



RULES OF CONDUCT

SECTION I

These rules are based on the Protective Covenants, which run with the land and are thus enforceable in a Court of Law. Towamensing Trails Property Owners Association Security Officers are authorized to enforce all provisions of these Rules of Conduct through issuance of Civil Penalties. ALL FIRST TIME VIOLATORS (except where specified otherwise) will receive a fine of \$25.00 + costs. ALL SUBSEQUENT violators may receive a fine of up to \$500 + costs. Any unpaid fine will result in the suspension of privileges/amenities until such fines are paid or removal from the Properties. Appeal of a Civil Penalty will be by a hearing before the Civil Penalty Hearing Panel. Written appeal must be made within fifteen (15) days of receipt of the Civil Penalty. Any denial of appeal may be forwarded by written request to the Board of Directors for final action. In the event the fine is not paid, legal action may be taken and the amount of the fine and associated charges will be added to the billing. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR GUESTS AND RENTERS ADHERENCE TO THESE RULES OF CONDUCT and are obligated to provide guests/renters with current copies. Copies may be obtained at the T.T.P.O.A. office. Property Owners responsibility includes direct liability for all fines. Property Owners must present all appeals on behalf of the renter or guest. Property Owners only will be issued permits.

BADGES

SECTION II

1. Badges MUST be worn on person and in plain view at all times, NOT on handbags, etc. while in Towamensing Trails.
2. Badges MUST be worn while utilizing all of the amenities including but not limited to the Community Center, pool, beach, Game room, Boat Rental area, deck, marina, pavilion, Tennis Courts, and Softball field areas.
3. Anyone utilizing these areas, whether a Property Owner - Renter - Guest, MUST have appropriate identification. Failure to provide identification and or badges upon request by authorized personnel (Badge Checkers, Lifeguards as well as Security), will result in a fine of \$50 + costs and removal from the property, and use of any of the amenities for a period of 1 week for the first offense, \$100 + costs and a thirty day (30) suspension for the second offense and a fine of \$200.00 + cost for the third offense as well as revocation of amenity privileges for a period of one (1) year. A fine of \$300.00 + cost will be issued for all subsequent offenses.
4. Renters are not permitted to use property owner's badges. Any Renter caught using a property owner's badges will result in a fine to the property owner of \$300.00 + cost and badge confiscation.

BEACH AND SWIMMING POOL USE

SECTION III

1. All persons must wear a membership/guest/renter badge or wristbands at all times.
2. Use of the pool is restricted to times when a lifeguard is on duty.
3. Lifeguards have absolute authority to maintain safety of the area and of the participants.
4. Lifeguards will provide controlled supervision ONLY within the roped area of the beach.
5. Running, pushing, ball playing and adult flotation devices are forbidden in the pool area.
6. Balls and children's flotation devices may be used at the beach, at the lifeguard's discretion.
7. NO ALCOHOLIC BEVERAGES are permitted on the beach or in the pool area. Violations will result in a fine of \$100.00 + cost and if appropriate, removal from the area
8. No food, beverage, glass or metal objects are permitted in the pool area. No glass or metal containers **are permitted** on the beach. Make use of the nearby picnic tables. **Fine of \$25 + cost and if appropriate, removal from the area.**
9. Children under the age of 12 years MUST be accompanied by an adult in all areas.
10. NO UNDESSING OR CHANGING is allowed at any time in the lake, pool or Community Center areas, except in the Cabanas. Violation will result in a fine of \$50.00 + cost **AND removal from area**
12. No smoking in **any TTPOA building** or pool area. **Fine of \$25 + cost**

FIREARMS

SECTION IV

NO firearms, bow & arrows, air/BB guns or similar weapons may be discharged in the Trails. NO hunting is permitted in the Trails. Violations of either of these rules will result in a fine of \$500.00 + cost. THERE IS A NO TOLERANCE POLICY FOR THESE INFRACTIONS.

FIRE REGULATIONS

SECTION V

1. If there is a TTPOA, Township, County, Region or State ban of fires, there will be NO fires permitted **including Chimeneas**. Violation of the regulation will result in a fine of up to \$500.00 + costs. THERE IS A NO TOLERANCE POLICY FOR THIS INFRACTION.
2. **Burn Permits will not be issued to CONTRACTORS OR BUILDERS.** Contractors must remove and dump **debris and trash**, at their own disposal site or Township Dump, NOT IN T.T.P.O.A. development. Violation of this regulation will result in a fine of \$500.00+ costs.
3. **Burn Barrel - Property Owners must complete a burn permit and follow all rules and regulations. Leaves and twigs are the only material that may be burned.** Violations carry a fine of \$100.00 + Costs for the first offense, \$250.00 + costs for the second and \$500.00 + costs for all subsequent violations.
 - a. Ashes and logs MUST NOT be placed in the trash compactor!!! Violators will be subject to a fine of up to \$100.00 + costs for the first offense, \$250.00 + costs for the second and \$500.00 + costs for all subsequent violations. Homeowners are requested to inform their renters/guests of this regulation as you the property owner, are responsible for the actions and are directly responsible for fines assessed to renters or guests.
 - b. **Recreational Fires - Property Owners must complete a burn permit and follow all regulations-** **Approved** Chimenea are exempt from these regulations. Violations will result in a fine up to \$500.00 + costs.

FIREWORKS

SECTION VI

Fireworks are NOT permitted in Towamensing Trails. All types of fireworks are prohibited, including those purchased in retail stores, as "Legal" fireworks. Users will be subject to a fine of \$500.00 + costs and possible State prosecution. THERE WILL BE ZERO TOLERANCE FOR VIOLATORS OF THIS SECTION!

LAKE AND STREAM

SECTION VII

1. **ALL PENNSYLVANIA FISH AND BOAT COMMISSION REGULATIONS MUST BE FOLLOWED**
2. **NO gasoline motors are permitted to be used in the lake OR attached to the boat while in the Lake. (other than the Fish and Boat Commission and POA Enforcement/safety boat) Violators will be fined \$50 + cost for the first offense and up to \$500 + costs for each subsequent violation**
3. A boat with an electric motor must be State licensed and registered with the T.T.P.O.A. office and State stickers must be displayed, owners/property owner will be subject to a **Fine of \$25 + cost for the first offense and up to \$100 for any subsequent violations** and possible prosecution by the State Fish and Boat Commission
4. All boats must be registered at the T.T.P.O.A. office annually and have a current sticker displayed on each side of the boat. **Violators will be fined \$25 + cost for the first violation and up to \$100 for subsequent violations.**
5. Swimming in Lake beyond the roped area is prohibited. **Violators will be fined \$25 + cost and up to \$100 for any subsequent violations.**
No jumping or diving off boats.
6. A Pennsylvania fishing license is required at the age of 16. A \$100.00 fine will be imposed for anyone found in violation of this rule; in addition, violators are subject to a fine and State prosecution by the State Fish & Boat Commission.
7. See posted fishing regulations on catch limits. A fine of \$25.00 per fish + \$10 cost over the limit.
8. Parking and picnicking are prohibited in the boat launch areas. A Civil Penalty will be issued and the vehicle towed at the owners expense
9. **Property Owners** use of the boat racks must be registered with the TTPOA. Office. **Violators will be fined \$25 + cost and up to \$100 for any subsequent violations.**
10. No one is permitted on the Spillway. **Violators will be fined \$50 + cost and up to \$100 for any subsequent violations.**
11. The use of the Island is **prohibited**. **Violators will be fined \$25 + cost and up to \$100 for any subsequent violations.**
12. ATV'S and Snowmobiles are prohibited on the frozen lake. Refer to Recreational Vehicle regulation "Careless Operation ". **Violators will be fined \$25 + cost and up to \$100 for any subsequent violations.**
13. **Motorized vehicles and bicycles are prohibited on Dam. Violators will be fined \$1000 + cost. There will a zero tolerance for any violation.**
14. **Climbing/Walking or pets prohibitive on down slope of Dam. Violators will be fined \$1000 + cost. There will be a Zero tolerance for this violation**

SIGNS

SECTIONS VIII

1. Assigned 911 street numbers **ONLY** are required on all developed properties in accordance with Penn Forest Township Ordinance. Name signs are permitted. Maximum size of signs is two by two (2x2) feet. Lots without appropriate number sign are subject to a fine of \$25.00 + cost. All signs, other than numbers or name

signs MUST have written ACC approval or Violators **will be fined \$25 + cost.**

2. Garage Sale & Yard Sale are limited to 2 sales per household per year. Signs MUST be removed within 48 hours after the sale. **Violators will be fined \$25 + cost. Must register sale with TTPOA office and Security.**

LITTERING

SECTION IX

NO littering. The dumpster is available at the Tepee. A fine of \$300 + cost will be issued for infractions. The dumpsters are open Friday, Saturday, Sunday, Monday and Wednesday from 7 a.m. 7:00 p.m.

MOTORIZED VEHICLES

(Cars, Trucks, State Licensed Motorcycles)

SECTION X-A

1. All state motor vehicle laws MUST be obeyed, including but not limited to current insurance, inspection, registration, child restraints, ETC. All motorized vehicles MUST be registered at the T.T.P.O.A. office. Property Owners placard and guest/renter passes MUST be displayed and visible at ALL TIMES.
2. All roads have a speed limit of 15 mph unless otherwise posted. This is strictly enforced by RADAR. Fines are \$25.00 + cost + \$1.00 per mile over the posted speed limit for the first offense, \$75.00 + costs, + \$1.00 per mile over the posted speed limit for the second offense within one calendar year of the first offense, \$100.00+ cost + \$1.00 per mile hour over the posted speed limit for the third and all subsequent offenses within one calendar year of the first offense.
3. NO passing permitted of vehicles in the same direction of travel. Violation will result in a fine of \$100.00 + Cost.
4. All drivers must have a valid drivers license or learners permit (accompanied by a license driver.) No owner of a motorized vehicle shall authorize, or permit the operation thereof by any person under the age of sixteen (16) years of age unless that individual is the holder of a valid state license.
5. Operators of a motor vehicle in Towamensing Trails should they be stopped by Security MUST provide Security with a drivers license, insurance card, and vehicle registration information upon request. Failure to comply will result in a fine of **\$50 + costs and up to \$300 and possible loss of Amenities**
6. Under NO circumstance shall any unauthorized vehicle of any kind be ridden at any time in the DAM area. Violators will be fined **\$ 1000 + cost.** There is a Zero tolerance for this violation
7. **NO ROADSIDE PARKING IS PERMITTED** unless authorized by Security. **Violators will be fined \$25 + cost and up to \$100 for any subsequent violations.**
8. NO vehicles, campers or trailers may be abandoned, stored or used as temporary or permanent living quarters on your lot. Violation will result in a fine up to \$100.00 + cost. All vehicles must be State Registered and must have a current registration, and T.T.P.O.A. registration.
9. Security MUST be notified of any vehicles that have been parked, disabled, or abandoned on the road because of a snowstorm or has otherwise become disabled. Violators will be subject to a fine of \$50.00 + Costs.
10. Snow MUST NOT be shoveled or plowed onto any roadway during or after a snowstorm. Fines will be issued for creating a roadway hazard. **Violators will be fined \$25 + cost and up to \$100 for any**

subsequent violations...

11. Vehicles illegally parked, thus creating a hazard, will be towed at the owner's expense. **Violators will be fined \$25 + cost and up to \$100 for any subsequent violations...**
12. Parking is allowed only in designated areas. There is NO parking at any place where signs prohibit such parking. **Violators will be fined \$25 + cost and up to \$100 for any subsequent violations...**
13. No vehicles with a GVW of 20,000 lbs. or more are to be driven on our roads before thaw. Thaw restrictions are in effect during the eight (8) weeks preceding April 15. Violators will be subject to a fine of \$1000.00 +Costs.

ATV'S, GOLF CARTS AND ALL MOTORIZED/RECREATIONAL VEHICLES

SECTION X-B

See Recreational Vehicle Regulations. Copies are available at the Teepee.

NUISANCE

SECTION XI

- ❖ No person (s) may conduct themselves in such a manner as to prohibit the use and enjoyment of others, as for example, but not limited to producing loud noise, engaging in boisterous conduct, late hour parties, raucous behavior, using recreational vehicles to excess, and the like. Persistence in such conduct will cause a suspension of privileges and/or removal from the properties and a fine up to **\$200 + cost. No Tolerance violation.**
- ❖ Nuisance: Underage Drinking parties - Fine \$300.00 plus **\$100 per person + costs** and notification of State police. **No Tolerance violation.**

DAMAGE/VANDALIZING/THEFT OF ASSOCIATION PROPERTY

SECTION XII

- A. Anyone found damaging or vandalizing any T.T.P.O.A. property will receive a suspension of privileges for 30 days, plus cost of repair/replacement of damaged or stolen property as well as possible criminal prosecution and a fine up to \$300.00 + cost.
- B. Anyone found damaging or vandalizing any T.T.P.O.A. Members property will receive a suspension of privileges for 30 days, plus cost of repair/replacement of damaged or stolen property as well as possible criminal prosecution and a fine up to \$300.00 + cost.

DISORDERLY CONDUCT

SECTION XIII

Anyone found causing public inconvenience, annoyance, or alarm, recklessly creating a risk, or engaging in fighting, threatening, or making unreasonable noise, using obscene language or gestures, or creating a hazardous or physically offensive condition which serves no legitimate purpose will receive a fine of \$100.00 + cost for the first offense, \$150.00 +Costs for the second offense and \$200.00 + costs for all subsequent violations. Violators may also receive a suspension of privileges for 30 days.

PETS

SECTION XIV

TOWAMENSING TRAILS ORDINANCE PROHIBITING NOISE, DISTURBANCE BY ANIMALS, EXEMPTING DOGS ACCOMPANYING BLIND OR HANDICAPPED PERSONS, AND FIXING A FINE FOR VIOLATION THERE OF:

It is hereby ordained and enacted by the Board of Directors of Towamensing Trails as follows:

SECTION ONE: It shall be unlawful within Towamensing Trails for any person to own, possess, harbor, or control any dog or animal which makes noise continuously and/or incessantly for a period of fifteen minutes, or makes such noise intermittently for thirty minutes or more to the disturbance of the peace of any person any time of the day or night, regardless of whether the animal or dog is physically situated in or upon private property, said noise hereby being declared a nuisance. Provided, that at the time the animal or dog is making such a noise, no person is trespassing or threatening to trespass upon private property in or upon which the animal or dog is situated, nor is there any other legitimate cause which justifiably provoked the animal or dog.

SECTION TWO: Any person may request Towamensing Trails Security to warn any person who shall own, harbor or keep in custody any dog or animal which disturbs the peace by barking, howling or making other loud noises to the annoyance and discomfort of persons in Towamensing Trails. A warning by Security shall be in writing and shall name, identify and specify the residence to the owner, keeper or custodian of the dog. Upon receipt of such request and /or complaint, the Security Officer shall also give a copy of the Article to the person identified as the owner, keeper or custodian of the dog or animal. In the event that the Security Officer is unable to make personal contact with the owner, keeper or custodian of the dog or animal, the Security Officer shall post the warning and a copy of the article on the premises where the offending dog or animal is located.

If the warning given to the person alleged to be keeping a dog or animal as set forth above is ineffective, then a verified complaint may be presented to the Towamensing Trails Security Department, alleging that a dog or animal which habitually makes noise is being kept by any person within Towamensing Trails. Towamensing Trails Security shall inform the owner of such a dog or animal that said petition has been received and shall cite the owner of the dog or animal for the violation alleged in said petition.

SECTION THREE: Provisions of this ordinance shall not apply to a guide dog which is used to assist a person who is identified as "legally blind" or to a dog used to assist any other physically handicapped person.

SECTION FOUR: Any person who violated or fails to comply with the provisions of this Article shall be guilty of a summary offense and, upon conviction, shall be fined a sum of not exceeding six hundred dollars (\$600.00). Each day that such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

SECTION FIVE: All regulations and ordinances inconsistent herewith are hereby repealed.

All pets **MUST** be confined to the owner's property or on a leash. Any owner of a pet not confined to the owner's property or on a leash will receive a fine of "up to" \$300.00 + costs. Animals are not permitted on the beach, lake, or in the pool area.

All dogs more than six (6) months of age or remaining in Pennsylvania for more than six (6) months **MUST** be licensed under Pennsylvania State Law. Pennsylvania law requires dogs and cats over three months of age to be vaccinated against rabies.

SECTION SIX: The owner of any pet found to cause a bite to an individual shall receive an automatic maximum fine of \$600.00 + cost.

SECURITY ALARMS

SECTION XV

Malfunctioning alarm systems identified as exceeding three false alarms within 30 days will be subject to a fine of \$50. + Cost. False MEDICAL, FIRE, AND PANIC alarms will subject the owners to a fine of up to \$500. + Cost.

TRASH

SECTION XVI

Household trash or garbage MUST be disposed of in the compactor during posted hours only. Medical waste MAY NOT be disposed of in the dumpster. Rental Agents and owners shall inform their renters/guests of the location of the compactor and hours that it is available. Building waste, brush and house furnishings must be taken to the Township Dump. Current T.T.P.O.A. trash permits MUST be displayed to dispose of trash/garbage in the compactor located across from at the Teepee.

NO TRASH/GARBAGE IS TO BE LEFT ON THE DUMPSTER STEPS, LANDING OR IN THE PARKING LOT WHEN THE DUMPSTER IS CLOSED. No trash/garbage is permitted to be stored outside, unless in containers constructed for that purpose, plastic trash bags are not appropriate. All trash/garbage MUST be removed from the exterior of the house and grounds when terminating your stay.

ALL license plate numbers on trash permits/passes MUST MATCH that of the vehicle they are in at the time of trash disposal. Violators will be cited and permits/passes will be confiscated. There will be NO EXCEPTIONS.

Property owners are NOT PERMITTED to allow renters/guests the use of their trash permit (s). Violators will be issued a Civil Penalty. NO EXCEPTIONS. Improper Disposal of trash, brush or any other material will be subject to a fine of \$300.00 + costs.

The dumpsters are open Friday, Saturday, Sunday, Monday and Wednesday from 7:00 a.m. – 7:00 p.m. Five (5) bags a day limit per vehicle. Maximum bag size of 35gallon.

CURFEW

SECTION XVII

1. It is prohibited for anyone under the age of 21 to be or remain in or upon any amenity including but not limited to the beach, Marina, Community Center, or any parking area of such after the hour of ten (10PM) Monday to Thursday, and eleven (11PM) Friday, Saturday and Sunday. **Violators will be subject to a fine of \$25 + cost and up to \$100 for any subsequent violations.**
2. Anyone who refuses to leave these areas will be subject to arrest for Defiant Trespassing. The Board of Directors or authorized individual(s) may modify curfew hours at designated areas to resolve specific situations at any given time, with little or no notice.

RENTAL RULES

Rules Governing Lessor:

1. Any owner renting their property in Towamensing Trails, either short term or long term is required to purchase wristbands from the T.T.P.O.A. The fee of \$500.00 is the current charge for these badges for all or any part of each year (January 1 - December 31). Only eight (8) Lessee's wristbands will be issued.
2. In the event it is determined an Owner is renting their property in Towamensing Trails without having purchased Renter wristbands, a fine of \$1000.00 will be issued. This is in addition to the \$500.00 Renter wristband fee. Upon payment of these fees the property owner will then be permitted the release of wristband authorization for the current year.
3. In the event such a fine is not paid within **15** days after the property owner is notified, said owner will lose the right to use the amenities and the amount due will be collected in the same manner as delinquent assessments.
4. **Lessor** is responsible for providing to Lessees copies of the Rules & Regulations of T.T.P.O.A. These are available at the office during normal hours of operation. Lessor is further responsible to the Association for compliance with these Rules & Regulations by all Lessees.
5. Lessor must include in every lease, a stipulation by the Lessee that they have received a copy of these Rules and will abide by them during their tenancy.
6. Homeowners who rent their home will be responsible or have an authorized person pick up the vehicle/trash passes and wristbands for the lessee.
7. Authorized persons must have valid photo I.D. and be authorized by the homeowner by means of a notarized letter.

Rules Governing Lessees:

1. Lessees two (2) years of age and older **MUST** wear wristbands at all times whenever utilizing the amenities of Towamensing Trails (beach, pool, game room, etc.). Wristbands **MUST** also be visible at all time (on your person, not your purse, towel etc.). Wristbands are not to be altered in any way; this infraction will result in confiscation of wristbands and removal from amenities. In the event wristbands are not worn, violations will result in the following:

- a) - Removal from the facility for the first infraction.
- b) - A second infraction will result in a removal from the facility and a fine. The property owner will also be notified of the infraction as well as the fine.
- c) - A third infraction will result in a loss of use of all amenities.

Violators will be fined \$50 + cost and up to \$300 for any subsequent violations.

WRISTBANDS WILL NOT BE REPLACED IF LOST, STOLEN OR MISPLACED

Trash is to be disposed of in the dumpster, located by the Administration Office. They are open Monday, Wednesday, Friday, Saturday and Sunday, 7: 00 a.m. - 7:00 p.m.

Office Hours Monday – Friday 9:00am to 5:00pm, Saturday, 9:00am to 3:00pm. Closed Sunday