

*Effective
11/1/14*

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.

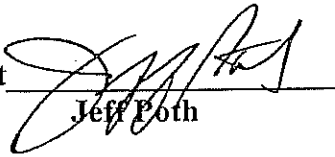
All Violations to Covenants and or Rules and Regulations not specifically covered by Approved Board Resolution 8.0, 13.0: Each cited violation of the covenants and or rules and regulations not specifically covered by a Board passed resolution shall have a fine not to exceed fifty (50) dollars for the 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

BEECH MOUNTAIN LAKES ASSOCIATION

Rules and Regulations

RR020: BOATING RULES

General

1. ANYONE USING THE LAKE DOES SO **AT THEIR OWN RISK.**
2. Privately-owned gasoline-powered boats are required to have a bag over the engine while on the lake (bags are available at The Recreation Office) - electric motors do not need to be bagged.
- * 3. Boats exceeding 26 feet in length are not permitted on the lake.
4. A security deposit of 100 dollar (or credit card) is required on all motorized rental boats.
5. Anyone renting watercraft must **READ, SIGN** and **ABIDE** by the boating rules of the Beech Mountain Lakes.

Safety

6. All watercraft must have USCG approved life jackets or flotation devices for each occupant of the craft and the pilot and all occupants must comply with all other rules and regulations of the Commonwealth of Pennsylvania, the U.S. Coast Guard and Beech Mountain Lakes Association.
7. Children under the age of 14 will be permitted in a rented watercraft only if accompanied by an adult 18 years of age or older.
8. All watercraft activities must cease on the lake during electrical storms or other hazardous conditions.

Access

9. Privately-owned watercraft will not be permitted use of the lake unless the craft displays a current BML boating permit.
10. All watercraft are to be removed from Association waters by the last weekend in October. Except for craft in privately owned docks, failure to do so will result in fines.

Behavior

11. All watercraft in use must remain 100 feet from private docks and 50 feet from marked swimming areas except when leaving or returning to the dock area.
12. The owner of any watercraft is responsible for the actions of the occupants and the operator of such craft.

13. Horseplay or other conduct jeopardizing the safety of others in, or creating a nuisance upon the waters or beaches or other common property will constitute an infraction of the rules.
14. Any unattended watercraft must be anchored within 15 feet of the shoreline when not in use.
15. **LITTERING AND VANDALISM WILL NOT BE TOLERATED!**

Boat Slips

16. Owners wishing to rent a slip in the Community Marina must register their intent at the Recreation Department office. Slips will be assigned, as they become available, in the order in which they were received.
17. Slip renters must sign the Beech Mountain Lakes Slip Rental Agreement.
18. The renter of each slip must provide evidence of Property Damage Liability insurance in the amount of \$50,000. Coverage must remain in place throughout the boating season.
19. Boat slips may be rented for a term of one (1) year only.
20. At the expiration of each rental year, owner/renters whose term is expiring will be given first option to renew the agreement on their previous or other available slip.

Penalties

Violations of the Boating rules will result in the following:

Rules 2, 3, 6, 7, 8, 9, 11, 13, and 14: Removal of the craft of the lake until a fine of \$25.00 is paid and the violation remedied.

Rule 10: Fine of \$100.00 per week for up to four weeks; thereafter, boat will be removed from the lake to an available onshore location at an additional cost of \$500.00.

Rule 15:

Littering

Disposing of litter (debris) in the lake: from \$100.00 to \$300.00, depending on the amount of debris.

Littering a beach or other lakeside Common Area: from \$50.00 to \$150.00, depending on the amount of debris.

Vandalism

A fine of \$300.00 in addition to the cost of the repair or remediation of the thing vandalized.

Beech Mountain Lakes

1 Burke Drive, Drums, PA 18222

Re: **2009 Boating Rules & Fees**

This year will be a challenging one for all of us who enjoy boating and relaxing on our lake. There are new docking facilities in the Marina that we have to pay for and protect better than we have in the past; there are insurance requirements where there had been none before; there are revised boating rules; and there is the prospect that the lake will have to be drawn down in the middle of the season.

Attached you will find the new boating rules and regulations, **RR020: Boating Rules**, which will also be placed on the BML website. For the most part, these are just an update of the old rules, all of which these replace. Please read them carefully.

You'll also find a **Boat Slip Rental Agreement**, which stipulates the rights and responsibilities of BML and you as respects the marina. The Agreement states that there is a Security Deposit of \$100, which is refundable if you ever have to give up your slip – or you can just roll it over to the following year, if you wish. Please note that the Security Deposit applies only to the new slips (those installed in 2008) and not to the older, wooden ones.

As for insurance, the rules stipulate that you must have evidence of Property Damage Liability insurance in the amount of \$50,000. As you probably know, you can get a Boatowners' policy rather inexpensively; your Homeowners policy may also provide the coverage (although less broadly) – check with your agent. When you come to the Rec Office to sign up, you'll need to bring either type of policy you have to cover the boat with you, or a certificate from your carrier. We'll make a copy of the Declarations Page to keep on file. If there is information on the policy you don't want to leave at the Rec Office (like the insured value of your house), just black it out (or cut it out) of our copy.

The fees for 2009 are:

Boat slip rental	\$450.00
Winter Storage	\$120.00
Dry Dock	\$ 60.00
Boat Sticker	\$ 10.00

Since the date of the draw-down is not estimated at this time, we are asking that you remit only one-half (1/2) of the boat slip rental, or \$225.00. If you have a new slip, please add in the security deposit of \$100.00. We ask that you pay for the slip rental/security deposit and the fees for the other items you need on separate checks to minimize the possibility of errors.

Please note boat slip rental fees must be a separate payment from dry dock, winter storage and boat stickers. Two payment installments are for boat slip rental only. The first half for boat slip rental is due by May 15th 2009, all other fees winter storage, dry dock and boat permits must be paid in full by May 15th 2009.

BEECH MOUNTAIN LAKES ASSOCIATION

Rules and Regulations

RR020: BOATING RULES

General

1. ANYONE USING THE LAKE DOES SO **AT THEIR OWN RISK**.
2. Privately-owned gasoline-powered boats are not allowed on the lake -- only electric motors are permitted.
3. Boats exceeding 24 feet in length are not permitted on the lake.
4. A security deposit of 100 dollar (or credit card) is required on all motorized rental boats.
5. Anyone renting watercraft must **READ, SIGN** and **ABIDE** by the boating rules of the Beech Mountain Lakes.

Safety

6. All watercraft must have USCG approved life jackets or flotation devices for each occupant of the craft and the pilot and all occupants must comply with all other rules and regulations of the Commonwealth of Pennsylvania, the U.S. Coast Guard and Beech Mountain Lakes Association.
7. Children under the age of 14 will be permitted in a rented watercraft only if accompanied by an adult 18 years of age or older.
8. All watercraft activities must cease on the lake during electrical storms or other hazardous conditions.

Access

9. Privately-owned watercraft will not be permitted use of the lake unless the craft displays a current BML boating permit.
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Behavior

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13. Horseplay or other conduct jeopardizing the safety of others in, or creating a nuisance upon the waters or beaches or other common property will constitute an infraction of the rules.
14. Any unattended watercraft must be anchored within 15 feet of the shoreline when not in use.
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Beech Mountain Lakes Association

RULES AND REGULATIONS

RR007: Fishing

Under the Declaration of Protective Covenants, Exceptions, Reservations and Conditions for Beech Mountain Lakes in Drums, Pennsylvania, the Board of Directors is charged with certain responsibilities regarding protection of the safety and well-being of residents and guests of Beech Mountain Lakes, as well as with the care, maintenance, service, and preservation of the Common Areas.

Therefore the Board of Directors has adopted the following rule, to be effective September 1, 2008, concerning the use of **Fishing** in Beech Mountain Lakes.

Regulations for Fishing in Beech Mountain Lake

- 1) ALL Pennsylvania Fish & Boat Commission regulations apply.
- 2) There will be absolutely NO LITTERING in or around the Lake.
- 3) A valid Pennsylvania Fishing License is required.

BMLA Special Regulations

- 1) Fishing from shore is allowed only in areas so designated.
- 2) If a boat is to be used, a BMLA permit must be on board water craft.
- 3) Only BML members in good standing, QHV visitors, or guests of either may fish in the Lake. Presentation of a membership card may be required.

Season, Creel Limit and Size:

Fishing is allowed in the seasons designated by the PA Fish & Boat Commission.

Trout, Pan Fish, Pickerel, and Catfish:

All PA Fish and Boat Commission Rules apply.

Bass: (Largemouth - Small mouth)

Limit: 3 Bass per day.

Size - Minimum 12 inches - maximum 14 inches.

All bass larger than 14 inches must be released alive and unharmed immediately after capture.

Fines:

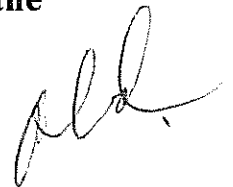
A \$50.00 fine will be assessed for each fish over the creel limit.

Fines not paid within 5 days will result in loss of fishing and boating privileges on the lake until they are paid in full.

Those fishing without appropriate BMLA identification are subject to being prosecuted for trespassing.

Beech Mountain Lakes Boating Rules

1. **ANYONE** using the lake does so **AT THEIR OWN RISK**
2. **No one** will be permitted use of the lake unless displaying a current BML boating permit. (This does not apply to rented craft).
3. **ALL** watercraft must have USCG approved life jackets or floatation devices per each occupant in the craft and comply with all other rules and regulations of the Commonwealth of Pennsylvania, the U.S. Coast Guard and the Beech Mountain Lakes patrol.
4. **NO** gasoline-powered boats are allowed on the lake. Only electric motors are permitted. The exception being the Beech Mountain Lakes Rescue Boat and the Beech Mountain Lakes patrol.
5. **NO** boat larger than 24 feet in length is permitted on the lake. (All residents with pre-existing boats prior to the year 2000 that are larger need to see the Rules and Regulations Committee).
6. All watercraft in use must stay 100 feet away from private docks and 50 feet away from marked swimming areas except to take out or return boats.
7. The owner of any watercraft shall be held responsible for the actions of the occupants and the operator of such craft.
8. Horseplay or other conduct jeopardizing the safety of others in, or creating a nuisance upon the waters or beaches and all other common property will constitute an infraction of the rules.
9. **ALL** watercraft activities must cease on the lake during electrical storms and other hazardous conditions.
10. Any unattended watercraft must be anchored no more than 15 feet from the shoreline when not in use,
11. All watercraft are to be removed from Association waters by the last weekend in October. Failure to do so can result in fines and other punitive actions.
12. **NO LITTERING OR VANDALISM WILL BE TOLERATED!!**
Fines will be imposed.
- * 13. No child under the age of 18 will be permitted in a rented watercraft unless accompanied by an adult, 18 years of age or older.
14. A 100-Dollar security deposit and/or credit card are required on all motorized rental boats.
15. Anyone renting watercraft must **READ, SIGN, and ABIDE** by the Boating Rules of the Beech Mountain Lakes Community.



BEECH MOUNTAIN LAKES BOATING RULES

1. ANYONE USING THE LAKE DOES SO AT THEIR OWN RISK.
2. No one will be permitted use of the lake unless displaying a current BML boating permit. (This does not apply to rented craft).
3. ALL watercraft must have USCG approved life jackets or flotation devices per each occupant in the craft and comply with all other rules and regulations of the Commonwealth of Pennsylvania, the U.S. Coast Guard and the Beech Mountain Lake Patrol.
- *4. NO gasoline powered boats are allowed on the lake. Only electric motors are permitted. The exception being the Beech Mountain Lakes Rescue Boat and the Beech Mountain Lake Patrol.
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12. NO LITTERING OR VANDALISM WILL BE TOLERATED!!!!!! Fines will be imposed.
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14. A 100 dollar security deposit and/or credit card is required on all motorized rental boats.
15. Anyone renting watercraft must: **READ, SIGN** and **ABIDE** by the boating rules of the Beech Mountain Lake Community.

BEECH MOUNTAIN LAKES ASSOCIATION
1 Edgerock Drive
Drums, PA 18222
(717) 636-1520 fax (717) 636-1227

Regulations for Boating and Fishing on Beech Mountain Lake

- 1) ALL PA Boat & Fish Commission regulations apply.
- 2) **NO LITTERING**
- 3) Valid PA Fishing License required.

Beech Mountain Lakes Assoc. Special Regulations

- 1) Daily or Yearly Beech Mountain Lakes Assoc. Boating permit must be on board water craft to use on Beech Mountain Lake.
- 2). Only members in good standing can use the Lake facilities.
- 3) All Family members such as (mother, father, sister, brother, son, daughter include in-laws) must have in their possession the owners valid member card signifying they can use the Lake Facilities.
- 4) Resident on Timeshare must inform, by phone or in person, security at guard house prior to any guests entering Beech Mountain Lakes to use facilities.
- 5) A. Creel Limits and Size:
Season, Creel limit and size: For Trout, Pan Fish, Pickerel, Cat Fish. All PA Fish and Boat Commission Rules apply.

Bass: (Largemouth - Small mouth)

Season: As set down by PA Fish and Boat Commission.

B. Creel Limit: 3 Bass per day.

Creel Size - Minimum 12 inches - maximum 14 inches.

All bass larger than 14 inches must be released alive and unharmed immediately after capture.

C. Fines:

\$50.00 For each fish over creel limit

Fines not paid will result in loss of Fishing and Boating privileges on lake until said fines are paid in full and prosecution for trespassing.