



## COMMUNITY, RULES & REGULATIONS

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**A copy of the Rules and Regulations must be maintained at your Locust Lake Village home for quick reference by yourself, your tenants, your renters and guests.**

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## **INTRODUCTION**

Locust Lake Village is a "Planned Community" as defined by Pennsylvania's Uniform Planned Community Act No. 180-1996, 68 PA C.S.A. S 5101 et seq. By virtue of ownership in Locust Lake Village, individuals are obligated by covenant, easement and/or agreement imposed on their ownership interest to pay the required amount for real property taxes, insurance, maintenance, repair, improvement, management, administration or regulation of any real estate (common area) owned, controlled or managed by the Association.

The Locust Lake Village Property Owners Association Rules and Regulations are designed to provide pertinent Community information to each owner, tenant and guest as it relates to their living and use of the Community.

Questions regarding the Rules and Regulations or its provisions may be directed to the Locust Lake Village Property Owners Association office during normal business hours or correspondence to the Locust Lake Village Property Owners Association, 1778 Lake Lane, Pocono Lake, PA 18347 or by telephone at (570) 646-3616 or email to: [llvpoa@ptd.net](mailto:llvpoa@ptd.net)

## DEFINITIONS

**Assessment** – the amount that a member is officially required to pay.

**Association** – Locust Lake Village Property Owners Association, its successors and assigns (hereafter, LLVPOA).

**Board of Directors of the Association.** —is a group of people that are elected to represent the property owners of the community, to establish policies and to make decisions on major community issues.

**Campfire** – an outdoor open fire on the ground or elevated platform, ignited directly to provide light, warmth, or heat for cooking.

**Citation** – a written notice of a financial penalty due to a violation.

**Clearing** – any removal of trees, soil, rock or other natural growth or condition on the property in contemplation of or in connection with construction. Clearing shall not include the removal of brush or debris from the property for aesthetic purposes, which is encouraged and may be done without permit.

**Community or Development** – Locust Lake Village.

**Conifers** – evergreen trees.

**Covenants or Declaration** – the applicable Declaration of Covenants, Conditions and Restrictions recorded in the office of the Recorder of Deeds; typically used inter-changeably with the word Declaration.

**Deciduous Trees** – trees that shed their leaves for part of the year.

**Fair Hearing Committee** – a committee appointed by the Chairperson of the Board to conduct appeals of citations or penalties.

**Fall or Earth Tone Color** – colors that will blend in with the surrounding. See Color Chart in the Office.

**Fee** – amount of money that is demanded as payment (for something).

**Feral cats**— cats that do not have an owner.

**Fine** – financial penalty imposed on a member for violation of the Association's legal documents, rules and regulations by the member or by any occupant of the member's property.

**Grass** – plants that have narrow green leaves that are commonly grown on lawns.

**Groundcover** – a planting of low plants that cover the ground in place of grass.

**Guest** – any individual not a member of the owner’s or tenant’s immediate family, invited by the resident to the home or property at no fee.

**Harmonious** – the state of being architecturally and environmentally compatible and in compliance with the design review objectives set forth in these guidelines.

**Immediate Family** – brother, sister, child, parent, grandparent or grandchild, or a spouse of any of the named relatives of a property owner.

**Improved Property** – lot on which on a single-family dwelling has been constructed.

**Independent Arborist** - a professional in the practice of arboriculture which is the cultivation, management, and the study of individual trees, shrubs, vines and other perennial woody plants who has no financial interest in the tree(s) that are being evaluated to be cut down.

**Junk** – old or discarded articles that are considered useless or of little value.

**Landscape** - improve the aesthetic appearance of (a piece of land) by changing its contours, adding ornamental features, or planting trees and shrubs.

**Lawn** – an area of ground that is covered with short grass.

**Licensable motor vehicles** – automobiles, vans, pick-up trucks, motorcycles and mopeds used for leisure or family travel and routine work travel.

**LLVPOA**— Locust Lake Village Property Owners Association, its successors and assigns

**Member** – an Owner by virtue of recorded deed.

**Member In Good Standing** – a member who is in compliance with the Covenants, Bylaws and Rules, and who has paid all obligations owed to the Association including, but not limited to, dues, fines, assessments or other special charges.

**Member and tenant-owned Commercial Licensed Motor Vehicles** - shall include work pick-up trucks and vans ten thousand lbs. (10,000 lbs.) gross vehicle weight (GVW) or less in capacity, which meet all the requirements listed above for licensable motor vehicles.

**Mobile Home** – a movable portable dwelling with or without a permanent foundation.

**Motor Driven Recreation Vehicles (MDRVs)** -Shall include but not necessarily be limited to 4 wheel all-terrain vehicles (ATVs), UTVs, snowmobiles, golf carts.

**Nuisance** – Any unreasonable, unwarrantable or unlawful use of public or private property, or injury, damage, hurt, inconvenience, annoyance or discomfort to any person in the legitimate enjoyment of his or her reasonable rights of person or property.

**Ornamental Lawn Grass** – grass that is grown as ornamental plants.

**Owner** – any and all owners of residential properties in the community as stated on the deed to the property.

**Permit** – the authorization(s) to build, make improvements, or physically modify property, issued by the appropriate governmental agency(ies).

**Renter** – any duly registered individual(s) or single family who temporarily occupy, via a rental agreement, the improved property of a Locust Lake Village property owner. Amenities shall be available to the renter only when the renters are registered and the owner is in good standing.

**Rules and Regulations** – the body of rules and regulations for the community adopted by the Board.

**Single Family** – As defined by Tobyhanna and Coolbaugh townships a single family is one or more persons (not to exceed three (3) persons unrelated to each other by blood or marriage) together with domestic servants, who maintain a common household.

**Special Assessment** – an expense assessment above and beyond everyday village expenses.

**Tenancy** – the period of time that a property is leased or rented to one or more individuals by a property owner.

**Tenant** – a tenant is someone who lives in the village and has a lease of one year or more that is registered in the village office.

**Unit** – any numbered residential parcel of land in Locust Lake Village, also referred to as property or lot.

**Vegetation** – green leaves or plants.

**Warning** – a written act stating a violation without a fine.  
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# **LOCUST LAKE VILLAGE PROPERTY OWNERS ASSOCIATION RULES and REGULATIONS**

## **Association Members' Identification**

- Association identification wristbands must be worn at all times at all recreational areas, during participation in social events, or when using amenities maintained by LLVPOA.
- Payment of all current Association dues, fees, assessments or charges on all property owned, entitles the members to wristbands in accordance with the following:
  - Property owners may request six (6) membership wristbands at no charge.
  - Additional wristbands up to six (6), may be purchased by a property owner for an additional fee.
  - An additional six (6) wristbands may be requested by owners of multiple lots for a maximum of 18 wristbands.
  - Additional wristbands for a member's immediate family will be provided on request to the Association office indicating the name, address and relationship to the member. Immediate family as it pertains to additional wristbands is: father, mother, son, daughter, in-law or ward living in the same household only.
  - Wristbands must be worn by individuals 12 years of age or older.
  - Wristbands must be worn when attending LLVPOA Board Meetings.
- Security or other authorized personnel can request to see an Association wristband or personal identification to verify membership.
- Any Association member losing or misplacing a member wristband must notify the Association office immediately. Replacement of the wristband will be at the sole discretion of the Administration.

## **Landlord Tenant Registration and Identification**

- (REFER TO PAGE      APPENDIX C - RENTAL POLICY)

## **TRAFFIC AND SAFETY**

All licensable vehicles entering the community from public roadways must have a valid vehicle registration and insurance to travel on Locust Lake Village roadways

### **Types of Vehicles**

#### **Licensable Non-Commercial Motor Vehicles**

- Such as state-licensed automobiles, trucks with a registered Gross Vehicle Weight (GVW) of 10,000 lbs. or less, vans designed to carry no more than nine (9) people, motorcycles, and mopeds used for leisure or family travel and routine work travel.

#### **Licensable Commercial Motor Vehicles**

- Only Commercial vehicles with a GVW of 10,000 lbs and under are permitted in Locust Lake Village.

#### **Motor Homes, Truck Campers and Camper Trailers**

- It is prohibited to use any motor home, camper, or trailer as living space at any time within Locust Lake Village.
- Only motor homes, campers and camper trailers 28 feet and under in length are permitted in Locust Lake Village and must be parked in an approved driveway.

#### **Motor-Driven Recreational Vehicles (MDRVs)**

- Such as golf carts, ATVs, UTVs, snowmobiles. See Appendix B.
- Dune Buggies, go-carts, Segways, motorized scooters and hoverboards are banned from Locust Lake Village with the exception of Mobility Devices as defined by the US Dept. of Justice.

#### **Prohibited Commercial Construction-Type Motor Vehicles**

- Vehicles such as dump trucks, tractor trailers (trailer or tractor) buses, commercial travel vans, trucks or like vehicles, over 10,000 GVW are not permitted in Locust Lake Village unless temporarily providing a service or picking up/dropping off people.
- All commercial or construction-type and heavy vehicles are specifically prohibited from operating, parking or otherwise using the roads within Locust Lake Village unless working under a valid construction permit issued by the LLVPOA. (Amend. Bd. Mtg. 11/16/06)

## **Vehicle Registration**

### **Property Owners Vehicle Identification Permits**

- All owner/operators must obtain a LLV Vehicle Identification Permit.
- To obtain a vehicle permit, a current state-issued vehicle registration and current proof of insurance must be presented at the Association office.
- An owner sticker permit will be issued and must be properly affixed to the vehicle as specified by the Association office.
- This permit must be openly and visually displayed in order to be viewed from the exterior of the vehicle when on LLV property.
- The permit may be used only for the vehicle for which it is issued.
- A vehicle sticker permit is identified valid by the current Administrative guidelines established by the LLV office.
- Owner/operators of all motor homes, campers and camper trailers 28 feet and under, boat trailers, MDRV trailers and all other trailers must obtain a vehicle identification permit.

### **Guest Vehicle Identification Permits**

- All guests of property owners must obtain and display a vehicle permit issued by the property owner or by LLVPOA.
- A temporary hang tag permit may be issued for vehicles that are not going to be on LLV property for an extended stay.
- Property owners upon request to the office may obtain up to six (6) temporary hang tag type vehicle permits.
- These permits shall be retained by the property owner to be used for distribution to their guests when they visit.
- These permits will remain valid for the current fiscal year in which it was issued as long as the property owner remains a member in good standing as defined in the current by-laws.
- A guest permit is valid only for the period of time authorized by the owner.
- Owner/operators of all motor homes, campers and camper trailers must get temporary permission from the LLV office and obtain a vehicle identification permit.

### **Rear Gate Registration and Usage**

- Property owners are issued 2 gate cards for the rear gate upon request.
- An additional 4 gate cards may be purchased at a fee established by the Board.
- Fraudulent use of the electronic rear gate, including but not limited to physical lifting of the gate arm, fraudulent use of any gate card, piggyback entry and intentionally circumventing the closed gate arm to gain entry is prohibited. (Add. 4/22/06)

## **Rules of Operation**

### **Pennsylvania Motor Vehicle Laws**

- All Pennsylvania motor vehicle laws will be enforced within the community.
- No motor vehicles shall be permitted upon any road within the development unless the same are properly and currently licensed and inspected pursuant to the laws of the state of registration and operated by licensed persons.

### **Speed Limits**

- All drivers of motor vehicles shall observe speed restrictions and noise limitations within the development as established by the LLVPOA
- Maximum speed limits are posted throughout the Community.
- The maximum speed on any road within Locust Lake Village is twenty-five (25) miles per hour unless otherwise posted.
- The maximum speed limit in an amenity area (e.g., access roads, parking lots) is ten (10) miles per hour or as posted.

### **Enforcement**

- Locust Lake Village rules pertaining to motor vehicles including, but not limited to, maintaining the speed limit and state laws regarding traffic control devices, will be strictly enforced.
- Failure to comply will result in the issuance of a citation and the assessment of a monetary penalty.

### **Trespassing**

- All motorized vehicles, including association-registered MDRVs, may only be operated on the member's property, LLV roads or designated areas.
- Operation of any motorized vehicle on LLVPOA common property or another member's property without permission will be deemed trespassing.

### **Safety Restrictions**

The following are prohibited:

- No vehicles of any type shall be driven or towed in a reckless manner on or along any road.
- Towing of any apparatus containing persons or animals by a motorized vehicle.
- Allowing a dog/pet to be "walked" or exercised on a leash, from any type of moving vehicle, on any Locust Lake Village road or amenity is strictly prohibited.
- Offenders can be cited in accordance with the Locust Lake Village traffic violation structure.

## **Village Parking**

- On-street parking is prohibited. However temporary on-street parking is permitted with permission granted by the office staff or security. On-street parking cannot hinder any other traffic.
  - UTVs may not park in areas reserved for golf carts.
  - Vehicles, boats and trailers cannot be parked in a manner which creates an unsafe condition, hazard or nuisance.
  - Trailers, regardless of description or length, may be parked at the amenities during daylight hours only.
  - Overnight parking is not permitted at any of the amenity areas.
  - Only inspected and registered vehicles with LLV permits are allowed to be parked on any property in Locust Lake Village.
  - No vehicles may be used for storage.
  - Unregistered vehicles that are confined within an enclosed permanent structure that remain out of plain view are exempt.
  - Snowmobiles, boats and all other associated trailers parked on a property owner's lot shall be kept in an area that provides minimal unattractive disturbance to the environment and/or neighbor.
  - Only motor homes, campers and camper trailers 28 feet and under in length are permitted in Locust Lake Village, must be parked in an approved location, and may not be used for storage.
  - Guest's motor homes and camper trailers must obtain special temporary permission from the LLV Office in order to park the vehicle in an assigned designated location.
  - Commercial vehicles are to park in the property owner's driveway and are to avoid blocking entries and exits to other residences or Association-owned common areas.
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## COMMUNITY RECREATIONAL FACILITIES AND AMENITIES

The recreational facilities and amenities are provided by the LLVPOA for use of all members in good standing, guests, registered tenants and registered renters. Wristbands must be displayed when using amenities.

Locust Lake Village sponsored activities are given priority over the use of any recreational facilities in the Village. Particular reference is made to the summer recreation program which take place at each or all facilities during the summer months. This reference also includes any other seasonal activities as well. Community recreational facilities may not be used for a personal business enterprise.

### Beaches

- Rules & Regulations established for the beach areas, including beach hours of operation, are posted at the beach areas and must be obeyed.
- Opening/closing decisions are made at the sole discretion of the Association Manager, or their agent, who also has the authority to exclude any individual whose behavior adversely affects the safety and/or enjoyment of another individual.

### Beach Rules

- Wristbands must be worn at all times by individuals 12 years of age and older.
- Children under the age of 8 MUST BE accompanied and actively supervised by an adult (16 years of age or older) while on the beaches.
- All public displays of nudity and/or public exposure, vulgarity, disorderly conduct, lewd behavior or failing to follow a directive of the lifeguards shall be cause for immediate removal from the beach and may result in confiscation of wristband through due process until the issue is resolved.
- Beach games that impact other beachgoers (such as playing catch or soccer) must be played in unpopulated areas.
- Pets are not permitted at any beach or picnic area.
- Glass bottles are not permitted in the beach area. They are only permitted in the picnic area.
- Persons at the beach are responsible to clean up any trash/debris belonging to them or their children and guests.
- Please do not feed the ducks or geese.
- **Smoking on the beach area is prohibited.** Specially marked areas in the picnic areas are provided for smoking.

### **Obtaining Recreational Beach Equipment**

- Recreational equipment may be provided at Locust and Pines Lakes subject to the following:
  - One person (individually or for a group) signs for and is responsible for the care, maintenance and return of equipment charged to them.
  - An appropriate identification wristband/badge is shown and worn, and name and band # noted by the attendant.
  - Any person found damaging or losing such equipment will be responsible for paying the cost of such replacement.

### **Swimming**

#### **Swimming is only permitted at Pines, Locust and East Lakes.**

#### **Swimming Rules**

- A child under the age of 11 may only swim in the water under the observation of an adult.
- Children age 4 and under must be WITHIN ARMS REACH of an adult when in the water.
- All swimming must be done within the confines of the ropes.
- All public displays of nudity and/or public exposure, vulgarity, disorderly conduct, lewd behavior or failing to follow a directive of the lifeguards shall be cause for immediate removal from the beach and may result in confiscation of wristband through due process until the issue is resolved.
- Lifeguards can order removal of individuals from the waterfront as a result of horseplay or other conduct jeopardizing the safety of themselves or others.
- Swim face masks of any kind are not permitted in the water. Swim goggles are allowed.
- Only Coast Guard approved floatation devices are permitted in the water. Toys and other objects that float are permitted solely for play within the first roped-off area.
- Anyone using the Aqua Glide (Pines Lake) must wear a life jacket and be 6 years of age or older.
- Life jackets may be obtained from the lifeguards by showing a wristband or renter's badge. The life jackets must remain at Pines Lake.

#### **Swim At Your Own Risk (When no lifeguard on duty):**

- All Beach Rules Apply
- No one may swim alone.
- Swimmers under the age of 15 must be accompanied by an adult (18 or over) who is responsible for the swimmers.
- All swimming must be contained within the roped areas at the beaches.
- No swimming is allowed before dawn or after dusk. Visibility is required for safe swimming.

## **BOATING**

### **REGISTRATION**

- All boats must be registered at the Administration Office at a fee established by the Board of Directors. This includes rowboats, kayaks, sail boats, pontoons, paddle boats, paddle boards, canoes, inflatable party boats, etc.
  - The first registration sticker is free.
  - Additional boat stickers may be purchased at the Office for a fee.
  - Information needed:
    - Type of boat
    - Size
    - Color

**Boats found without current Locust Lake registration stickers or stored in unpermitted areas will be removed to the maintenance area and a \$250 fee will be assessed. Any boat not picked up by January 1st will be auctioned in good faith.**

- Boats using electric motors must be registered with the PA Fish Commission.
- Out-of-state boaters with boats currently registered in their home state are granted reciprocal privileges to boat in Pennsylvania for up to 60 days.
- A seasonal fee per boat as established by the Board, is required for boats moored at LLVPOA docks or placed on LLVPOA racks.
- Kayaks owned by the same owner and able to be placed side by side within the confines of the rack will be charged one fee.
- No boat longer than 18 feet in length is allowed in any lake in LLV.

### **RULES OF OPERATION**

- Registered boats are permitted in Pines and Locust Lake only.
- Boats and trailers used in other lakes or waterways must be scrubbed down to avoid introducing invasive species into LLV lakes.
- Pennsylvania Boat Commission rules governing boating on state waters shall apply.
- Coast Guard approved flotation devices are required for each occupant of all types of watercraft on all waters in Pennsylvania.
- All children, aged 12 and under, must wear a Coast Guard Approved life jacket.
- Life Jackets must be worn by everyone from Nov. 1<sup>st</sup> through April 30<sup>th</sup> as required by PA Regulations and Law.
- All Boats shall be removed from LLVPOA waters by October 31<sup>st</sup>.
- **BOATS WITH INTERNAL COMBUSTION MOTORS ATTACHED TO OR INSTALLED IN BOATS ARE NOT PERMITTED IN LOCUST LAKE VILLAGE LAKES.**

## **FISHING**

- All persons fishing in Locust Lake Village waters must display a current Association wristband along with their Pennsylvania fishing license (required of all fisherpersons 16 years of age and older).
- Fishing is not permitted from any designated swimming area.
- Fishing season(s), fish sizes and all limits are established by LLVPOA and the Commonwealth of Pennsylvania, but the more restrictive of either shall apply to all Locust Lake Village waters.
- Catch and Release Program for all lakes: this is for large-mouth bass and LLV enforces the PA Fish and Game Commission enhanced panfish program.
- **Ice fishing is permitted at participant's own risk.** Holes drilled in the ice must be clearly marked. Augers used for drilling hole must be 10" or smaller.
- Violators are subject to a citation from authorized LLVPOA personnel and the PA Fish Commission.

## **AMENITY AREAS**

### **Basketball Court and Baseball Field (no fee)**

- No advanced registration or reservation is required.
- Current LLV identification must be worn.

### **Tennis Courts (no fee)**

- Tennis Courts are available for use from 8:00 AM until 11:00 PM.
- Players wishing to use the courts after dusk, should notify the office during business hours or Security after 4pm, and the lights will be turned on.
- Tennis courts are for the use of members, guests, registered tenants and renters only.
- The only footwear allowed is tennis shoes (sneakers).
- Limit play to one hour if others are waiting.
- No pets, food or drinks (except plastic water bottles), or chairs allowed on courts.
- No skating or rollerblading, skateboarding or bicycling on courts.
- Current LLV identification must be worn when on courts.

### **Ski Hill**

- Use of the ski hill when open is available to all members in good standing and their guests for no fee.
- Renters are required to pay a fee for use of ski hill.
- A liability waiver must be signed by everyone before skiing.
- Helmets are recommended.
- Current LLV identification rules apply.

### **Sledding Hill**

- Sledding on the sledding hill is permitted at your own risk.
- No one should be sledding alone.
- Sledders under the age of 12 must be accompanied by an adult (18 or over) who is responsible for the sledder.
- Helmets are recommended.
- Current LLV identification rules apply.

### **Ice Skating**

- Ice Skating is permitted at **your own risk** at all lakes.
- No one should ice skate alone.
- Ice skaters under the age of 12 must be accompanied by an adult (18 or over) who is responsible for the ice skater.
- No skating is allowed before dawn or after dusk, except for Pilgrim Lake, when illuminated.
- Current LLV identification rules apply.

**Chalet Rental – Private Events**

- Use of Chalet for scheduled Association functions take precedence.
- The Chalet may be rented by Association members in good standing for private affairs.
- Scheduling will be on a first-come/first-served basis.
- Association members wishing to rent the Chalet must complete the appropriate rental form and must pay the established daily rental fee and security deposit at the Association office.
- Clubs such as Anglers, Archery, Book Club, Hookers, Ringers, etc. will be allowed use of LLV facility to hold their functions.

**Pavilion (at Locust Lake)**

- The Pavilion may be used by members in good standing, tenants and renters.
- It is not available for rental, nor may it be used exclusively for any private event.
- LLV Recreational activities take precedence on use of the pavilion.
- Handicap picnic tables are available for use at the pavilion.

**Community Bulletin Boards**

- Use of the community bulletin boards is restricted to community notices, functions and events only.

## **ASSOCIATION-OWNED AREAS ADJACENT TO LAKES**

### **Land Use**

- Only those member-owned properties abutting the buffer strip (not easement or right of way) that surrounds the lakes and is owned by the Association may be granted permission to place sand on or modify these buffer strips.
- Permission to place sand or to modify these strips is granted only after a permit is issued by the LLVPOA community manager.
- In order to receive this permit, the property owner must submit a detailed sketch and a written description, including measurements, and/or all permits required by state, local, and federal entities of the planned work to be performed.
- No work or modification is to occur until after a proper review of the plan, and/or all required state, local, federal permits, inspection of the work site and issuance of the permit has occurred.
- The only exception to these requirements would be if the property owner has rights granted to them in their deeds that pertain to these areas adjacent to the lakes. In such a case, the property owner shall present a copy of their deed to the LLVPOA community manager for recording purposes along with all permits etc as stated above.
- Recreational vehicles, snowmobiles or any type of motorized vehicles are not permitted on these areas.

### **Lake Docks**

- It is the property owner's responsibility to obtain any local, state or federal permits, if required, before erecting any personal docks in the lakes of Locust Lake Village.
- Members with permission in their property deeds to own personal docks are permitted to exercise these privileges according to the wording in their deeds.
- In such a case, the property owners should present a copy of their deed to the LLVPOA community manager for recording purposes.
- Owners of property that abuts the buffer strip (not easement or right of way) may be granted permission to put personal docks onto the lake where their property resides.
- Permission to install a personal dock is granted only after all required permits are issued.
- In order to receive the permit, the property owner or their designate must submit a sketch with measurements, and a written description of the proposed dock.
- No work is authorized until after proper review of the plan, inspection of the work site and presentation of the local, state and/or federal permits have occurred.
- Docks placed on lakes adjacent to the property owners' lots shall be considered private (lot owner) property.
- Docks placed on lakes adjacent to the property owners' lots may not exceed 120 square feet, with a maximum length of fifteen feet.

## **SAFETY AND QUIET ENJOYMENT**

### **Hunting and Firearms**

- Hunting of any kind is strictly prohibited within Locust Lake Village.
- The discharge of any firearm, bow and arrow, BB gun, slingshot or other projectile device for hunting, target practice or recreation is strictly prohibited.
- The exceptions to this rule are:
  - The annual, Board-authorized DMAP (Deer Management Assistance Program) which issues permits only to qualified archers for the culling of deer.
  - The Goose Management Program.

### **Archery**

- Target shooting and practice will be allowed only for Archery Club members and their guest at the Board-approved archery range.
- Contact Archery Club for full set of club rules.

### **Wild Animals**

- Feeding wild animals, including feral cats, deer, bears, geese, ducks etc. is strictly prohibited and doing so shall subject violators to citations.

### **Domesticated Animals**

- No more than four pets may reside in any single household in Locust Lake Village.
- Violations of this rule will result in the issuance of a warning or subsequent citation and fine.
- Failure to remedy the violation by reducing the number of animals within ninety days from the date of being notified of the violation will result in the imposition of additional penalties in accordance with the schedule stated in the Rules and Regulations.
- **Dogs must be on a leash while being walked and owners must clean up after their pets.**
- No dogs, cats or other animals referred to as household pets or domesticated animals are permitted in or at Association-owned facilities or amenities (beaches, picnic areas, courts, fields, etc.) or other places designated as recreational areas, at any time.
- Dogs under direct control of the owner (or person walking the dog) may swim in the designated areas at Pines and Locust Lakes, as established by LLVPOA without a leash as follows:
  - The person must be in control of the dog with verbal or hand commands.
  - The dog is expected to obey reasonable commands and **MUST** be returned to a leash when leaving water.
  - The dog(s) must not swim near or interfere with people fishing.
- Continuous or excessive barking, yelping, howling or similar offensive noise; to include all items listed under the "Prohibited acts" sections of Tobyhanna and Coolbaugh Township Codes pertaining to animals, will not be tolerated. Animals creating a nuisance or disturbance shall subject the owner to citations.

## Home Safety and Security Alarms

- Security/fire alarm systems must be registered with Locust Lake Village and must also be registered with the Pocono Mountain Regional Police Department or Tobyhanna and Coolbaugh townships in accordance with township ordinances.
- Association members are to maintain these systems in proper working order to prevent frequent false alarms. The Pocono Mountain Regional Police Department does incorporate nuisance response penalties for frequent false alarm calls.

## Outdoor Fires

- Residents must notify LLVPOA Security prior to starting a fire.
- No refuse/debris or leaf or brush burning is permitted!
- Campfires with a flame not exceeding a height of 2 feet and in a circle 3– 4 feet in diameter are permitted as long as **Tobyhanna and Coolbaugh township burning bans are not in effect**. All fires shall be attended to at all times by a responsible adult.
- A working water hose must be available and in close proximity to the campfire.
- Outdoor cooking is permitted provided it is done in or on a residential/commercial type cooking apparatus or campfire.
- The cutting or gathering of firewood on Association-owned property or on other member-owned property is prohibited unless permission from the Association or member-owned property is granted.
- Firewood must be stored in an area that does not create an unsightly appearance.

## **OUTDOOR SWIMMING POOLS AND EXTERIOR HOT TUBS**

### **Swimming Pools**

- Swimming pools, both in-ground and above ground, are no longer permitted to be installed in LLV.
- Small portable child wading pools are permitted with the following restrictions:
  - Maximum outside dimension may not exceed 8 feet in diameter, length or width.
  - Pool cannot be capable of holding 20 inches or more of water in depth.
  - The pool must be removed and stored from view when not in use for more than 48 hours.

### **Exterior Hot Tubs**

- Approval for exterior hot tubs is required and a permit must be obtained prior to installation.
- To obtain approval, a construction plan must be submitted to the Association office and a permit must be obtained.
- The construction plan application must include the following:
  - Size of hot tub indicating dimensions, capacity in gallons, and depth.
  - Location of hot tub (plot plan shall be submitted indicating all associated equipment structures and setbacks).
  - Drawdown and drainage plan for hot tub. Must not impact environmentally or geologically with any neighboring property.
  - Construction must comply with all state, township, and Locust Lake Village building code requirements currently in place.
  - All township approved documents, plans and permits shall be submitted for review and retention.
- Exterior hot tubs shall be built into decks or discretely placed, landscaped and provided with safety covers. Hot tubs must be constructed and placed so as not to be visible from the front of the property.
- The property owner must take precautions when applying chemical treatment to the hot tub, assuring these will be environmentally safe and not become harmful to surrounding vegetation and wildlife.

## **NOISE POLLUTION**

The Locust Lake Village Community and its owners have an obligation to maintain both the common facilities and individually-owned properties in a condition which is aesthetically pleasing and enhances the concepts of ecological and environmentally sound principles.

### **Fireworks**

- **Fireworks of any category are not permitted in Locust Lake Village.**

### **Loud and Irritating Noises**

- Defined as any purposeful unreasonably loud or irritating sound produced by voice, instrument, sound system, dog barking, mechanical device, or vehicle engine which disturbs the peace and composure of a property owner or tenant.
- This shall include, but not be limited to, alarm systems, loud radios, foul language, automobile horns, sound systems, amplifying devices, parties and other noise.
- Noise curfew: all loud noise must be curtailed from **11 pm - 8 am**.
- Nuisances must be reported to security or the office as they happen.

### **Disorderly Conduct**

- Members and their guests, tenants and renters of Locust Lake Village POA are prohibited from intentionally causing a public inconvenience or annoyance by engaging in fighting, threatening or any violent behavior. This also includes making unreasonable noise, using obscene language or gestures or causing a hazardous or physically offensive environment with any act that serves no legitimate purpose.
- At no time should a homeowner engage in verbal or physical altercations with any member of the LLVPOA staff or Board of Directors.

### **External Home Maintenance Noise**

- Noise producing home maintenance such as mowing lawn, leaf blowing, weed whacking, etc. may be done between the hours of 8 am-dusk.
- All construction by contractors within Locust Lake Village shall be done between the hours of 8 am and 5 pm, Monday through Saturday. There is no contractor construction permitted on Sundays, major holidays or holiday weekends.

### **Recreational Vehicle Noise**

- See Appendix B

## **MAINTAINING HOMES AND PROPERTIES**

### **Home-Based Businesses**

- The use or occupation of a portion of the primary dwelling unit as an office, studio or work room for purposes of running a business or producing income or profit by one or more persons residing in the dwelling unit is deemed to be a home-based business.
- The use must be accessory and secondary and must not alter the exterior of the property or affect the residential character of the neighborhood by the introduction of noise, fumes, noxious odors, increased traffic or other nuisances associated with such home-based business activities.
- The home business shall not involve the employment of any other person except those persons residing in the principal dwelling unit.
- Lawn mower repair, small engine repair, automobile repair, real estate and construction are strictly prohibited as are all similar occupations, which do not meet the following criteria:
  - Outdoor storage, signage and displays of products and equipment are expressly prohibited.
  - Such use shall not require external alterations or external construction features not customary in residential dwellings.
  - There shall not be any external evidence of a home-based business.

### **Garage Sales**

- No garage sales, lawn sales, flea markets, etc., are permitted on private property unless sanctioned by Locust Lake Village POA.

## **Unsightly and Unkempt Conditions**

- Association members are responsible for the following standards as it relates to their own individually-owned property.

### **Junk Materials**

- In accordance with the Tobyhanna and Coolbaugh townships' Nuisance Ordinances, "Junk material, including but not limited to unused, discarded or abandoned machinery, vehicle parts, equipment or appliances which are not confined within a permitted structure" is unlawful to store or dump on private property.
- This prohibition shall also include junked vehicles, household furniture and/or other items, which pose a hazard, attract children, animals, etc.

### **Damaged Structures**

- Damaged structures, including but not limited to the house, auxiliary structures, fencing, screening, etc. shall be made secure and weather tight by the owner after the occurrence of the damage.
- Repairs and removal of any debris from the loss must be completed by the owner within thirty days of the damage or within a time frame approved by the Association Manager.
- Call the office for advice, should this occur.

### **Dangerous Buildings**

- Buildings described as dangerous by Tobyhanna township and/or Coolbaugh township Code includes but is not limited to buildings which are dilapidated, decayed, unsafe, unsanitary or not able to provide the amenities essential to decent living.
- Dangerous buildings are not permitted and must be repaired or removed by the owner within the notification period prescribed by the township in which jurisdiction it is located.

### **Fallen Trees**

- Owners are required to remove fallen trees in a timely manner from improved properties when:
  - The tree is located in an Association easement area.
  - The tree is situated in the open.
  - The tree is considered a nuisance to neighbors

### **Unsafe Roadway Conditions**

- Association members or their agents are prohibited from:
  - Blowing or plowing snow into the roadways of the Village.
  - Blowing or raking leaves into the roadways or culverts of the Village.
  - Leaving branches or brush along the roadside.

## **Exterior Home Maintenance**

### **External Home Maintenance Noise**

- Noise producing home maintenance such as mowing lawn, leaf blowing, weed whacking, etc. may be done between the hours of 8 am-dusk.
- All construction by contractors within Locust Lake Village shall be done between the hours of 8 am and 5 pm, Monday through Saturday. There is no construction permitted on Sundays, major holidays or holiday weekends.

### **Association-Member Property Signs**

- The Monroe County address signs cannot be changed, moved, defaced or obscured.
- Association member property signs, which may be displayed, are limited to the following:
  - Name signs,
  - Security/alarm signs,
  - Electric dog fence signs
  - Family crests or titles.
- Members are requested to utilize earth-tone colors. All individual signs should not exceed the total of four (4) square feet.
- For sale signs, advertising signs, yard sale and construction signs are not permitted.
- The posting or offering of advertising, promotional or political materials on any property in Locust Lake Village, whether by member or member's agent, including real estate agencies, builders or developers, is expressly prohibited.

### **Exterior Lighting**

- **All lights must be shielded when necessary to eliminate broadcasting onto adjacent properties and roadways.**
- **Flood and High Intensity**—The use of floodlights or other forms of high intensity lighting shall be limited to those fixtures which may be affixed to the dwelling or garage. Such lighting shall be utilized to light walkways around the home, decking or other immediate pedestrian traffic areas.
- **Low-Level Lighting**—Low-level lighting use is limited to driveways, exterior walks, and landscaped areas. Such lighting must be installed in the ground and may not exceed an installed fixture height of four (4') feet
- **Security Lighting**—Security lighting (floodlight type) is permitted, affixed to home, garage or driveway areas when lighting is on working timer and triggered by movement and once timer is triggered, the light shall not remain on longer than five minutes.

### **Satellite Dishes**

- Satellite dishes shall be 18 inches or less in diameter.
- Shrubbery or other landscaping is recommended for aesthetics.
- No trees shall be cut down for installation of dishes or other antennae.

### **Exterior Color Standards**

- Colors and materials for the repainting, re-siding and re-roofing of any building shall be selected from the "COLOR and MATERIAL STANDARDS" board on file in the office and must be approved by the manager and the zoning officer.
- Failure to do this will result in a fine and need to re-do in approved color.

**Drainage Ditches**

- Property owners are responsible for the clearing and maintenance of drainage pipes and ditches surrounding their property.
- Leaves and debris must not be blown into ditches.

**Fuel (Propane or Oil) Tanks**

- A no-fee permit must be obtained for the placement of a tank
- Fuel tanks shall be located to the rear or side of each dwelling.
- Acceptable screening for tank consists of wood lattice or similar product, year round greenery or other recommended material.
- Tanks must meet property line setbacks.

**Firewood**

- The cutting or gathering of firewood on Association-owned property or on other member-owned property is prohibited unless permission from the Association or member-owned property is granted.
- Firewood must be stored in an area that does not create an unsightly appearance.

**Generators**

- Generators must be located to the rear or side of the dwelling
- Installation must meet LLV and local electrical codes.

**Storage Pods**

- Permit must be obtained from the office before placing a pod on a property.
- Permit is good for 3 months. If necessary, one 3-month extension may be permitted upon review of extension application by the manager.
- Pod must be placed as inconspicuously as possible.
- Cars, motor homes, campers and camper trailers may not be used for storage.

## Landscaping

### Trees

- All Locust Lake Village property owners shall apply for a permit to remove any tree(s) six (6) inches or larger in diameter.
- Applications for tree cutting can be obtained at the Locust Lake Village office at no charge.
  - The application shall be completely filled out and signed by the property owner or a person designated by the property owner.
  - Before the permit is issued, an inspection of the property shall be conducted.
  - Those tree(s) approved for cutting shall be clearly marked, including the base of the tree, by the LLV manager or a LLV designated agent at the time of inspection.
  - Only the tree(s) that have been marked by the LLV manager or agent shall be cut and/or removed.
- In the event of a disagreement as to the condition of the tree(s) and the need to cut, the property owner at their expense shall seek out the opinion of a third party certified arborist as to the condition of the tree(s) and the need to cut and/or remove the tree(s) from the property. Reports or written statements from the contractor who is cutting the tree(s) shall not be accepted.
- After the permit is issued, Locust Lake Village Security shall place the permit in a visible location on the property.
- The permit shall be valid for sixty (60) days from the time of issue.
- Failure to obtain a permit prior to the cutting of any tree(s) or cutting of any tree(s) on an expired permit shall result in a violation with a fine of \$250 per tree and the required replacement with a tree(s) indigenous to Northeast PA region, with a minimum caliper of 2.5-3 inches in diameter and a minimum of 8 feet in height.
- All replacement trees shall be properly maintained and cared for in an effort to guarantee the health of the tree(s) for as long as the property owner is in possession of the property.
- Should the permit expire due to inclement weather or unforeseen circumstances, the contractor or property owner shall be required to obtain an extension for the original permit from the Locust Lake Village office.
- Prior to the cutting of any tree(s) all contractors shall provide the Locust Lake Village office proof of liability insurance listing Locust Lake Village as an additional insured.
- The Locust Lake Village office shall be contacted on the day of the scheduled cutting of tree(s) for the LLV manager or designated LLV agent to perform a visual inspection before and after all cutting is completed.

### **Shrubbery and Planting**

- It is recommended that minimal landscaping be done on any lot except to restore what has been disturbed by construction and to ensure harmony with the environment.
- Preservation of the natural terrain, which maintains the beauty of Locust Lake Village, is the goal of these rules and regulations.
- If landscaping is to be done around a home, it is recommended that native vegetation is used.
- Also be aware of what is subject to deer and weather destruction.
- Landscaping should be used to conceal obtrusive objects such as exposed foundations, satellite dishes and raised septic systems.
- Ground cover is a solution to steep hillsides or restoring areas disturbed by building construction. These shall be shown on plot plans.

### **Lawns**

It is recommended that lawns be kept to a minimum size and height in order to maintain as much of the natural environment as possible and to minimize the use of pesticides and fertilizers, due to the effect on wells and lakes.

### **Lawn Decorations**

- In order to keep Locust Lake in harmony with nature, the use of commercial lawn decorations is discouraged and is limited to re-creations of animals, plants, flowers, etc. that appear naturally in Locust Lake's environment.
- In all cases, decorations must be of natural coloration and construction.
- Plastic decorations are discouraged but when utilized are to meet the natural coloration.
- Owners should bear in mind the visibility of their gardens and ornaments from the street and neighbors.
- Locust Lake Village strives to achieve privacy in a forested area, so respect for neighbors is paramount.

## **Retaining Walls and Fencing**

### **Retaining Walls**

- Landscape retaining walls should be of a natural material and color(s) such as fieldstone, rubble stone, landscape ties or landscape pavers.

### **Fencing**

- All fencing must be approved by the Association Manager or agent, and must comply with the following, except as hereafter provided:
  - Chain link fencing is prohibited, except for dog pens. Dog pens of chain link fabric with a total area of 60 square feet, which are attached to the back of the owners dwelling, are permitted.
  - Fencing shall be wood or composite materials that resemble wood and be in earth tone colors.
  - Open type fencing such as Split Rail and Post/Beam are permitted.
  - Closed (solid) or near solid type fencing including picket, stockade and board on board are prohibited.
  - Maximum fence height is 4 feet.
  - Approved fencing, although part of the landscape plan, situated in a setback or association utility easement may be subject to removal as needed at the owner's expense.
  - There shall be no fencing on the side or front of a property without Board approval.

### **On-Lot Septic System Maintenance and Policy**

- Locust Lake Village community sewage disposal needs are serviced by the use of on-lot septic systems and/or sand mounds.
- It is of extreme importance to the Association, the environment and the owner that these systems be maintained on a periodic but regular basis by the owner. The state regulations for these systems are monitored and enforced by the township.
- Septic systems suspected of malfunction shall be reported directly to the Township by the individual reporting or by the Association Management Office.
- Locust Lake Village requires septic tanks to be inspected or pumped by a qualified pumper/ hauler every 5 years from their last inspection/ pumping or every 3 years for properties adjacent to the lake.
- When an inspection reveals that the septic tank is filled with solids or with scum in excess of 1/3 of the liquid depth of the tank, it must be pumped.
- Any resident can file an anonymous complaint about a nearby septic problem that would be investigated by Locust Lake Security, Tobyhanna Township or Coolbaugh that may require an inspection or pump out in less than 5 years/ 3 years.
- Receipts from that pumper/ hauler shall be submitted to Locust Lake Village Office to be recorded. **However, the ultimate responsibility for insuring Locust Lake Village Office receives a copy of this report rests with the homeowner.**
- Failure to comply with these regulations governing inspection, cleaning and maintenance of septic tanks may subject the owner to citations and monetary penalties as provided herein.

## **COMMUNITY REMEDIES FOR NON-COMPLIANCE WITH RULES AND REGULATIONS.**

### **General**

- Property owners have an ongoing duty to adhere to the Rules and Regulations.
- The property owner is ultimately responsible for any violations or financial assessments incurred by renters, tenants, guests, contractors, builders, and home improvement workers.
- Failure to abide by the Rules and Regulations shall subject property owners and tenants to correction where applicable and/or fine(s) as established by the Board of Directors.
- In the event that you determine a violation exists on your property, notify the Association Office immediately so that a remedy may be recommended by the Manager.
- Such duty does not cease with a proposed sale or transfer of the property. Any outstanding violations that exist are to be corrected before ownership to a property is transferred.
- The Association provides an appeal process for any Association member who feels that a citation or violation notice is in error.

### **Appeal Procedures**

- Appeal procedures are available to members in good standing and tenants only.
- Violations, penalties and fines levied by authorized personnel or agents of the LLVPOA can be appealed on two levels.
- The first level of appeal is to the Fair Hearing Committee.
  - The request for a hearing must be presented in writing within thirty (30) days from the date of the first notification.
  - When a hearing is requested a \$30 deposit (for administrative costs) will be required before the hearing is held.
  - If the hearing is held, the deposit will be refunded.
- More than one continuance will require an additional \$30 without a refund of the first \$30 deposit. (A no-show will result in loss of the \$30 deposit.)
- The owner or tenant must appear in person before the Fair Hearing Committee.
- A request for continuance must be given no later than forty-eight hours prior to the hearing.
- Following a hearing by the Fair Hearing Committee, and the Board has approved its decision, an owner or tenant can appeal the decision of the Fair Hearing Committee to the Board by the **next** Board meeting.

### **Fines and Penalties**

- Citations with fines will be imposed on a member for not complying with the Rules and Regulations of the Locust Lake Village Property Owners Association.
- All fines and penalty fees are established by the Board and are subject to change. (See Fine Schedule—Appendix D).
- Multiple offenses will result in multiple fines.

## APPENDIX A

### TRASH AND RECYCLING PROCEDURES

#### Compactor Usage

The Association has arranged for compactors to deal with your trash, garbage and recyclables. The following removal procedures are essential in maintaining a clean and aesthetically pleasing environment.

- Located at Maintenance yard on Pop Gassner Way
- Open to members: Monday, Friday & Saturday 7:30am-3:00pm  
Wednesday & Sunday 9am-5pm
- Closed Tuesdays, Thursdays & major holidays  
(days & hours of operation subject to change as necessary)
- One (1) vehicle placard will be issued to each household & shall be displayed when dropping off trash at compactor area.
- Recreational vehicle identification flags shall be acceptable as proof of membership for dropping off trash.
- Members considered NOT in good standing shall be charged \$10.00 each drop off. Permit to drop off trash will be issued through the office.
- Compactors are available with the following restrictions:

**Illegal Dumping at Pop Gassner Way trash site will result in a fine of \$500.00.**

#### Compactor Use Regulations

- Bagged Household Trash Only
  - No Construction Material or Debris
  - No Appliances, metal or furnishings
  - No Automotive parts; tires, batteries
  - No Lawn Debris; leaves, twigs, branches or wood
  - For Use by LLV Owners, guests, tenants and renters only during Posted Hours
  - Only trash generated within the confines of LLV will be accepted
- Any person leaving or dumping trash, bulk items etc. after hours at compactor/ maintenance area or on any LLV owned property will be fined \$500.00 & cost incurred to clean up & dispose of items.
  - Attendant will be available to assist people taking bags out of automobiles but will not be held responsible for torn bags.

### **Bulk Items**

- Bulk item dumpsters will be provided at a cost of \$10.00 per item.
- A no-cost community bulk item drop off shall continue twice yearly.
- Members can request a bulk item pick up at a cost of \$20.00, plus the \$10.00 per item fee. All items must be placed in an accessible area outside the home. Arrangements shall be made by contacting the office staff.
- All appliances containing refrigerant, such as freezers, refrigerators and air conditioners, require an official tag certifying that the refrigerant has been removed before putting them on the roadside.
- All freezers and refrigerators for the bulk dumpster must have their doors removed before being picked up or placed in the dumpster.
- Construction material and debris may not be placed in the trash for pickup.
- Property owners are responsible for the removal of their own construction material.  
(Amend/Rev-Bd. Mtg. 5/16/09)

### **Hazardous Items**

- Batteries, propane tanks, motor oil, paint cans, tires and other types of hazardous liquids and materials must not be put out as trash.
- Contact the Association Office for information regarding proper disposal of hazardous items.

**Unauthorized dumping of household trash, hazardous items, leaves, trees and all other debris or junk within Locust Lake Village is prohibited and subject to penalty. Contracting debris from contractors cannot be dumped in the LLV compactor site.**

## **APPENDIX B—RECREATIONAL VEHICLES**

### **RULES AND REGULATIONS FOR GOLF CARTS**

**Definition:** a golf cart is a four wheeled vehicle powered by either gas or battery designed to carry passengers at slow or posted speed limits. No state issued registration is required.

#### **Golf Cart Registration**

- LLV property owners in good standing (current dues paid) must annually register all GOLF CARTs at the Administration Office before using such GOLF CARTs. **ONLY PROPERTY OWNERS OR TENANTS MAY REGISTER A GOLF CART.**
- Liability insurance in the property owner's name must be presented when registering the GOLF CART.
- The GOLF CART OWNER must sign a Waiver of Liability and acknowledgement of assumption of risk by operator with respect to use of roads, property and parking areas owned, controlled and maintained by LLVPOA.
- Upon completing registration, a flag and license plate will be issued. The flag must be attached to the GOLF CART, and the license plate must be attached to the rear of the GOLF CART.
- The owner of the GOLF CART is responsible for all violations and fines associated with the GOLF CART.
- Renters may only use GOLF CARTs registered to the property owner and only with the property owner's written permission. They must register at the Administration Office as drivers before using such vehicles. **RENTAL OR RENTER-OWNED GOLF CARTs ARE NOT PERMITTED TO BE OPERATED ON LLV PROPERTY.**

#### **Driver Registration**

Drivers between the ages of 14 and 18 must provide a birth certificate or driver's license as proof of age and complete an approved LLV training course at the office. Upon verification of age, a picture license will be issued and must be visible when driving. The applicant must contact LLV Office to arrange times and dates for photo ID processing. **A PARENT OR GUARDIAN MUST BE PRESENT AT THE TIME OF REGISTRATION.**

#### **Rules of Operation**

- If children under 14 are found to be driving said golf cart, a mandatory fine will be assessed for each occurrence.
- All speed limits and road signs must be obeyed.
- LLV traffic laws must be obeyed and golf cart operators must yield to traffic.
- Never drive recklessly or joyride.

- Never drive intoxicated or under the influence of drugs or narcotics.
- Driving on dams at Pines and Locust lakes is prohibited. **A \$500 FINE AND 2 WEEK SUSPENSION OF GOLF CART DRIVING PRIVILEGES WILL BE ASSESSED FOR VIOLATING THIS RULE.**
- Always be aware of your surroundings and avoid distractions such as texting and cell phone use.
- Only carry the number of passengers for which there are seats.
- If there is a cargo area, occupancy is limited to either two adults or 3-4 children.
- Driver and passengers should keep all body parts inside the golf cart while it is in motion, except when using hand directional signals.
- No standing while golf cart is in motion.
- Operate golf cart from the driver seat only.
- Do not operate a golf cart with a child sitting on the drivers lap and do not allow an underage child to drive with an adult sitting next to him or her.
- Carefully look behind the golf cart before backing up.
- Avoid excessive speed, sudden starts, sudden stops or fast turns.
- **Do not leave keys in the golf cart when unattended.**
- Always yield to pedestrians and bicyclists.
- Security will have the right to issue a citation or revoke a golf cart registration through due process at any time for a violation dealing with the MDRV rules and regulations.

#### **HOURS OF OPERATION**

- Operation of a golf cart by anyone under the age of 17 is restricted to the daily hours of 8AM to 9PM. If a person under the age of 17 is attending an LLV night time event and their golf cart is equipped with front and rear lights, they will be given a one half hour time limit to return home. Drivers with a state issued drivers license over the age of 17 may drive anytime, if the vehicle is equipped with proper front and rear lights.

## **RULES AND REGULATIONS REGARDING ATVS**

**DEFINITION** - An ATV is a motorized off road All-Terrain Vehicle which travels on 4 inflatable tires. Three-wheeled ATVs are not permitted. No state registration is required for use in Locust Lake Village.

### **ATV REGISTRATION**

- LLV property owners in good standing (current dues paid) must annually register all ATVs at the Administration Office before using such ATVs. **ONLY PROPERTY OWNERS OR TENANTS MAY REGISTER AN ATV.**
- Liability insurance in the property owner's or tenants name must be presented when registering the ATV.
- The ATV OWNER must sign a Waiver of Liability and acknowledgement of assumption of risk by operator with respect to use of roads, property and parking areas owned, controlled and maintained by LLVPOA.
- Upon completing registration, a flag and license plate will be issued. The flag must be attached to the ATV, and the license plate must be attached to the rear of the ATV.
- The owner of the ATV is responsible for all violations and fines associated with the ATV.
- Renters may only use ATVs registered to the property owner and only with the property owner's written permission. They must register at the Administration Office as drivers before using such vehicles. **RENTAL OR RENTER-OWNED ATVs ARE NOT PERMITTED TO BE DRIVEN ON LLV PROPERTY.**

### **DRIVER REGISTRATION**

- All operators between the ages of 14 and 18 must present a birth certificate as proof of age and a Safety Course Certificate from <https://atvsafety.org/atv-ecourse> .
- Upon verification of both documents, an LLV picture license will be issued to the participant.
- The applicant must contact LLV Office to arrange times and dates for photo ID processing.
- **A parent or guardian must accompany applicant to the LLV Office to complete the application process.**

## **RULES OF OPERATION**

- All ATVs must be equipped with a muffler system in good working order. Security will use their discretion in judging an acceptable noise level. If Security deems the noise level to be unacceptable, Security may require the operator to submit to LLV's noise level testing. The sound may not exceed 78 decibels measured at a distance of 50 feet.
- Children between the ages of 14 and 18 are permitted to drive an ATV after taking a safety course (see above) and obtaining a picture license unless they have a valid state driver's license. The license must be available while operating ATV. If children under 14 are found to be driving said ATV, a mandatory fine will be assessed for each occurrence.
- All speed limits and road signs must be obeyed.
- All riders and passengers must wear a helmet approved by the Department of Transportation.
- No more than one person is permitted to ride on an ATV unless it is designed to accommodate passengers. To carry a passenger, the operator must be 18 years of age or older, or have an "M" designation on their driver's license.
- No passenger should be seated in front of the operator.
- Operators must operate their ATVs only on LLV-owned roads and parking areas, staying to the extreme right of the road and riding in a single file.
- LLV traffic laws must be obeyed and ATV operators must yield to traffic.
- Pedestrians and bicyclists have the right of way over all motor vehicles, including ATVs.
- Driving on dams at Pines and Locust lakes is prohibited. **A \$500 FINE AND 2 WEEK SUSPENSION OF ATV DRIVING PRIVILEGES WILL BE ASSESSED FOR VIOLATING THIS RULE.**
- Never drive recklessly.
- Never drive when under the influence of alcohol or drugs.
- Security will have the right to issue a citation or revoke an ATV registration through due process at any time for a violation dealing with the MDRV rules and regulations.
- Skid Chains prohibited

## **Hours of Operation**

- ATVs may be operated between 8 a.m. and 9 p.m. If attending an LLV night time event, ATV operators are permitted a one-half hour time period to return home, provided the ATV has proper front and rear lights.

## **RULES AND REGULATIONS REGARDING UTVs**

**DEFINITION** - A UTV is a 4-wheeled, motor-driven, gasoline powered Vehicle with an engine displacement of 300cc or greater, not to exceed 600cc. These vehicles are also described as side-by-side Utility All Terrain vehicles.

### **UTV REGISTRATION**

- LLV property owners in good standing (current dues paid) must annually register all UTVs at the Administration Office before using such UTVs. **ONLY PROPERTY OWNERS OR TENANTS MAY REGISTER AN UTV.**
- Liability insurance in the property owner's or tenants name must be presented when registering the UTV.
- The UTV OWNER must sign a Waiver of Liability and acknowledgement of assumption of risk by operator with respect to use of roads, property and parking areas owned, controlled and maintained by LLVPOA.
- Upon completing registration, a flag and license plate will be issued. The flag must be attached to the UTV, and the license plate must be attached to the rear of the UTV.
- The owner of the UTV is responsible for all violations and fines associated with the UTV.

### **RULES OF OPERATION**

- All UTV drivers must have a valid state-issued drivers license.
- All UTVs must be equipped with a muffler system in good working order. Security will use their discretion in judging an acceptable noise level. If Security deems the noise level to be unacceptable, Security may require the operator to submit to LLV's noise level testing. The sound may not exceed 78 decibels measured at a distance of 50 feet.
- All speed limits and road signs must be obeyed.
- LLV traffic laws must be obeyed and UTV operators must yield to traffic. If UTV is equipped with seat belts, they must be worn.
- Never drive recklessly or joyride.
- Never drive intoxicated or under the influence of drugs or narcotics.
- Driving on dams at Pines and Locust lakes is prohibited. **A \$500 FINE AND 2 WEEK SUSPENSION OF UTV DRIVING PRIVILEGES WILL BE ASSESSED FOR VIOLATING THIS RULE.**

- Always be aware of your surroundings and avoid distractions such as texting and cell phone use.
- Only carry the number of passengers for which there are seats.
- If there is a cargo area, occupancy is limited to either two adults or 3-4 children.
- Driver and passengers should keep all body parts inside the UTV while it is in motion, except when using hand directional signals.
- No standing while UTV is in motion.
- Operate UTV from the driver seat only.
- Do not operate a UTV with a child sitting on the driver's lap and do not allow an underage child to drive with an adult sitting next to him or her.
- Carefully look behind the UTV before backing up.
- Avoid excessive speed, sudden starts, sudden stops or fast turns.
- **Do not leave keys in the UTV when unattended.**
- Always yield to pedestrians and bicyclists.
- Security will have the right to issue a citation or revoke a UTV registration through due process at any time for a violation dealing with the MDRV rules and regulations.

### **Hours of Operation**

- UTVs may be driven anytime, if the vehicle is equipped with proper front and rear lights.

## **RULES AND REGULATIONS REGARDING SNOWMOBILES**

**DEFINITION** - A snowmobile, also known as a sled or snow machine, is a motorized land vehicle designed to travel on snow and ice.

### **SNOWMOBILE REGISTRATION**

- LLV property owners in good standing (current dues paid) must annually register all snowmobiles at the Administration Office before using such snowmobiles. **ONLY PROPERTY OWNERS OR TENANTS MAY REGISTER A SNOWMOBILE.**
- Liability insurance in the property owner's or tenants name must be presented when registering the snowmobile.
- The SNOWMOBILE OWNER must sign a Waiver of Liability and acknowledgement of assumption of risk by operator with respect to use of roads, property and parking areas owned, controlled and maintained by LLVPOA.
- Upon completing registration, a flag and license plate will be issued. The flag must be attached to the snowmobile, and the license plate must be attached to the rear of the snowmobile.
- The owner of the snowmobile is responsible for all violations and fines associated with the snowmobile.
- **RENTAL OR RENTER-OWNED SNOWMOBILES ARE NOT PERMITTED TO BE DRIVEN ON LLV PROPERTY.**

### **DRIVER REGISTRATION**

- All operators between the ages of 14 and 18 must present a birth certificate as proof of age.
- Upon verification of the documents, an LLV picture license will be issued to the participant.
- The applicant must contact LLV Office to arrange times and dates for photo ID processing.
- **A parent or guardian must accompany applicant to the LLV Office to complete the application process.**

## **RULES OF OPERATION**

- All snowmobiles must be equipped with a muffler system in good working order. Security will use their discretion in judging an acceptable noise level. If Security deems the noise level to be unacceptable, Security may require the operator to submit to LLV's noise level testing. The sound may not exceed 78 decibels measured at a distance of 50 feet.
- Children between the ages of 14 and 18 are permitted to drive a snowmobile after obtaining a picture license unless they have a valid state driver's license. The license must be available while operating snowmobile. If children under 14 are found to be driving said snowmobile, a mandatory fine will be assessed for each occurrence.
- All speed limits and road signs must be obeyed.
- All riders and passengers must wear a helmet approved by the Department of Transportation.
- No more than one person is permitted to ride on a snowmobile unless it is designed to accommodate passengers. To carry a passenger, the operator must be 18 years of age or older, or have an "M" designation on their driver's license.
- No passenger should be seated in front of the operator.
- Operators must operate their snowmobiles only on LLV-owned roads and parking areas and on Pines Lake (not on Locust Lake or East Lake), staying to the extreme right of the road and riding in a single file. Before driving on Pines Lake, you must call the office to check on ice conditions. Enter Pines Lake only via the parking lot or the boat ramp on Cottontail.
- LLV traffic laws must be obeyed and snowmobile operators must yield to traffic.
- Pedestrians and bicyclists have the right of way over all motor vehicles, including snowmobiles.
- Driving on dams at Pines and Locust lakes is prohibited. **A \$500 FINE AND 2 WEEK SUSPENSION OF SNOWMOBILE DRIVING PRIVILEGES WILL BE ASSESSED FOR VIOLATING THIS RULE.**
- Never drive recklessly.
- Never drive when under the influence of alcohol or drugs.
- Security will have the right to issue a citation or revoke a snowmobile registration through due process at any time for a violation dealing with the MDRV rules and regulations.

## **Hours of Operation**

- Snowmobiles may be operated between 8 a.m. and 9 p.m. If attending an LLV night time event, snowmobile operators are permitted a one-half hour time period to return home, provided the snowmobile has proper front and rear lights.

## **APPENDIX C**

### **Rental Policy (Revised Bd, Mtg, Feb. 17, 2018)**

In an effort to enhance security, expedite the response of emergency services, control and limit the use of amenities to members and their tenants, the following rules govern the rental of properties:

- A. Effective January 1, 2004, all rentals of property within Locust Lake Village, as defined in the Rules and Regulations, shall be registered with the Locust Lake Village Property Owners Association. The completed form 'Registration of Rental Property' must be filed with the LLVPOA by the lessee within 10 days of occupancy.
- B. Properties currently rented, as of the effective date, must comply with the rental rules and requirements thereof within sixty (60) days of the effective date. Said form must be resubmitted with updated information on an annual basis. Further, property owners renting their unit must pay an annual rental registration fee as established by the Board.

#### **Members are responsible for all compliance with applicable Township, County, and State regulations governing rentals**

Failure to comply with paragraphs A and B above shall subject the property owner to the following charges:

First offense - \$1,000.00

Each subsequent offense - \$750.00

For each additional thirty (30) day period of non-compliance - \$500.00

- Any and all legal, administrative and collection costs are incurred by the property owner in connection with A & B above.
- Temporary wristbands or badges purchased for use from the Association office will be considered valid until the expiration date indicated on each wristband.
- The owner and the tenant or renter shall be jointly and severally liable for damages caused by the lessee(s) and their guests to any association owned property, and the owner shall be responsible for payments of all fines and assessments imposed for violation of community rules and regulations, by-laws and/or restrictive covenants.
- No leasing shall relieve a property owner from its obligations to the association, and the owner shall remain responsible, at all times, for the lessee(s) failure to comply with the provisions of the aforesaid documents.

#### **Prior approval Process:**

- For any leases, 60 days or more, the owner must get prior approval from LLVPOA as to whether

- If there are any outstanding violations or complaints against said lessee. The LLVPOA reserves the right to withhold approval of any such application if there are, in fact, outstanding violations or complaints against the lessee.
- The Lessee(s) acknowledges that the Lease for the property is in writing and requires the Lessee(s) to comply with all the By-Laws, Rules and Regulations, and Restrictive Covenants of the Associations and may be sanctioned for any infractions of the By-Laws, Rules and Regulations and Restrictive Covenants.

## **APPENDIX D – FINES SCHEDULE**

TRAFFIC AND NON-TRAFFIC VIOLATIONS, ADDITIONAL CONSTRUCTION VIOLATIONS, VANDALISM VIOLATIONS, RENTAL FEE VIOLATIONS

### **ENFORCEMENT OF RULES AND REGULATIONS**

The power to determine whether a member, tenant, renter or guest has violated LLVPOA Rules or By-Laws and affix assessments is given to the Board of Directors or its agent under the Article VII, Section I, item N of the By-Laws of LLVPOA and Pennsylvania Non-Profit Corp. Law 7403. In addition, further restrictions or actions may be assessed by the Board or its agent when it is deemed to be appropriate.

Violations of the Rules and Regulations of LLVPOA including, but not limited to those below, will result in a warning or a monetary assessment in the form of a Citation. The fine schedule is defined and categorized into two groups.

### **THESE FINE SCHEDULE GROUPS ARE LABELED AS TRAFFIC AND NON-TRAFFIC OFFENSES**

The fine assessment fees are:

\$ 80.00 – 1<sup>st</sup> offense;

\$150.00 – 2<sup>nd</sup> offense;

\$300.00 – 3<sup>rd</sup> and each succeeding offense in the same grouped category.

**Note\*\*** There must be a minimum of one (1) year between offenses in the same grouped category to be considered a first offense violation.

**Traffic violations**, including but not limited to:

- Failure to comply with or obey any traffic control device
- Violation of MDRV rules and regulations as defined
- Use of an unregistered or improperly registered vehicle on Association property
- Failure to observe recreational vehicle curfew
- Failure to wear an approved helmet when operating a recreational vehicle (golf carts exempt)
- Operation of any vehicle in a recreation area or area not designated for a vehicle.
- Operation of a power-driven vehicle by a person under age 14
- Use of a vehicle without a muffler or with an altered muffler resulting in a loud or noisy vehicle
- Parking in non-designated parking areas

- Operating a vehicle so as to create a hazardous condition or nuisance
- Failure to display, in a visible area, the registration indicators issued when the recreational vehicle was registered
- Failure to stop for Locust Lake Village Security when requested to do so
- Exceeding posted speed limits
- Failure to stop for a stop sign
- Careless driving or driving too fast for conditions
- Fraudulent use of the electronic rear gate, including but not limited to physical lifting of the gate arm, fraudulent use of any gate card, piggyback entry and intentionally circumventing the closed gate arm to gain entry. (Add. 4/22/06)

**Non-Traffic violations**, including but not limited to:

- Operating any motor driven machinery or tools chainsaw before 8:00 AM or after 6:00 PM
- Allowing dogs or cats to roam unattended or to become a nuisance
- Failure to properly secure garbage resulting in scattering by animals or weather elements
- The placement of discarded furniture, tools, equipment, building materials, recreational supplies or other trash by the roadside for longer than seven (7) days.
- Unsightly property condition violations
- Possession of unlicensed or abandoned vehicles within the confines of Locust Lake Village.
- The discharging of unauthorized fireworks, firearms, single projectile weapons, pellet guns within the confines of Locust Lake Village.
- Trespassing
- Nuisances as defined
- Vandalism or damage to private and/or community property
- Hunting, fishing and boating violations
- Badge/wristband policy violations
- Beach and swimming area regulation violations
- Burning regulation violations
- Allowing unauthorized persons to use property owner wristbands/badges

Additional fees and procedures for non-compliant non-traffic violations:

- A letter and a copy of the page from the Locust Lake Village Rules, Regulations and Guidelines (referencing the violation) shall be sent out to the property owner with the

first warning to correct the violation within 7 days from receipt of the letter and warning.

- A letter and the first citation in the amount of \$80.00 shall be sent out to the property owner on the 8<sup>th</sup> from receipt of the first letter giving the property owner 5 days to correct violation if the violation has not already been corrected.
- A letter and the second citation in the amount of \$150.00 shall be sent out to the property owner on the 6<sup>th</sup> day from receipt of the previous citation giving property owner two days to correct violation if the violation has not already been corrected.
- A letter and the third citation in the amount of \$300.00 shall be sent out on the third day from receipt of the previous citation giving the property owner 24 hours to correct the violation if the violation has not already been corrected. This letter shall notify the property owner that they will be assessed \$100.00 per day for non-compliance and a loss of all amenity privileges if accrued fines and citations are not paid in full.
- After 30, 60, and 90 days from receipt of the third citation a statement shall be sent out demanding payment in full for all citations and assessed fines. Along with the 90 day statement a letter stating Locust Lake Village will start legal action for non-payment of past due citations, fines, assessments and to have the violation corrected.

Note: All letters warnings, citations, etc. shall be sent registered mail stating the property owner is responsible for all fees, postage, administration expenses, legal expenses, etc. Pictures including a time date stamp shall be taken of all violations and sent along with the warning, all citations and letters. The head of Security, the manager, one representative of ARC and one representative of the Board of Directors shall inspect the property together

- **Intentional vandalism to Locust Lake Village property shall result in assessment of**

- \$ 500.00 - 1<sup>st</sup> offense
- \$ 750.00 - 2<sup>nd</sup> offense
- \$ 1,000.00 - 3<sup>rd</sup> offense

Local police may be notified and LLVPOA can pursue criminal prosecution.

The fine for cutting/removal of trees without a Locust Lake Village permit or doing so on an expired permit is \$250.00 per tree.

### **Non payment of rental fee**

Failure to comply with the rental policy, outlined in Appendix A shall subject the property owner to the following charges:

- \$ 1000.00 – 1<sup>st</sup> offense
- \$ 750.00 – each subsequent offense
- \$ 500.00 – each additional thirty (30) day period of non-compliance

Any and all legal, administrative and collection costs are incurred by the property owner.