

*Revised
1/1/14*

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 fine of \$500.00.

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 24 feet in length is permitted on the Lake. All watercraft must have USCG approved lifejackets or flotation 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 the 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 \$100.00 first offense, second and subsequent violations are subject to a fine of \$300 and potential loss of member privileges.

Nuisance and Disorderly Conduct 13.5, 13.27.4: No person (s) may conduct themselves in such a manner that the use and enjoyment of others, 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, be foul, 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 or condominiums. Barking dogs will not be tolerated. Initial fine of fifty (50) dollars with subsequent violations subject to fines up to \$300.00.

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. 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 one hundred (\$100) 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 owner's expense. Property owner's 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 dollars. **Failure to stop at a stop sign is a fine of one hundred (\$100).** **THE MAXIMUM SPEED LIMIT ON BMLA PROPERTY IS 25 MPH.** Speed violations are subject to a minimum \$45 fine plus mileage charges a 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 it's red signal lights flashing is subject to a two hundred fifty (250) dollar with subsequent violation up to \$300.

Recreational Vehicles:

Recreation Vehicles (mini bikes, snowmobiles, trail bikes, ATV's) licensed/unlicensed are prohibited on BMLA property and are subject to a \$100 fine for the first offence, \$200 fine for the second and \$400 for the third and subsequent offences.

EXCEPTION TO THE RECREATIONAL VEHICLE REGULATION WILL BE MADE IF THE VEHICLE IS BEING USED FOR EMERGENCY SERVICE OR SNOW PLOWING.

Removal of Trees 13.12: No tree over six (6) inches in diameter may be cut down without the 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 (2) 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 tall above the ball.

Ditches and Swales 13.15: Each property owners shall keep any drainage ditches and swales located on his 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. None payment by the property owner is subject to late fees and possible loss of use to the common areas.

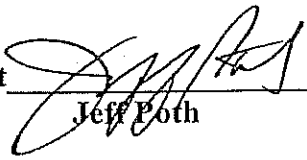
All Violations to Covenants and or Rules and Regulations not specifically covered by Approved Board Resolution 8.0, 13.0: Each cited violation of the covenants and or rules and regulations not specifically covered by a Board passed resolution shall have a fine not to exceed fifty (50) dollars for the first violation (a warning maybe issued), with payment and/or remedial action required completed prior to thirty (30) days from 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 1st violation is subject to a fine of two hundred (200) dollars and the 2nd and subsequent violations a fine of four hundred (400) dollars.

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

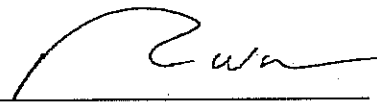
Revised (Fines for Boating, Nuisance & Disorderly Conduct, Animals/Pets, Firearms and Littering/Unsightly) approved at the October 23, 2013 meeting. New fines will begin January 1, 2014.

President



Jeff Poth

Secretary



Kevin Walsh

Resolution
OF
The Board of Directors
OF
Beech Mountain Lakes Association
In
Drums Pennsylvania
Adopting a Boat Anchoring, Docking and Storage Policy

Adopted October 28, 2002

The Association pursuant to Pennsylvania Law has adopted the following resolution, at a regular meeting of the Board of Directors.

RECITALS

(a) The Association is charged with certain responsibilities regarding the care, maintenance, service, and preservation of the Common Areas within Beech Mountain Lakes Association in Drums Pennsylvania.

(b) Under Section 4.2 Operations and Management paragraph 3a, of the protective Covenants of Beech Mountain Lakes Association. The Board of Directors of the Association has the ability to: "(b) promulgate amend and rescind from time to time general policies and guidelines governing the use of such Common Areas;"

(c) All Members ("in good standing") of the Association have equal of usage and enjoyment of the common areas including the Lake.

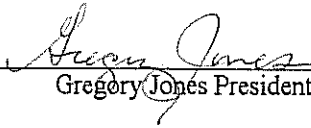
(d) The Board has the need to regulate usage the Lake for the purposes of anchoring, docking, and storage of boats of all types. To insure uniform usage, and access to the Lake by all members.

(e) The Board of Directors of the Association desires to adopt a uniform policy governing the anchoring, docking and storage of boats.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Association does hereby adopt the following Boat Anchoring, Docking and Storage Policy.

1. The term "Boat" for the purposes of this policy shall be defined as any craft powered by man, electric, gas, or wind, that can be used to float or transport people or goods on the water.
2. All Boats must be secured to an approved lakefront lot private dock, or wet slip provided by the Association for which the set fee has been paid.
3. No boat shall be anchored off shore and un-attended for a period of greater than 12 hours.
4. No boat shall be stored on Beech Mountain Lakes Common areas or roads without written permission and fees paid.
5. Violations shall be subject to a warning on the first offence. Second offence shall occur if the boat is not removed within one week of the warning. Fine of \$50.00 for the second offence and \$50.00 a week until the offending boat is removed.
6. Unpaid fines shall be added to the yearly assessment of the following year.
7. Effective Date. The afore mentioned policy shall be effective the first day of the month after the execution of this resolution.

IN WITNESS WHEREOF, the undersigned have executed this Resolution the 28th day of
October, 2001.



Gregory Jones President



Michael Sadock Vice President



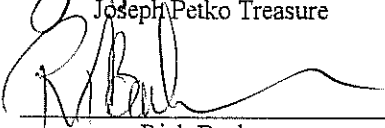
Maryann Lepera Secretary



Joseph Petko Treasure



Warren Faust



Rick Bachman

Witness

Witness