

# **Rules & Regulations**

## **Robin Hood Lake Lot Owners Association**

(R.H.L.L.O.A.)

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The following Rules & Regulations, revised and adopted **November 4th, 2012** supersede those dated February 10, 2007 and have been re-printed to incorporate the fines that will be assessed for violations.

These rules apply to all R.H.L.L.O.A. property owners, their family members, their guests and their renters. Property owners are legally responsible for all damages, fines, legal costs and fees that are incurred by them, their family members, guests and renters. Please make sure your family members, guests and renters are made aware of these Rules & Regulations so that violations can be prevented.

Legal council has advised us that in order to enforce these laws of the Associations, the members must first be advised of the penalties that they incur for violation of these laws, and the appeal procedure to which they are entitled. Once the fines and appeal procedure have been made public, the fee schedule will be enforced by the local District Court. Violators will be charged for repair of damages – or any other costs, including legal costs or fees that are incurred in the process of enforcing these Rules & Regulations and the cost of collecting the fines that have been assessed for violation of these Rules & Regulations.

These Rules & Regulations are in addition to the restrictive covenants, easements, reservations, charges and conditions which are part of your deed as recorded at Monroe County Courthouse in Stroudsburg, PA.

<b><u>Rules &amp; Regulations of Robin Hood Lakes Lot Owners Association</u></b>	<b><u>Violation Cost</u></b>
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| 1. All boats being used on R.H.L.L.O.A. Lake #2 must be registered at R.H.L.L.O.A. office.....  | \$150.00 |
| All boaters (Lake #2 only) must abide by all PA <b><u>Waterway and R.H.L.L.O.A. Rules &amp; Regulations</u></b> .....   |          |
| No motorized watercraft of any type is permitted in R.H.L.L.O.A.....  | \$150.00 |
| All watercraft must be secured when not in use if on R.H.L.L.O.A. property.....   | \$150.00 |
| No fishing out of season.....   | \$150.00 |
| PA fishing license and trout stamp required.....  | \$150.00 |
| <b><u>Creel limit is 3 fish per day</u></b> .....   | \$150.00 |
| <b><u>All Fishing guests must be registered – Limit of three (3) guests per resident, additional guests are allowed with a \$15.00 Fee each. (Children under 18 are free).....</u></b>  |          |
| <b><u>(Fishing at Lake #1 behind meeting hall (swimming lake) is only permitted when swimming season is closed.)</u></b>  |          |
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| 2. The recreation & Green Areas are only accessible between dawn & dusk, unless prior approval is obtained <b><u>from R.H.L.L.O.A.</u></b> .....  | \$100.00 |
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| 3. Swimming is only permitted at Lake #1 behind meeting hall during the hours when the Board–approved lifeguards are on duty.....   | \$100.00 |
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| 4. It is the responsibility of parents or guardians (18 years of age or older) to accompany and supervise all children under the age of 12 years when using the common facilities, including the lakes and playgrounds. The lifeguards are paid to safeguard swimmers and have no responsibility to baby-sit those using the facility. Unsupervised children under the age of 12 will be advised to leave the premises and parents will be fined..... | \$100.00 |

5. No tampering or blocking of easements or water flow. No interfering with the right-of-way on any watercourse or waterway in R.H.L. Members found in violation will be prosecuted and billed for damages.....\$350.00 + costs
6. No automobiles, trucks or other impediments to fire equipment or Emergency Vehicles may be parked on any road or right-of-way in R.H.L.L.O.A.....\$100.00 + towing  
Emergency roadways to maintenance building located near meeting hall must be kept clear at all times – vehicles will be towed.....\$100.00 + towing  
All roads in R.H.L.L.O.A. are considered snow emergency routes during inclement weather. All vehicles must be removed for roads and right-of-ways. Owner will be responsible for towing and snow removal costs. **Homeowner is responsible to pay fine for renter**....\$100.00 + towing + snow removal
7. All vehicles must obey all traffic control signs and posted speed limits within R.H.L.L.O.A. Reckless driving will not be tolerated.....\$200.00
8. Due to damage of roads, lake areas and Green property, as well as personal property, all off-road vehicles (i.e., ATVs, snowmobiles, dirt bikes, golf carts, motorized scooters, etc.) have been banned from use in R.H.L.L.O.A.....\$200.00
9. Do not encroach upon the roadways with shrubs, trees, fences, etc. Driveways must accommodate road drainage with a swale or pipe. Roadways are defined in your deed. No one may alter in any way, a roadway in R.H.L.L.O.A. without written approval of the Board of Directors, based upon recommendation of the Road Committee. Members will be billed for damage, removal and repair.....\$175.00 + costs
10. In addition to road right-of-ways, 5-foot easements for installation and maintenance of utilities and drainage facilities are reserved over the front, sides and rear of each lot. Lot owners should not plant valuable shrubs or trees in this area. Obstruction(s) will be removed at cost of owner, or owner will be billed if R.H.L.L.O.A. removes the obstruction(s).....\$175.00 + costs
11. Any building, construction or alteration within R.H.L.L.O.A. requires a Polk Township Building Permit. No construction shall take place on any lot unless and until a Polk Township Building Permit has been secured. Completion of the project must be in accordance with the permit requirements. A copy of the permit must be filed with the Secretary of the Association.....\$150.00
12. A R.H.L.L.O.A. Right-to-Work Permit must be obtained by all contractors or members doing work in R.H.L.L.O.A. No work or construction shall take place on any lot unless and until a R.H.L.L.O.A. permit has been secured.....**\$300.00**
13. A lot owner must determine prior to construction that his builder or contractor has obtained a permit from the Association and is insured to cover any damages to our roads caused by personnel, trucks or equipment used in the construction. The lot owner will be held responsible for payment of damage. Damage will be corrected by the Association.....\$500.00 + costs

14. No hunting is permitted in R.H.L.L.O.A.....\$300.00  
Shooting of firearms, including bow & arrow, is prohibited at all times.....\$300.00
15. Garbage, trash and household waste shall be stored in sanitary, sealed containers and shall be removed to a proper disposal facility by the property owner or a licensed disposal contractor. No garbage, trash or household waste shall be stored more than ten (10) days on any lot or left out for pick-up for more than three (3) days within R.H.L. Any items, i.e. furniture, appliances, etc. left out over 3 days.....\$250.00
16. Littering – throwing of trash, food containers, beer cans, bottles, junk mail, etc. on Green Property including mail box sites, bus stop, lakes or roadways in R.H.L. is strictly prohibited. Members found in violation will be billed for cleanup.....\$300.00 + costs
17. All dogs must be leashed at all times when off owners property. No dogs are allowed on R.H.L.L.O.A. Green property, including both lake areas.....\$100.00
18. Consumption of alcoholic beverages is prohibited on all association property, unless prior written Board approval is obtained.....\$100.00
19. No soliciting or peddling is permitted.....\$100.00
20. Defacing of Association property is prohibited. Violators will be prosecuted by law and be held responsible for any and all damages, replacement and clean-up.....\$300.00 + costs
21. The use of our facilities is limited to members in good standing (dues paid up-to-date) and their guests and renters with prior Board approval. Members not in good standing or their guests or renters are not permitted to use the facilities, even as a guest of a member in good standing.....\$125.00
22. Use of profane language or disorderly conduct will not be permitted on Association property.....\$100.00
23. Any owner who rents their property to permanent or seasonal renters must notify the Association of the renter's name and address within thirty (30) days of move-in date.....\$150.00
24. All signs (yard sale, birthday party, lost & found, etc.) that are attached to road signs and bulletin boards must be removed within forty-eight (48) hours after the event has ended or lost & found items have been claimed. No Signs are allowed on Utility Poles at any time.....\$100.00

All members, when fined, will be given a copy of the Appeal procedure. They will have thirty (30) days to appeal the fine to the Board of Directors, or a committee so designated for that purpose. If the fine is not appealed and payment is not received, members will be prosecuted through the District Court and will be responsible for all costs incurred.