

**ROBIN HOOD LAKE LOT OWNERS ASSN., INC.**  
**8959 Twin Lake Drive**  
**Kunkletown, PA 18058**  
**570-629-3717**

Dear Lot Owner

Enclosed you will find a copy of the Rules & Regulations of Robin Hood Lakes Lot Owners Association. The fines connected with the breaking of these rules are enforceable through District Court. These rules & regulations should have been provided by the seller, but we realize that they seldom forward a copy to the buyer.

In order to avoid any future problems, we would like to call your attention to **#9, #10, #11, #12, #13** of the Rules & Regulations. We are letting you know in advance, that you will be held responsible for the damage that any of your contractors do to our roads or common grounds. They are your roads to, and we are trying very hard to upgrade them, but we cannot afford to keep repairing damage done by careless contractors.

If damage to the roads or common grounds occurs, you or your contractor will receive notification of damage. Repairs will be done by the Association & you or your contractor, will be billed. Failure to pay fines or damages, will result in Civil action. We would therefore advise you to make sure your contractors are careful of the roads & surrounding property, and that they carry liability insurance to cover any damage that may occur.

Please remember, in order to avoid any fines, the association secretary needs a copy of your building permit & your contractors insurance coverage. Also your contractor must obtain a RIGHT TO WORK PERMIT from the Association. For information contact the association at 570-629-3717 and follow directions to obtain Permit.

We hope you will enjoy Robin Hood Lakes. If you have any problems please feel free to contact us.

Sincerely,

Your Board of Directors

**Rules & Regulations**  
**Robin Hood Lake Lot Owners Association**  
 (R.H.L.L.O.A.)

8959 Twin Lake Drive, Kunkletown, PA 18058  
 Phone: 570-629-3717      Email: rhladmin@ptd.net

The following Rules & Regulations, revised and adopted **July 25, 2015** 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.

**Rules & Regulations of Robin Hood Lakes Lot Owners Association** **Violation Cost**

1. All boats being left at 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 Waterway and R.H.L.L.O.A. Rules & Regulations.....\$150.00  
 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  
 Creel limit is 3 fish per day.....\$150.00  
 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).....\$150.00  
 (Fishing at Lake #1 behind meeting hall (swimming lake) is only permitted when swimming season is closed.)
  
2. The recreation & Green Areas are only accessible between dawn & dusk, unless prior approval is obtained from R.H.L.L.O.A.....\$100.00
  
3. Swimming is only permitted at Lake #1 behind meeting hall during the hours when the Board–approved lifeguards are on duty.....\$100.00
  
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.  
**Any dog owner allowing their pet(s) to defecate alongside roads or on RHL areas must pickup and dispose of the dog waste** .....\$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.....\$65.00 + \$25.00 Deposit
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.

# ROBIN HOOD LAKE LOT OWNERS ASSOCIATION, INC. - Right to Work Permit

1. It is understood that granting of a permit does not constitute a right, but a privilege to operate within Robin Hood Lakes.
2. Permit holders must comply with all existing rules and regulations, a copy which is attached, while present in Robin Hood Lakes.
3. Positively no parking or operating of tracked vehicles will be permitted on Robin Hood Lakes roads.
4. No parking of any equipment of any type will be permitted overnight of any Robin Hood Lakes roads.
5. Road access for residents of Robin Hood Lakes must be available at all times.
6. Permit holders will be responsible for any and all damage done to Robin Hood Lakes property, particularly roads.
7. Any and all repairs of any damage will be done by Robin Hood Lake Lot Owners Association, Inc and billed to the permit holder.
8. Disposal of debris from any construction site must conform at all times to State Local, and Robin Hood Lake Owners Association standards.
9. Permit holders agree, on any new construction, to have the property surveyed and properly surveyed by a registered surveyor, prior to construction beginning.
10. Permit holders agree unconditionally to cut any all properties back to defined road right-of-ways and easements.
11. Permit holders unconditionally agree to comply with any and all Polk Township zoning, set-back, and sewerage permit regulations.
12. Reasonable access for emergency vehicles must be maintained at all times by the permit holder.
13. Failure to comply with any aspect of this permit may result in the permit holder being required to post a \$5,000.00 bond. Additionally, any property owner or construction entity applying for permit shall be required to post the \$5000.00 bond in the event that either has previously been fined by the association and the payment of said fine remains delinquent.
14. Robin Hood Lake Lot Owners Association, Inc. reserves the right of unannounced, on-site inspections for the purpose of enforcement of this permit.
15. Permit Holders also acknowledge and accept any and all cost necessary for the legal enforcement of this permit.
16. Permit Holders are on notice that this permit will expire one year from the date of issue, at which time another permit must be attained if the original purpose/work has not been completed.

My signature below indicates that I have reviewed this permit and the attached Rules and Regulations and that I agree to abide by them while operating in Robin Hood Lakes. My signature also acknowledges receipt of a copy of this permit and the R.H.L.L.O.A.'s Rules and Regulations.

Name of Permit Holder: \_\_\_\_\_ Telephone# \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Location of Proposed Work: \_\_\_\_\_

Type of Work to be conducted: \_\_\_\_\_

\_\_\_\_\_

Dates Work to be conducted: \_\_\_\_\_ thru \_\_\_\_\_

Contractor, (if applicable) \_\_\_\_\_ Telephone# \_\_\_\_\_

\_\_\_\_\_  
Signature of Permit Holder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name (Witness)