

RULES AND REGULATIONS

TINK WIG MOUNTAIN LAKE FOREST PROPERTY OWNERS ASSOCIATION (TWPOA)

July, 1996

(As per resolution of the Board of Directors these Rules Supersede all previously published Rules & Regulations)

1. Association Amenities and Services:

a. Amenities provided by the Association including the clubhouse, pool and boat launch areas are for the use of property owners in good standing, members of their immediate family and guests. Property owners, not in good standing, and their immediate family will not be acceptable as a "guest" under these Rules and Regulations. Badges must be displayed at all times when using facilities.

b. Services such as garbage collection are provided to members in good standing. Members not in good standing will be notified to make arrangements with contractor for pickup of their garbage.

c. Use of the Clubhouse and its facilities by members in good standing for private parties requires prior approval of the Board of Directors.

d. Property owners will be held responsible for the actions of their family member, guests, or renters while on properties of the TWPOA. Property owners will be responsible for all fines imposed on the guests.

e. Property Owners are entitled, upon request through the TWPOA office, to a copy of the minutes of the most current month's Board meeting of a copy of any report submitted by the Community Manager or by a committee at the most current month's Board Meeting. Additional copies or copies of the minutes of Board meetings or reports prior to the above will be provided to property owners at the then prevailing administrative cost per page, plus postage.

f. Distinct Badges will be issued for all property owners and guests. Property owners will be issued "property owner" badges for themselves and their immediate family, defined as dependents. Additionally, property owners will receive six (6) guest badges. Renters will receive guest badges. All badges will contain the lot number of the property owner. Such badges must be displayed by property owners, their immediate family or their guests at all times when using Community facilities, in and around the clubhouse, Mallard Room, pool, picnic area, playground area, on the lake or when in one of the Community's reserve areas. Property owners will be held responsible for ensuring that their guests wear the appropriate badges (Violation \$25.00 penalty per violation.)

2. Pool:

a. No children under ten (10) years of age shall be permitted in the pool unless accompanied by an adult eighteen (18) years of age or older. (Violation = \$25.00 penalty per violation.)

b. No running, ball playing, excessive noise, or music which interferes with pool safety or violent games are permitted within the pool area. (Violation = \$25.00 penalty per violation.)

c. No glassware, food or drink shall be permitted in beach or pool area. Smokers are required to dispose of cigarette or cigar butts in proper receptacles in nearby picnic facilities. (Violation = \$25.00 penalty per violation.)

d. Clothing other than bathing suits is not to be worn in the pool. Cut offs are expressly prohibited. (Violation = \$25.00 penalty per violation.)

- e. Pool hours are 12 noon to 6 P.M. , weather permitting.
- f. Taking a shower, prior to entering the pool, is mandatory under state law and these regulations.
- g. Life Guard(s) shall have the authority to enforce the Rules and Regulations for use of the pool as set forth by the Board of Directors.

3. Roads:

- a. The maximum speed limit for all areas shall be twenty-five (25) miles per hour. The areas excepted from the general speed limit are the main entrances, the clubhouse, beach and pool areas and over the bridge where applicable speed limit shall be ten (10) miles per hour. Reckless driving is prohibited (Violation = \$25.00 penalty per violation.)
- b. No metal tread vehicles shall be permitted on roads. Where such equipment is required it must be trucked to work site and unloaded off the road. In addition, no vehicles in excess of 58,000 lbs. in weight shall be permitted on TWPOA roads except where otherwise posted. Road Bonds are required (Violation = \$200.00 penalty per violation and possible forfeiture of Road Bond.)
- c. Drain ditches and/or culvert pipes under driveway to roads shall be so constructed and maintained so that there shall be no runoff of water onto the roadway. Whenever necessary, as recommended by the Road Committee or Township, a minimum twelve (12) inch galvanized culvert pipe must be installed under driveways which cross roadway drainage ditches. (Violation = \$50.00 penalty and billing by TWPOA for correcting condition if not corrected by owner within thirty (30) days of notice.)

4. General:

- a. No hunting, (with rifle, handgun or bow) trapping or discharge of firearms (including air guns) is permitted at any time within the confines of TWPOA. (Violation = \$250.00 penalty per violation.)
- b. Camping, pitching tents or utilizing recreation vehicles for residence (temporary or permanently) is prohibited. (Violation = \$250.00 per each day of violation.)
- c. To prevent further eutrophication of Tink Wig Lake, no fertilizer containing phosphoric acid may be applied to any grass (lawn), flower or vegetable garden, shrubbery or trees on any lot contiguous to Tink Wig Lake, or on any lot within the TWPOA development bordering on or containing a stream or pond which feeds into Tink Wig Lake. (Violation = \$1,000.00 penalty per violation plus billing by Property Owners Association for expenses to correct condition.)
- d. No living trees within 35 feet of the Tink Wig Lake waterline may be cut "downed" or removed. (Violation = \$250.00 penalty per violation plus billing by Property Owners Association for cost of replanting.)
- e. No living trees may be cut, "downed" or removed on any lot in excess of 1/2 the total square footage within that lot. (Violation = \$250.00 penalty per violation plus billing by TWPOA for costs or replanting.)
- f. Outside uncontained burning of any brush, trees or refuse is strictly prohibited. (Violation = \$100.00 penalty per violation.)
- g. No motor vehicle or any substantial part of one shall be kept on any lot or driven on TWPOA roads unless currently licensed and insured for operation on public highways. (Violation = \$100.00 penalty per violation plus \$5.00 per day if condition not corrected within thirty (30) days after notice.)

h. All ATV's including snowmobiles operating within the Tink Wig Community must be registered with the Department of Environmental Resources Snowmobile/ATV Unit as mandated under Pennsylvania's All Terrain Vehicle Law. The registration decal must be properly displayed on the vehicle and all rules and requirements for its safe and proper operation must be adhered to. In addition, such vehicles, including Dirt Bikes, must be insured. Proof of insurance on such vehicles will be required at the time of registration with TWPOA office. (Violation = \$100.00 penalty per violation.) Property Owners requiring more information about the All Terrain Vehicle Law should contact the Department of Environmental Resources, Snowmobile/ATV Unit, PO Box 1467, Harrisburg, Pa. 17120 or call 717-785-9227. (SEE ATV RULES)

i. Snowmobiles shall be driven only on the shoulders of the roads. (Violation = \$25.00 penalty per violation.)

j. Property owners/renters are responsible for the actions of their pets. Dogs belonging to property owners/renters or their guests must be licensed and are not allowed to roam within the property, except under their supervision. (Violation = \$25.00 penalty per violation.)

k. No pets are allowed in pool area, inside the clubhouse, Mallard room or common areas. (Violation = \$25.00 penalty per violation.)

l. Parking of motor vehicles shall be designated parking areas only. (Violation = \$25.00 penalty per violation.)

m. Play area: children under 12 years of age in the play area must be under adult supervision. (Violation = \$25.00 penalty per violation.)

n. Defacing, vandalizing, destroying or applying graffiti to any of the properties under the jurisdiction of the Association i.e., clubhouse, Mallard Room, pool, pool house, common grounds etc., by any property owner, property owner's immediate family, guests or renters may result in criminal and/or civil prosecution. (Violation = \$250.00 penalty per violation plus billing by the Property Owners association to the owner for cost necessary to correct the condition.)

o. Creating or maintaining a nuisance on another property owner's property own by the property owner in his/her on property that detracts from the general environment of the Tink Wig Community is prohibited. (Violation \$25.00 per violation per day until property owner removes or corrects nuisance.)

p. The carrying of firearms of any kind or other instruments normally identified or used as weapons are prohibited in any Tink Wig Community facility and around the clubhouse area, pool area, picnic area, children's play area and on the Community's reserve areas. (Violation \$100.00 penalty per violation.)

q. Property Owners, their dependents or guests may not enter upon Tink Wig Lake when it is frozen unless the ice covering the surface of the lake measure at least 8 inches thick at anyplace on the lake. (Violation = \$25.00 penalty per violation.)

r. All vehicles of any type (e.g., automobiles, ATV's, snowmobiles, dirt mobiles, etc.,) are prohibited from entering upon the iced surface of Tink Wig Lake. (Violation = \$25.00 penalty per violation.)

5. Boats:

a. All boats and other watercraft (canoes, rafts) to be used on Tink Wig Lake are to be registered with the TWPOA office. The numbered sticker issued by the office is to be conspicuously displayed on the front left side of the boat. For the purpose of issuing boat stickers, ownership will be established by either a bill of sale or a valid registration. Eligibility for boat stickers is limited to property owners and their immediate

family as defined under Article III, Section 3, of the bylaws. Each property owner will be entitled to two boat stickers only. (Violation = \$25.00 penalty per violation.)

b. Boats or other watercraft may be launched from either a property owner's property or a designated launch area only. (Violation = \$25.00 penalty per violation.)

c. Gasoline motors are not permitted to be used on boats or other watercraft In Tink Wig Lake. (Violation = \$25.00 penalty per violation.)

d. Boat Trailers used to haul watercraft into or out of the lake or parked in the clubhouse parking area shall bear a valid and current Tink Wig sticker. (Violation = \$25.00 per violation)

Gate keys will be issued to property owners at their request for access to the boat launching area. Launch area users are to close and lock gate after their boats are either launched or after they are removed from the lake. A refundable security deposit of \$25.00 is required. However, the security deposit will be forfeited if the gate key is lost. A replacement key will require another security deposit of \$50.00. No additional gate keys will be issued to a property owner who has lost 2 keys.

f. Property owners who are awarded lottery authorized boat rack spaces will be allowed to occupy such spaces from October 1, through September 30. Boats occupying boat racks will be no smaller than 10' and no longer than 16' length. Before receiving a boat rack space, lottery winners will be required to sign a form acknowledging receipt of a copy of the current rules of occupancy of the boat rack and provide a \$25.00 refundable deposit. When applicable, the deposit will be applied to a \$1.00 per day storage fee should a boat have to be removed from the boat rack after September 30, by the TWPOA. The TWPOA office will mail a notice to remind owners as to when boats are to be removed from boat rack spaces.

g. Boat rack spaces not actually occupied by April 1, will be considered in default leading to the lottery winners having their deposits returned to them. These spaces will then be offered to the next alternate lottery winner on the list.

6. Garbage:

a. Household garbage must be placed in plastic bags, tied and placed in approved containers (maximum of two 32 gallon containers). Owners are responsible for keeping their property free of refuse, construction materials, etc. (Violation = \$100.00 penalty per violation plus \$25.00 penalty per day until condition is corrected.)

Note: Property owners interested in recycling may bring their empty glass or metal containers and newspapers to the recycling station in Hawley or they may contact the TWPOA office for recycling locations.

b. Bulky household items, e.g., refrigerators, washers, auto parts, etc. will be removed upon notifying the garbage contractors. Property owner will be charged by contractor for the pick up of these items according to the contractor's fee schedule. (Violation = \$100.00 penalty per violation plus \$25.00 per day until item is removed. Note: If item is on roadway, TWPOA will have item removed and will have owner billed by Contractor.)

c. Leaving any garbage waste, debris, etc. in the lake, beach, pool, clubhouse areas or other common areas is prohibited. Receptacles are provided in such areas for waste to avoid litter. (Violation = \$25.00 penalty per violation.)

7. Rentals:

- a. Property owners who rent their homes must notify the TWPOA business office in writing at time of rental. (Violation = \$25.00 penalty per violation.)
- b. Renters must register with TWPOA business office giving information as to the persons who will occupy the premises, and the make and license number of all motor vehicles to be operated from said premises. Renters will be required to pay a \$25.00 deposit for a "Renter's Pass" to be displayed on the dashboard of the renters vehicle. Such deposit will be returned upon termination of the rental with owner. (Violation = \$25.00 penalty per violation.)
- c. Upon termination of the rental or lease, the owner must notify the TWPOA business office within 10 days of such termination. (Violation = \$25.00 penalty per violation.)
- d. Upon rental of property, the use of all amenities shall be transferred from the owner to the renter or lessee providing the owner is in good standing.
- e. Renters are subject to all the Rules and Regulations, by-laws, covenants, etc. of the TWPOA.

8. Construction:

No building or structure, including water system or sewage disposal shall be erected on any lot or access road constructed without first obtaining a permit from the TWPOA Architectural Control Committee. Contact TWPOA business office for details. (Violation = \$500.00 penalty per violation plus \$25.00 per day until permit is issued.)

9. Violation Rules and Regulations:

- a. A charge of violation of any rules and regulations shall be presented by the Executive Director to a Board of Review, composed of three (3) members of the Board and two (2) members elected at the annual property owners meeting. Until the next election, the Board of Directors shall appoint two persons, not on the Board, to complete the Board of Review. Said Board will meet at such times as the Board of Review designates.
- b. Penalties and/or fines for any violations of these rules and regulations may be imposed by the Board of Directors as recommended by the Board of Review, but such penalty may be appealed to the Board of Directors within 30 days after imposition of the penalty.

10. TWPOA Office:

Registrations for Renter, Boats, Snowmobiles, ATVs, Dirt Bikes or applications for permits or any complaints by property owner are to be made at the TWPOA office at the rear of the clubhouse. Business hours are from 9:00 A.M. to 12:00 Noon, Monday through Friday or 9:00 A.M. Saturday, Tele-phone (570) 685-7800.