

# Towamensing Trails Property Owners Association



## 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 (as determined by the T.T.P.O.A. office) violators could receive a fine of \$500.00 + 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. All Property Owners must be in good standing to have any permits or applications approved.

## BADGES

### SECTION II

1. Badges/ wristbands 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, basketball court and Softball field areas.
3. Anyone utilizing amenities, 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 \$50.00 + cost and removal from the property, and use of any of the amenities for a period of one (1) week for the first offense, \$100.00 + cost and a thirty (30) day 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 and possible loss of amenity privileges.

## BEACH AND SWIMMING POOL USE

### SECTION III

1. All persons must wear a membership/guest/renter badge 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. Swimming is limited to hours lifeguard is on duty.
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 \$25.00 + 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 area except in the Cabanas. Violation will result in a fine of \$50.00 + cost and removal from area.
11. No smoking in the Community Center or pool area. Fine of \$25.00 + cost.

## FIREARMS

### SECTION IV

1. No firearms, bow & arrows, air/BB guns or similar weapons may be discharged in the Trails.
2. 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 VIOLATIONS.

## FIRE REGULATIONS

Property Owners MUST obtain a fire permit  
and be present to attend any fire on their property.

### SECTION V

1. If there is a T.T.P.O.A., 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 \$500.00 + costs.  
THERE IS A NO TOLERANCE POLICY FOR THIS VIOLATION.
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 – Burn Barrels must meet requirements as stated on the burn permit. 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 \$500.00+costs. THERE IS A NO TOLERRANCE POLICY FOR THIS VIOLATION.
4. Ashes and logs are NOT to be placed in the trash compactor!!! Violators will be subject to a fine of \$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.

5. Recreational Fires – (Burning wood only) Property Owners must complete a burn permit (An Approved Clay Chimeneas is exempt from this regulation) and follow all Rules and Regulations.

Violations will result in a fine of \$500.00 + costs.  
THERE IS A NO TOLERANCE POLICY FOR THIS VIOLATION.

## 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 IS A NO TOLERANCE POLICY FOR THIS VIOLATION.

## LAKE AND STREAM

### SECTION VII

1. ALL PENNSYLVANIA FISH AND BOAT COMMISSION REGULATIONS MUST BE FOLLOWED.
2. All boats must be registered at the T.T.P.O.A. office annually and have a current sticker. Violators will be fined \$25.00 + cost for the first violation and \$100.00+costs for subsequent violations. Only Property Owners can register a boat.
3. 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 \$50.00+cost for the first offense, \$250.00+cost for the second offense and \$500.00 + cost and suspension of privileges for thirty (30) days for all subsequent offenses.
4. A boat with an electric motor must be State licensed and registered with the T.T.P.O.A. or the owners/property owner will be subject to a Fine of \$25.00 + cost for the first offense and up to \$100.00+cost for any subsequent violations and possible prosecution by the State Fish and Boat Commission.
5. A Pennsylvania fishing license is required at the age of 16. A \$100.00+cost 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.
6. See posted fishing regulations on catch limits. A fine of \$25.00 per fish + \$10 cost over the limit.
7. Parking and picnicking are prohibited in the boat launch areas. A Civil Penalty will be issued and the vehicle towed at the owners expense
8. Property Owners use of the boat racks must be registered with the TTPOA Office. Violators will be fined \$25.00 + cost and \$100.00+cost for any subsequent violations.
9. No one is permitted on the Spillway, dam slopes or wetlands. Violators will be fined \$1000.00 +cost.
10. ATV'S and Snowmobiles are prohibited on the frozen lake. Refer to Recreational Vehicle regulation "Careless Operation ". Violators will be fined \$25.00+cost for the first offense, \$250.00+cost for the second offense and \$500.00+cost for all subsequent offenses.
11. Climbing/ Walking of pets are prohibited on down slope of dam. Violators will be fined \$1000.00+costs.
12. No unauthorized motorized vehicle or bicycles are permitted on the dam. Violators will be fined \$1000.00+costs.  
THERE IS A NO TOLERANCE POLICY FOR THIS VIOLATION.
13. Swimming in Lake beyond the roped area is prohibited. Violators will be fined \$25.00 + cost and \$100.00+cost for any subsequent violations.
14. The use of the Island is prohibited. Violators will be fined \$25.00+cost and \$100.00+cost for any subsequent violations.

## SIGNS

## SECTIONS VIII

1. Only 911 street numbers and name signs are allowed on developed properties in accordance with Penn Forest Township Ordinance. Maximum size of signs is two by two (2x2) feet. Lots without appropriate number signs are subject to a fine of \$25.00+cost. All signs, other than numbers or name signs must have ACC approval or violators will be fined \$25.00+cost.
2. Garage Sale & Yard Sales are limited to 2 sales per household per year. Signs MUST be removed within 48 hours after the sale. Violators will be fined \$25.00 + cost. Every sale must be registered with the T.T.P.O.A. office and Security.

## LITTERING

### SECTION IX

NO littering. The dumpster is available at the Tepee for AUTHORIZED vehicles. A fine of \$300.00 + cost will be issued for littering. 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. (Passing of golf carts properly stopped to the side of the road is permitted.)
4. All drivers must have a valid drivers license or learners permit (accompanied by a licensed 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 upon request. Failure to comply will result in a fine of \$150.00 + costs for the first offense and \$300.00+cost and possible loss of Amenities for subsequent violations.
6. Under NO circumstance shall any unauthorized vehicle of any kind be ridden at any time in the DAM area. Fines of \$ 1000.00 + cost. THERE IS A NO TOLERANCE POLICY FOR THIS VIOLATION.
7. NO ROADSIDE PARKING IS PERMITTED unless authorized by Security, Security must be notified of any vehicles

that have been disabled or abandoned on the road because of a snow storm or has otherwise become disabled. Vehicles illegally parked, thus creating a hazard, will be towed at the owner's expense. Violators will be fined \$25.00 + cost and \$100.00+cost 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 of \$100.00 + cost. All vehicles must be State registered and must have current registration, and T.T.P.O.A. registration.
9. Snow MUST NOT be shoveled or plowed onto any roadway or another person's property without permission during or after a snow storm. Fines will be issued for creating a roadway hazard. Violators will be fined \$25.00 + cost for first violation and \$150.00+cost for second violation and \$300.00+cost for all subsequent violations.
10. 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 for first offense, \$50.00+cost for second offense and \$100.00+cost for any subsequent violations.
11. No vehicles with a GVW of 20,000 lbs. Or more are to be driven on our roads during thaw restriction. Thaw restrictions are in effect during the eight (8) weeks preceding April 15. Violators will be subject to a fine of \$1000.00 +Costs.
12. Failure to come to a complete stop at a stop sign will result in a fine of \$50.00+cost.
13. Careless operation of a motor vehicle, traveling at a rate of speed obvious and apparent to be unreasonable; skidding; roasting tires; doing donuts will result in a fine of \$50.00+cost.

## 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

1. 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 of \$200 + cost. THERE IS A NO TOLERANCE POLICY FOR THIS VIOLATION.
2. Nuisance: Underage Drinking/ parties - Fine \$300.00 plus \$100 per person + costs and notification of State police. THERE IS A NO TOLERANCE POLICY FOR THIS VIOLATION.
3. Basketball nets/stands must be off the roadway at all times and moved ten feet from paved edge of the street from November 1<sup>st</sup> through April 15<sup>th</sup>.

## DAMAGE/VANDALIZING/THEFT OF ASSOCIATION PROPERTY

### SECTION XII

1. 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 of \$300.00 + cost. THERE IS A NO TOLERANCE POLICY FOR THIS VIOLATION.
2. 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 of \$300.00 + cost. THERE IS A NO TOLERANCE POLICY FOR THIS VIOLATION.

## DISORDERLY CONDUCT

### SECTION XIII

1. 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.
2. Trespassing; unauthorized entry to a T.T.P.O.A. Property/T.T.P.O.A. Members Property will result in a fine of \$100.00+cost and possible criminal prosecution.

## 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:

1. 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.
2. 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.

3. Provisions of these Rules 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.
4. Any person who violated or fails to comply with the Rules of this Section shall be issued a Civil Penalty, and 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.
5. All Regulations and Rules inconsistent herewith are hereby repealed.
6. 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 \$100.00+cost for the first offense, \$200.00+cost for the second offense and \$300.00 + costs for all subsequent violations. Animals are not permitted on the beach, lake, dam, or in the pool area. Dogs are permitted in the lake only at the Marina and must be on a leash.
7. The owner of any pet found to cause a bite to an individual shall receive an automatic maximum fine of \$600.00 + cost.
8. Pet handlers must clean up after their animals when off owners' property.
9. 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.

## SECURITY ALARMS

### SECTION XV

Malfunctioning alarm systems identified as exceeding three false alarms within 30 days will be subject to a fine of \$50.00 + cost. False MEDICAL, FIRE, AND PANIC alarms will subject the owners to a fine of \$50.00 cost for the first offense, \$150.00 + cost for the second offense and \$500.00 + cost for all subsequent violations.

## TRASH

### SECTION XVI

1. 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.
2. 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.

3. 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.
4. Property owners are NOT PERMITTED to allow renters/guests the use of their trash permit (s). Renters/guest may obtain a trash pass at the Teepee upon arrival to the Trails. 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. to 7:00 p.m. Five (5) bag a day limit per vehicle, with a Maximum bag size of 35 gallons.

## 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 p.m. (10p.m.) Monday to Thursday, and eleven p.m. (11p.m.) Friday, Saturday and Sunday. Violators will be subject to a fine of \$25.00 + cost for the first offense, \$50.00+cost for the second offense and \$100.00+cost 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.

## RENTERS RULES

Rules Governing Lessor:

1. Any Property Owner renting their property in Towamensing Trails, either short term or long term is required to purchase wristbands from T.T.P.O.A. The fee of \$550.00 is the current charge for these bands for all or any part of each year (January 1 - December 31). Only eight (8) Lessees wristbands will be issued, NO EXCEPTIONS.
2. In the event it is determined a Property Owner is renting their property in Towamensing Trails without having purchased Renter wristbands, a fine of \$1000.00 will be issued and loss of privileges for thirty (30) days. This is in addition to the \$550.00 Renter wristband fee. Upon payment of these fees and completion of the suspension 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. Property Owner 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 Property Owner is further responsible to the Association for compliance with these Rules & Regulations by all Lessees.
5. Property Owner 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. Property Owners who rent their home will be responsible to have an authorized person (non- renter) pick up the vehicle/trash passes and wristbands for the Lessee prior to the rental day.
7. Authorized persons must have a valid I.D and be authorized by the Property Owner by means of notarized letter.

## Rules Governing Lessees:

1. Lessees two (2) years of age and older MUST wear wrist bands at all times whenever utilizing the amenities of Towamensing Trails ( beach, pool, game room, etc) Wristbands MUST also be visible at all times (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 and a fine of \$50.00+cost.
  - b. A second infraction will result in a removal from the facility. The property owner will also be notified of the infraction as well as a fine of \$150.00+cost.
  - c. A third and all subsequent infractions will result in a loss of use of all amenities as well as a fine of \$300.00+cost.

WRISTBANDS WILL NOT BE REPLACED IF LOST, STOLEN OR MISPLACED  
NO EXCEPTIONS

### REMINDER:

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