

## **BEECH MOUNTAIN LAKES ASSOCIATION RULES AND REGULATIONS**

These rules are based on the Protective Covenants that run with the land and are enforceable in a Court of Law. Since all Property Owners have received a copy of the Traffic, Property and Nuisance Violations, and the summary covenant description, there will be no warning Citations (At the discretion of the Security Officer). All fines must be paid in full, or Appealed for hearing before the BMLA Appeal Committee Board in writing within thirty (30) days from the issue date of the citation. All Property Owners are responsible for their guests and renters adherence to these Traffic, Property and Nuisance Violations and are obligated to inform and provide guests and renters with current copies. Copies may be obtained at the Administration Offices.

**Solicitation:** Absolutely no solicitation within Beech Mountain Lakes Association Property.

**Firearms:** No firearms, bow and arrows, air/BB guns, Paint Ball guns, Pellet guns or similar weapons may be discharged within BML property, except in designated areas. Hunting on BMLA Unit I property is further prohibited. Violation of this regulation will result in fines of up to \$300.

**Boating and Lake Regulations:** Anyone using the Lake does so at their own risk. All watercraft activities must cease on the Lake during electrical storms and other hazardous conditions. No child under the age of 14 will be permitted in a rented watercraft unless accompanied by a person 18 years of age or older. No privately owned gasoline powered boats are permitted on the Lake. No boat longer than 28 feet in length is permitted on the Lake. All watercraft must have USCG approved life jackets or floatation devices for each occupant in the craft and comply with all the rules and regulations of the Boat and Fishing Commissions of the Commonwealth of Penna., the US Coast Guard and BMLA. All fishing tournaments to be held on the BMLA Lake are to be sponsored by the BMLA Sports Club and must be approved by the BMLA Board of Directors. Daily or yearly guests must obtain a boating permit prior to using the Lake. Failure to display a current BMLA permit is subject to a twenty-five (25) dollar fine and loss of privileges. Only Association Members in good standing can use the Lake. Violators are subject to fines and prosecution for trespassing. All watercraft in use must stay 50 feet from private docks and 50 feet away from marked swimming areas except to take out or to return boats to mooring locations. All boats are to be secured to an approved lakefront private dock or wet-slip provided by BMLA, (no boats shall be anchored off shore and unattended for a period of greater than 12 hours). All watercraft except those moored at private docks are to be removed from BMLA waters by the last weekend in October. No boat shall be stored on BMLA Common areas/roads without written permission from BMLA General Manager. Violations are subject to a warning on first offense, second and subsequent violations are subject to a fine of \$50 and up to \$300 and potential loss of member privileges.

**Nuisance and Disorderly Conduct 13.5, 13.27.4:** No person(s) may conduct themselves in such manner that the use and enjoyment of others is compromised, as for example (but not limited to), producing loud noises, engaging in boisterous conduct, late hour parties, raucous behavior and the like. There is an initial fine of \$50. Persistence in such conduct will cause a suspension of privileges and or removal from the property and up to a \$300 fine.

**Animals and Pets 13.7, 13.27.3:** All pets must be confined to the owner's property or on a leash. No person shall allow any dog or cat owned by them or under their control to defile, befoul, corrupt or otherwise desecrate any public, private property of another or the common area of the Association. Animals are not permitted on the beach or in the clubhouse. No dog, cat or other pet shall be allowed to be a nuisance by sound or action of any nature whatsoever regardless of the place where said nuisance occurs. Initial fine of one hundred (100) dollars with second violation two hundred (200) dollars and all subsequent violations subject to fines of three hundred (300) dollars.

**Littering and Unsightly Use 13.9, 13.22, 13.25, 13.27.6:** No littering. All household trash and garbage must be disposed of by the owner with a local hauler or the Association garbage hauler if appropriate. Building waste, brush and household furnishings must be disposed of properly. The burning of trash is prohibited. Improper disposal of trash/ and or burning shall constitute littering and is subject to fine. Community dumpsters are for the exclusive use of the Association, with unauthorized use being subject to a littering fine. Initial violation is subject to a fifty (50) dollar fine with subsequent violations up to \$300.

**Traffic Control, Motorized Vehicles and Parking 13.8, 13.27.7, 13.27.8:** All state of Pennsylvania Traffic Regulations apply. No vehicle shall be parked on any street in the Unit I development unless authorized by the ACC. Violations to section 13.8 and 13.27.8 are subject to a minimum fine of fifty (50) dollars for the initial infraction with violators also subject to being towed at the owners expense. Property owner's vehicle window stickers and guest/renter vehicle passes must be visible and displayed in or on the vehicle while on BMLA property. Failure to display a current sticker or pass is subject to a fine of **One Hundred (100) dollars and the vehicle owner may be required to provide proof of property ownership or be subject to trespass.** No passing is permitted of vehicles in the same direction of travel and careless driving are each subject to the 1st violation fine of fifty (50) dollars, 2nd violation of One Hundred (100) dollars with subsequent violations up to \$300. **Failure to stop at a stop sign is a fine of One Hundred (100) dollars. THE MAXIMUM SPEED LIMIT ON BMLA PROPERTY IS 25 MPH.** Speed violations are subject to a minimum \$45 fine plus mileage charges as per PaVC Section 3362, subsection A-3 Speeding Fine Scale. Meeting, overtaking or passing a School Bus while discharging passengers (and at an intersection) with its red signal lights flashing is subject to a Two Hundred Fifty (250) dollar fine with all subsequent violations Three Hundred dollars (300).

**Recreational Vehicles:** Recreational Vehicles (mini bikes, snowmobiles, trail bikes, ATV's and/or any motorized vehicles) not licensed and/or registered by the State of Pennsylvania or any other State are prohibited on BMLA property or roadways and are subject to a \$300 fine for the first offense, \$600 fine for the second and \$900 for the third and subsequent offenses.

**Spillway Restrictions:** Crossing over the spillway and or dams by Recreational Vehicles (mini bikes, snowmobiles, trail bikes, ATV's and/or any motorized vehicles) licensed or unlicensed are prohibited. Violations are subject to a \$1,000 fine for the first offense, \$1,500 fine for the second and \$2,000 fine for the third and subsequent offenses.

**EXCEPTIONS TO THE RECREATIONAL VEHICLE REGULATION WILL BE MADE IF THE VEHICLE IS BEING USED FOR EMERGENCY SERVICES OR WITH THE APPROVAL AND DIRECTION OF THE ADMINISTRATION DEPARTMENT.**

**Removal of Trees 13.12:** No tree over six (6) inches in diameter may be cut down without prior written consent of the ACC. Removal of one or more trees without ACC written approval is subject to a fine of up to One Thousand (1,000) dollars per tree and three (3) replacement trees must be planted for every tree removed that is over six (6) inches in diameter. The replacement trees must be three (3) inches or greater in diameter measured three (3) feet above the ball of the tree. Replacement conifer trees must be at least five (5) feet tan above the ball.

**Ditches and Swales 13.15:** Each property owner shall keep any drainage ditches and swales located on his/her property free and unobstructed and in good repair and shall provide for the installation of such culverts upon his property as may be required by the ACC. Should the property owner be notified of a violation, subject corrections are to be made within 30 days of the date of notice. BMLA is authorized to maintain restore or repair any property with the property owner being billed for all cost plus an additional 15% administration fee. Non-payment by the property owner is subject to late fees and possible loss of use to the common areas.

**All Violations to Covenants and or Rules and Regulations not specifically covered by Approved Board Resolution 8.0,13.0:** Each cited violation of the covenants and or rules and regulations not specifically covered by a Board passed resolution shall have a fine not to exceed fifty (50) dollars for the first violation (a warning may be issued), with payment and/or remedial action required completed prior to thirty (30) days from the date of citation. Subsequent violations are subject to a fine up to \$300 and restriction of member's privileges. **EXCEPTION:** Violations of quiet time on Sunday, where no construction is to be performed by contractors, the 1<sup>st</sup> violation is subject to a fine of Two Hundred (200) dollars and the 2<sup>nd</sup> and subsequent violations a fine of Four Hundred (400) dollars.

**All fines imposed as a result of violations to the Covenants and Rules and Regulations may be appealed to the Board of Directors for hearing and resolution and must be submitted in writing within the thirty (30) day citation period to the Administration Office.**

**Revised (modified Animal/Pet Fines, modified Recreational Vehicles & Dam/Spillway Crossing Fines) on August 29, 2018 by a duly organized meeting of the Beech Mountain Lakes Board of Directors.**

Approved: Erin Connelly  
Erin Connelly, President

Gerard Beozzo  
Gerard Beozzo, Secretary