

*Revised & Effect.  
11/11/14*

## 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, defoul, 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 1<sup>st</sup> violation fine of fifty (50) dollars, 2<sup>nd</sup> 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.

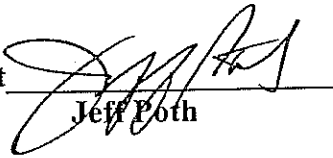
**All Violations to Covenants and or Rules and Regulations not specifically covered by Approved Board Resolution 8.0, 13.0:** Each cited violation of the covenants and or rules and regulations not specifically covered by a Board passed resolution shall have a fine not to exceed fifty (50) dollars for 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 1<sup>st</sup> violation is subject to a fine of two hundred (200) dollars and the 2<sup>nd</sup> 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

## **HUNTING POLICY (BEECH MOUNTAIN LAKES)**

**NO HUNTING IS ALLOWED ON BEECH MOUNTAIN LAKES  
PROPERTY**

**IT IS UNLAWFUL TO CROSS PRIVATE PROPERTY  
(BEECH MOUNTAIN LAKES) WITH WEAPONS TO ENTER  
OR LEAVE PRIVATE OR PUBLIC LANDS (STATE GAME  
LANDS) FOR THE PURPOSE OF HUNTING, OR FUR  
TAKING (TRAPPING). THIS INCLUDES RESIDENTS,  
GUESTS, OF BEECH MOUNTAIN LAKES AS WELL AS  
NON-RESIDENTS**

**IT IS UNLAWFUL TO DISCHARGE (SHOOT) A FIREARM OF ANY  
KIND ON BEECH MOUNTAIN LAKES PROPERTY**

**IT IS UNLAWFUL TO HUNT FROM, SHOOT AT, TRAP, TAKE,  
CHASE OR DISTURB WILDLIFE WITHIN 150 YARDS OF  
ANY OCCUPIED RESIDENCE, CAMP, INDUSTRIAL OR  
COMMERCIAL BUILDING, FARM HOUSE OR FARM  
BUILDING, SCHOOL OR PLAY GROUND WITHOUT THE  
PERMISSION OF THE OCCUPANTS.**

**ALL VIOLATIONS WILL BE REPORTED TO AND  
INVESTIGATED BY THE BUTLER TOWNSHIP POLICE  
AND THE PENNSYLVANIA STATE GAME COMMISSION**

**\* NOTE: RESIDENTS AND MEMBERS OF BEECH MOUNTAIN  
ARE RESPONSIBLE FOR THE ACTIONS OF THEIR GUESTS OR  
NON-RESIDENTS USING THEIR NAME TO GAIN ACCESS TO  
BEECH MOUNTAIN LAKES PROPERTY, AND WILL BE HELD  
ACCOUNTABLE FOR THEIR ACTIONS.**

**MEMBERSHIP TO CLUBS GROUPS OR ORGANIZATIONS  
DOES NOT CONSTITUTE EXEMPTION FROM THESE RULES.**

DATE: 07-21-99

SUBJECT: Deer, Bear and other wildlife problems

TO: Beech Mountain Lakes

FROM: Wildlife Conservation Officer J. Christopher Heil  
District 5-40-3, Luzerne County

The following listed guidelines are to assist you with wildlife problems.

- 1) Any roadkilled or injured bear complaint shall be handled only by a Wildlife Conservation Officer, Deputy Wildlife Conservation Officer or by the Butler Township Police Department.
- 2) Any other bear complaints (destroying birdfeeders, trash, neighbors feeding etc.) shall be referred to the Northeast Regional Office of the Pennsylvania Game Commission in Dallas to be documented officially.
- 3) Any roadkilled or injured deer complaint shall be handled by a Wildlife Conservation Officer, Deputy Wildlife Conservation Officer or by the Butler Township Police Department. In an emergency situation when noone else is available I expect any armed security officer on duty to safely put down (KILL) the injured animal.
- 4) Disposal of roadkilled animals. We will pick up roadkilled animals either at the front gate by the guardshack or we will retrieve them where the fatality occurred.
- 5) Small animal complaints- If anyone is bitten or scratched by a wild animal call the PGC Office immediately. If possible contain or destroy animal for rabies testing. Sick animals will all be destroyed. Do not shoot or club suspect animal in head- we need the intact brain to test for rabies. If its really hot outside and an officer will be some time in coming, safely bag and keep in a cool area until recovered for testing.
- 6) For all other small animal complaints where the animal is a problem but not sick or injured call wildlife pest control permittee Mike Marsyada. (Be aware that there is a fee for Mike's professional services- just like any other pest control business.)
- 7) Please stress that the possession or handling of wild animals is against the law and is punishable by severe fines. Leave wildlife in the wild- call us.
- 8) All ducks, Geese, water and shorebirds, Hawks and Owls are federally protected birds and problems arising from these species shall be handled by Wildlife Conservation Officers or Deputies only.

Who to call: Pennsylvania Game Commission Office Dallas- 675-1143  
 Wildlife Conservation Officer J. Christopher Heil- 675-1143  
 Deputy Mike Rospendowski- Pvt.#379-3980  
 Deputy Tim Readler- Pvt.# 379-3873  
 Wildlife Pest Control Mike Marsyada 459-1403  
 Butler Twp. Police Dept. 788-3230

\*\*\*\* Private Numbers are Confidential- do not give out!

**NOTICE IS HEREBY GIVEN BY THE BEECH MOUNTAIN LAKES  
ASSOCIATION, INC.**

NO HUNTING WHATSOEVER IS PERMITTED ON ANY OF THE LANDS OF THE BEECH MOUNTAIN SUBDIVISION IN DRUMS, PENNSYLVANIA. ANYONE DISCOVERED OR SUSPECTED OF HUNTING OR TRESPASSING IN BEECH MOUNTAIN WILL BE REPORTED TO AUTHORITIES AND THE ASSOCIATION WILL SEEK PROSECUTION TO THE FULLEST EXTENT OF THE LAW. THE COMMUNITY IS ENCOURAGED TO REPORT ANYONE HUNTING OR TRESPASSING IN BEECH MOUNTAIN TO THE ASSOCIATION MANAGER AT 1-800-235-2654.