restrictions	\$100.00		

Conashaugh Lakes Community Association, Inc.

PHONE NUMBERS

Poison Control	1-800-222-1222
DV School Buses	
DV Transportation Office	570-296-1883
Rohrer Bus Garage	570-296-5018
DV School Nurses	
High School (grades 9/10)	570-409-2012
High School (grades 11/12)	570-296-1860
DV Middle School	570-296-1838
DV Elementary	570-296-1828
Ding Del Middle School	570-296-3148
Ding Del Elementary School	570-296-3125
Ding Del Primary School	570-296-3135
Shohola Elementary	570-296-3605
Dingman Township	
Building Permits	570-296-8455
Website: dingmantownship.org	
Electric (Met Ed)	
Emergency	1-888-544-4877
Customer Service	1-800-545-7741
Pike County Board of Elections	570-296-3427
Dog Licenses	
Pike County Treasurer	570-296-3441
Pets and Wildlife	
Pike County Humane Society	570-296-7654
Dog Warden	570-350-3589
PA Game Commission	570-675-1143
PA State Police	
Emergency	911
Non Emergency Blooming Grove	570-226-5718
Tip Line	888-296-5718
Pike Count Communications Center for Non-emergency matters concerning Milford PD (Question's on burn bans, fireworks alerts, etc.) (Updated 5.2023)	570-296-7700
911 Signs	
Dingman Township Volunteer Fire Dept.	570-686-3696
911 Numbers for properties (new construction or existing homes)	570-296-1911

