

# IMLCA RULES AND REGULATIONS

## PREFACE

Remains the same

## ARTICLE I – DEFINITIONS

Remains the same

## ARTICLE II – MEMBERSHIP IDENTIFICATION

1. Remains the same

2. **(New Wording)** Upon payment in full of the annual assessment for dues and any other applicable charges and fines, members will be allotted amenity badges, and any other identification, as may be designated by the Board of Directors. Additionally members who are following an IMLCA approved payment plan for dues assessments and other charges and fines will be allotted **temporary monthly** amenity badges and the Board of Directors may designate any other identification as needed.

3. Remains the same

4. Remains the same

5. **Membership ID Items:**

### A. Amenity Badges

1. Remains the same

2. **(New Wording)** Members in good standing may receive six (6) badges for each property owned. Members following a payment plan may receive six **temporary monthly** badges for each property owned.

3. Remains the same

4. **(New Wording)** Additional or replacement badges may be purchased at a cost of \$5.00 per badge. Badges are only valid for the current dues year or current month depending on type of badge.

5. Remains the same

6. Remains the same

### B. Vehicle Stickers

1. **(New Wording)** All members will be issued a vehicle sticker annually for each non-commercial vehicle *registered at the member's address*. (Address is defined as the member's address as it appears on the records of the Association.)

2. **(New Wording)** Current copies of member's vehicle registrations must be submitted to the IMLCA office in order to obtain vehicle stickers. Members who purchase new vehicles or obtain new license plates for whatever reason must submit copies of same to the IMLCA office.

**Delete current 3. Move successive items up one.**

**4. Becomes 3**

**5. Becomes 4**

**6. Becomes 5**

**7. Becomes 6**

8. Becomes 7
9. Becomes 8
10. Becomes 9

#### **C. Gate Cards**

1. Delete
2. Delete
3. **Becomes 1 w/new wording.** Members will be issued a maximum of two (2) gate cards at no cost if two vehicles are registered at the member's address as it appears on the records of the Association. Additional gate cards may be issued upon proof of additional vehicle registrations at the member's address, as defined above, and a \$15.00 fee for each additional gate card.
4. **Becomes 2 w/new wording.** Copies of current vehicle registrations must be submitted to the IMLCA office in order to obtain gate cards. A vehicle registration may be used only one time to obtain a gate card.
5. Delete
6. Delete
7. **Becomes 3.**
8. Delete
9. Delete
10. **Becomes 4.**
11. **Becomes 5 w/new wording.** Lost or stolen gate cards may be replaced at a cost of \$15.00 each. There will be no refunds for return of "lost" or "stolen" gate cards.
12. Delete
13. **Becomes 6.**
14. **Becomes 7.**
15. **Becomes 8.**

#### **D. Welcome In (WIP) Passes**

1. **(New Wording)** Members in good standing may receive up to three (3) WIPs at no charge upon completion of a WIP application available from the IMLCA office. Additional WIPs may be issued at a cost of \$5.00 per pass.
2. Remains the same.

#### **E. Guest/Renter Pass**

**(New Wording)** A guest when entering IML must obtain a dated auto identification pass. Pass must be clearly displayed on dashboard at all times while on IML property.

### **ARTICLE III – EMERGENCIES**

Remains the same

#### **ARTICLE IV – PRIVATE HOME SECURITY SYSTEMS**

**1. (New Wording)** In the event a member chooses to install a private home security or alarm system it is understood that it is not incumbent on the Association and/or its agents to respond to any type of private alarm, call or system.

2. Remains the same
3. Remains the same

#### **ARTICLE V – GUEST POLICY**

The IMLCA recognizes that their private residential community will be used on many occasions by members who will invite guests periodically. Members are responsible for the proper conduct of their guests and invitees while using the IMLCA facilities and common areas.

1. Remains the same
- 2. (New Wording)** When a guest arrives, they will register at the entrance by identifying the property owners name and the address they are visiting. IMLCA reserves the right to request identification from the guest to verify their identity.
3. Remains the same
4. Any member not in good standing shall **not** be permitted to be a guest of another member for use of the amenities and common areas. Children 17 and under are exempt from this rule when accompanied by a member in good standing using their badge.
5. Remains the same.

#### **ARTICLE VI – RENTAL POLICY**

**RENTERS ARE THE RESPONSIBILITY OF THE MEMBER ENTIRELY AND MUST BE ADVISED OF THE RULES AND REGULATIONS BY THE MEMBER.**

**1. (New Wording)** For each renter the member must complete a Renter's Registration Form. This form shall include the following information:

- A. Renter's Name.
- B. Number of persons in the renter's party.
- C. Renter's vehicle identification.
- D. Rental dates.
- E. Address or identification of rental property.
- F. Member's signature and phone number(s) where he can be reached.

2-9 Remain the same

**10. (New Wording)** Gate cards will be issued to long-term tenants (as defined in A below) of members if there is a completed, current IMLCA Rental/Occupant Registration Form on file in the IMLCA office.

A – K - same

## **ARTICLE VII – MOTOR VEHICLE RULES**

**Definition: As used herein “motorized vehicles” shall mean a properly state licensed vehicle.**

1. The provisions of the Pennsylvania Motor Vehicle code and or the Department of Environmental Resources regarding definition, registration, operation of all motorized vehicles upon the lands of Indian Mountain Lake Civic Association shall prevail.
  - A. All Pennsylvania motor vehicle laws apply and will be enforced within the community.
  - B. The speed limits on IML roads are 25 MPH except for parking areas and school zones, which are 5 MPH. All traffic signs must be obeyed.
  - C. The speed limits on IML roads are 25 MPH except for parking areas and school zones, which are 5 MPH.
  - D. Passing on any IML roadways is strictly prohibited.
  - E. All licensed vehicles entering IML must have a current registration and insurance.
  - F. All vehicles licensed by any state on IML roads must be registered and display either an IMLCA vehicle sticker or a valid temporary pass, be it members, renters, guests, or contractors. Vehicles not properly identified with an IMLCA vehicle sticker or valid current pass will be deemed trespassing.
  - G. All passes must be clearly displayed on the dashboard.
  - H. All traffic signs must be obeyed.
2. The owner of a motorized vehicle as well as the operator shall be held responsible for any property damages or personal injury arising out of the operation of that vehicle as provided by law.
3. No motorized vehicle is to be operated on the dams or on the grass areas adjacent to the beaches, pools or other common areas of the IMLCA except for the IMLCA maintenance personal and equipment, emergency vehicles, and security.
4. Motorized vehicles may not be used to pull sleds, toboggans, wagons, etc. on any IML properties and roadways.

5. All terrain vehicles (ATV's), Three Wheelers, or any other motorized off-road conveyances such as go-carts, dune buggies, dirt bikes are banned from all IML properties, roadways and amenities. The use of snowmobiles and four-wheeled ATV's as well as golf carts will be permitted by the following rules.

- A. All recreational vehicles must be registered with the Association They must be insured and be in compliance with current Pennsylvania State Regulations.
- B. All recreational vehicle owners must visibly display the Association's identification sticker on the vehicle.
- C. Recreational vehicles are allowed from 8:00 AM to 10:00 PM as long as they are equipped with lights and safety reflectors and a six foot whip with flag..
- D. Snowmobiles are allowed only when the roads are covered with a coat of snow and ice and are prohibited on roads when asphalt is showing.
- E. The Association may restrict certain areas from recreational vehicle use.
- F. Registered Owners and operators recognize that recreational vehicle activities can be dangerous and must sign a waiver that the use of such vehicles is at their own risk.
- G. The owner of a recreational vehicle as well as the operator shall be held responsible for any property damage or personal injury arising out of the operation of that recreational vehicle as provided by the law.
- H. Recreational Vehicles are prohibited on any of the IML Lakes.
- I. The owner of the recreational vehicle shall be held responsible for the actions of the operator in the operation of such vehicle.
- J. Recreational Vehicle owner must provide a Certificate of Insurance for any recreational vehicle having a minimal coverage of \$500,000 liability and \$250,000 personal injury, must be provided to the Indian Mountain Lake Civic Association prior to receiving registration.
- K. Operator must be 14 years or older.
- L. All operators and occupants must have helmets except for golf carts.

6. The use of medically approved scooters by physically challenged members is permissible in IML. Such scooters must be registered with the office. A copy of the handicap placard, registration, corresponding ID, and a signed waiver must be presented to the office. The scooter must display reflectors on front and rear and six foot whip flag. Usage shall be limited to daylight hours only.

7. All contractors and their employees must register with the IMLCA to receive an Association pass, which must be displayed on the vehicle during work. Non compliance may result in a citation and or removal from the job site.

8. No person is permitted to ride in the open bed of a pick up truck on IML property.

9. No commercial tractor, trailer or combination of any type is allowed within the boundaries of IML except during the time of pickup or delivery services.

A. Modular Home Transport regulations governing modular home transport are found in the IMLCA Property Management Code, which may be obtained from the IMLCA Office.

10. It is prohibited conduct for any driver of a motor vehicle to willfully fail to refuse to bring their vehicle to a stop, or to otherwise flee or attempt to elude a perusing security vehicle, when given visual or audible signal to bring to a stop.

## **ARTICLE VII – SWIMMING POOL AND BEACHES RULES**

1. Remains the same
2. Remains the same
3. Remains the same
4. Remains the same
5. Remains the same
6. Remains the same
7. Remains the same
8. Remains the same
9. Remains the same

**10. Delete**

**11. Delete**

**12. Becomes 10, wording remains the same**

**13. Becomes 11, wording remains the same**

**14. Becomes 12, wording remains the same**

**15. Delete**

**16. Becomes 13, wording remains the same**

**17. Becomes 14, wording remains the same**

**18. Becomes 15, wording remains the same**

**19. Becomes 16, wording remains the same**

**20. Becomes 17, wording remains the same**

**21. Becomes 18, wording remains the same**

**22. Becomes 19, wording remains the same**

## **ARTICLE IX – WATERCRAFT RULES**

**No changes.**

## **ARTICLE X – RULES FOR PETS**

1. Remains the same

**4. (New Rule)** All dogs must be registered with IML after 3 months of age. Dog information and license information will be kept to help in the return of lost dogs.

2. Remains the same

**3. (New Wording)** All dogs must be under control at all times. When your dog is not on your property it must be leashed and/or under the direct control of the handler. Owners are responsible for all damages caused by their dog(s) and for removal of the dog's excrement in its entirety from IML roads, amenities and other member's property.

(Combines current rules 3 and 8)

**Current rule 4 becomes Rule 7**

**5. (New Wording)** No household pets will be permitted at the pool areas, on the beaches or at the picnic areas (between Memorial Day and Labor Day) or other places designated as recreational areas with the exception that owners may allow pets in the lakes provided they are leashed and/or under the owners direct control and they are in an area designated by the BOD for the use of pets.

**6. (Current rule 7 w/time change)** Owning, possessing, harboring, or controlling any animal or bird which barks, bays, cries, squawks, or makes any other noise continuously and/or incessantly for a period of fifteen (15) minutes or makes such noise intermittently for one-half (1/2) hour or more to the disturbance of any person at any time of the day or night regardless of whether the animal or bird is physically situated in or upon private property, is prohibited.

**7. Becomes current rule 4.** (No animals, livestock...)

**8. Becomes current rule number 6.** (Any complaint regarding strays...)

**9. (New Wording)** The feeding of wild animals is strictly prohibited within IML with the exception of wild birds other than waterfowl. The feeding of birds **must** be curtailed in the event of noticeable bear activity in the area in compliance with PA State law.

## **ARTICLE XI – TENNIS/BASKETBALL RULES**

No changes

## **ARTICLE XII – FISHING RULES**

**1. (Added bold phrase)** Fishermen must comply with the Pennsylvania Fish and Boat Commission fishing laws and regulations and **must possess and display a current Pennsylvania license. All persons fishing must visibly display their IMLCA membership badge.**

2. Remains the same

3. Remains the same

## **ARTICLE XIII – FIREARMS/WEAPONS**

**1. (New Wording)** Hunting of any kind is strictly prohibited within IML Property. The discharge of any firearm, bow, air gun/BB gun or any other projectile weapon for hunting or target practice is strictly prohibited. Projectile toys of any nature are exempt from this rule. The discharge of a firearm to protect another human being or ones pet, shall not constitute a chargeable offense [the shooting of a wild animal, a rabid animal, a snake, etc.]

- 2. Delete
- 3. Delete
- 4. Delete

#### **ARTICLE XIV – PARKING RULES**

- 1. Remains the same
- 2. Remains the same
- 3. Remains the same
- 4. Remains the same
- 5. Remains the same
- 6. Remains the same
- 7. **(New Wording)** For the purpose of the regulation the definition of a commercial vehicle is any vehicle rated class 4 or greater or with a **Gross Vehicle Weight Rating (GVWR)** of 14,000lbs or more, commonly referred to as a “medium duty” vehicle. With the exception of a single axle pickup truck up to class 5 (16,001 to 19,500 LBS) that maybe used as a fifth wheel to haul an RV or horse trailer as an example but can be used as a normal pickup truck.
- 8. **(New Wording)** No commercial vehicles are permitted to be parked or stored on any property within IML with the exceptions of: vehicles owned and operated by IMLCA in the conduct of it’s business and contractors vehicles may be parked overnight with the proper permits and security notification.
- 9. **(New Wording)** No vehicle with a GVWR of 20,000lbs or greater will be driven on our roads except by special permission during thaw restriction period which will be determined by the Codes and Facilities Manager.

#### **ARTICLE XV – HEALTH AND SANITATION RULES**

- 1. Remains the same
- 2. Remains the same
- 3. Remains the same
- 4. **(New Wording)** No outside fires are permitted except for the purpose of cooking. A grill, or other device or unit, must be a minimum of 6” above the ground surface and contained in a fireproof enclosure. A barbeque pit must be a minimum of 12” deep and sides must be made out of fireproof materials and extend a minimum of 6” above the ground surface with 2’ area clear of vegetation around the circumference of the pit. A working water hose and/or fire extinguisher must be available within 25’ of the fire. All cooking fires must be supervised by an adult at least 18 years of age.
- 5. Remains the same

#### **ARTICLE XVI – ENVIRONMENTAL RULES**

- 1. Remains the same
- 2. Remains the same
- 3. Remains the same
- 4. Remains the same

5. Remains the same

6. Remains the same

7. Remains the same

8. Remains the same

**9. (New Wording)** Fireworks of any and all types, including smoke bombs, are prohibited within the boundaries of IML. Class C sparklers may be used with adult supervision on privately owned property. This rule is enacted due to the high probability of resulting brush fires.

10. Remains the same

**11. (New Wording)** Persons below Pennsylvania state legal drinking age (age 21) shall not consume alcoholic beverages or other intoxicants on any road, facility or common area of the Association nor will they have in their possession alcoholic beverages or illegal controlled substances. Violations of state or federal controlled substance acts are prohibited any such violations will be reported to the proper authorities.

12. Remains the same

13. Remains the same

**14. (Returned Rule)** No Pier, dock or other structure shall be built at the Main Lake without a permit from the IMLCA.

## **ARTICLE XVII – PROPERTY MAINTENANCE**

Remains the same

## **ARTICLE XVIII – PUBLIC ORDER AND DECENCY**

**1. (New Wording)** No solicitation is permitted within the IML Community with the exception of residents under age 17 who are fundraising for school related activities or after-school and civic activities, including but not limited to Boy Scouts, Girl Scouts, community Softball or Baseball Leagues.

**2. (New Wording)** Person(s) is a **Nuisance** if conducting themselves in such a way that it limits or hinders other member's peace and enjoyment. Such as late night parties, yelling and screaming and raucous behavior.

**3. (New Wording)** Person(s) are guilty of **Disorderly Conduct** if they cause public inconvenience, alarm or recklessly create hazardous conditions to themselves or others. Acts of public intoxication, public indecency, the use of obscene language or gestures, fighting and public defecation and urination are strictly prohibited.

**4. (New Wording)** Person(s) are found guilty of Threatening or Harassing, and/or acts of Terrorism when members are repeatedly frightened, oppressed, persecuted, or concerned for the well-being of their persons or property by unwanted or annoying actions perpetrated by the accused including, but not limited to, threats and demands that disturb, intimidate, or coerce.

**5. (New Wording)** Any noise regardless of the source that can be heard within a closed structure 30 feet or more away from the source later than 10:00PM shall be considered to be a "Public Nuisance".

**6. Delete**

7. Remains the same.

#### **ARTICLE XIX –SCHOOL BUS & BUS STOP RULES**

1. Remains the same.

2. Remains the same.

3. Remains the same.

4. **Delete:**

5. Remains the same

6. Remains the same

#### **ARTICLE XXII – FINES AND COST**

In my opinion as a deterrent for feeding wildlife should be \$50.00

In my opinion the fine for terroristic threats should be a minimum of \$750.00 Terroristic threats would be defined as a threat of significant bodily harm or actual aggressive physical contact with a person. An example would be last Feb. when we had a member down at the clubhouse who shoved and threatened one of our maintenance workers and another member who threatened to shoot one of the contractor's who came to help with snow removal.