

# WALPOA

2022

## RULES & REGULATIONS

PUBLIC SAFETY-EMERGENCY ONLY.....828-9700  
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## **ARTICLE I DEFINITIONS**

1. ASSOCIATION-The Wild Acres Lakes Property and Homeowners Association, consisting of all owners and lots located in Wild Acres Lakes, as described in deeds, recorded in the record office of Pike County, Pennsylvania.
2. GUESTS-Shall mean any invitee of member or tenant.
3. MEMBER-Shall mean any natural person, firm, corporation, trust, or legal entity that has, acquired by deed, property located in Wild Acres Lakes Property.
4. MEMBER IN GOOD STANDING-Shall mean and refer to a member who has paid in full all outstanding dues, assessments, fines, fees, citations, finance charges, attorney fees, collection fees, legal costs of litigation, restitution for damages, and all other charges levied.
5. RENTER/TENANT- any person who takes occupancy of any residence within the Community to the exclusion of the owners thereof and pays rent or other fee for the occupancy of same. Any person who takes occupancy of any residence within the community to the exclusion of the owners thereof for a period of thirty (30) days or more.
6. SINGLE FAMILY- Shall mean two (2) or more persons related by blood or marriage or not more than five (5) unrelated persons occupying a dwelling together and maintaining a single common household.
7. COMMON PROPERTIES-Shall mean any and all real property and easements and any interests therein together with the facilities and improvements located thereon now or hereafter owned by the Association.
8. TRACT – Shall refer to the word “lot.”

## ARTICLE II USE OF FACILITIES

In addition to the deed covenants and restrictions the following rules and regulations shall be adopted and enforced.

1. Use of Association facilities, common areas and amenities are restricted to members in Good Standing, their families and their guests.
2. No alcoholic beverages shall be permitted at the pool, beach, lakes or tennis courts, or any other common areas; unless as part of an Association sponsored, approved and sanctioned function.
3. Badges are distributed to members to enable the Association to restrict admission to the Association's recreational facilities and all common areas. Members are not permitted to allow the use of his Member Badges by his tenants or their guests. Additional guest badges must be obtained at the office by application.
4. Badges must be worn in a visible manner, at all times when using Association amenities and facilities.
5. Gate cards are the property of the Association and are issued to members in Good Standing. Gate cards are a privilege and may be revoked upon violation of the Rules and Regulations at the discretion of the Public Safety Chief and /or the Director of Operations.
6. All parking lots are closed to vehicles and gatherings from sunset until 6:00am, unless approval in writing is obtained from the Director of Operations or for use of Association sanctioned event.
7. Any use of the Association facilities and common areas for purposes of other than personal recreation or a WALPOA sanctioned function must be approved by the Director of Operations and/or Board of Directors. This includes but is not restricted to handing out flyers, posting signs, coin tosses, etc.
8. WALPOA is not responsible for any valuables left at pools, lakes, or any common area.
9. Trash must be deposited in containers prior to leaving the pool, beaches or any other common area.
10. Smoking will be allowed **ONLY IN DESIGNATED AREAS**. These areas are clearly marked at Pool 1, Pool 2, North Lake Park and the Clubhouse. **NO** smoking at all at Bus Stop. Violators will be fined \$200.00 - \$250.00 for first offense – No Warning. Failure to properly dispose of cigarette butts will be considered littering and subject to a Tier 3 fine \$500.00 - \$1,500.00.

## ARTICLE III POOLS, BEACHES, AND SAUNA

1. The pools and beaches shall be open seasonally weather permitting, provided that lifeguards shall be on duty or as otherwise posted. Pool hours shall be subject to change from time to time by the Director of Operations and /or Board of Directors. The lifeguards on duty have the authority to close the pool/beach at any time due to the weather conditions or for safety reasons or for maximum capacity reached. Entry to the pool area is prohibited at any time when the areas are closed.
2. Pool and beach regulations will be enforced by the lifeguards, Public Safety Officers, or the Director of Operations who may deny violators their privileges. The circumstances leading to any expulsion may be reviewed by the Board of Directors.
3. WALPOA staff shall have the right to inspect any container brought onto any WALPOA property and if the substance is suspect may remove or dispose of its contents.
4. Alcoholic beverages are prohibited at all Association facilities unless part of an Association sanctioned function. Anyone who has consumed alcoholic beverages to the extent that they may impose a hazard to their own safety or the safety of other members or guest is not allowed on the pool grounds.

5. No running, pushing, or other dangerous activity will be permitted in the pool or beach area. Conduct adversely affecting the pleasure or safety of others is prohibited (such as profanity, boisterous conduct, etc.). Diving will only be allowed during swim team associated functions.
6. Ball or Frisbee playing in the pool or pool area and on the designated beach area is prohibited.
7. No child under age thirteen (13) will be permitted in the pool or beach area unless accompanied by a responsible adult of eighteen (18) years of age or older.
8. No animals or pets shall be permitted in the pool or beach area except for service dogs.
9. Socializing with or otherwise distracting a lifeguard while he or she is on duty is prohibited.
10. In any pool or lake, children of diaper age or any child who is not toilet trained must wear little swimmers or any like product which is rubber lined and leak proof. Diapers, plastic pants, and bare bottoms are not permitted.
11. Proper bathing attire must be worn in the pools or at the beaches, cut-offs are prohibited.
12. Congregating around the lifeguard stations or ladder areas is prohibited.
13. Any accident at the pools or beach shall be reported to the lifeguards who shall immediately complete a report and submit it to the office following his shift.
14. Absolutely **NO DIVING** is permitted in the pools or at the lakes.
15. Loud radio/tapes are strictly prohibited at the pools and beaches.
16. Swimming is strictly prohibited when the pools and beaches are closed.
17. No swim masks, Frisbees, balls, or scuba equipment may be used in the pools, beach swim areas or pool areas unless at a planned & authorized function.
18. The bathroom and shower facilities at the pools are available to pool users only during the hours and events that are sponsored or sanctioned by the Association.
19. Unauthorized persons are not permitted in the filtration, chlorination or chemical storage areas.  
**SMOKING IN THESE AREAS IS STRICTLY PROHIBITED.**
20. No glass containers or other picnicking will be permitted in the pool areas.
21. No glass containers are permitted at the beaches, but picnicking is permitted at the beaches, in the designated picnic area only.
22. No flotation device may be used at the pool unless approved by the Director of Operations and/ or Board of Directors. Any flotation device approved for use must be U.S. Coast Guard approved and carry the proper identification stating this.
23. The use of a flotation device in the lake is permitted only if the child is accompanied by his parent. The lifeguards may designate a specific portion of the beach swim area for adults to teach their children to swim and every child must have an adult in the water with him. Large tubes such as tire tubes will not be permitted in or near the designated swim area.
24. Swimmers may not swim beyond the roped area at the beaches.
25. No fires are permitted at any Association owned facility unless authorized for an Association sanctioned event. Fires in the picnic area must be confined to grills.
26. Vehicles must be properly parked in designated areas.
27. Night beach parties are prohibited unless prior approval is obtained from the Director of Operations or for use of an Association sanctioned function.
28. Use of the pools, lakes, beaches, picnic areas, ball field and other common areas are prohibited after sunset unless approval is obtained from the Director of Operations or for use of an Association sanctioned event.
29. Proper foot attire must be worn when using any playground, tennis court, shuffleboard court, picnic area or any common area.
30. Nude sunbathing or swimming is strictly prohibited.
31. Anyone, including children, changing into or out of swimming attire must do so in the bathrooms or approved changing areas.
32. Diapers/ Little Swimmers or any like product must be changed in the bathrooms and must be properly disposed of by placing them in a plastic bag, securely tied and placed in the refuse receptacle.

33. Excluding the WALPOA Swim Team or their sanctioned functions, diving or jumping from the starting blocks is strictly prohibited.
34. Any damage to swim clothing due to chemicals used in the pools is the owner's responsibility.
35. No soap or foreign substances are permitted in the pools, or sauna, including any vegetation or tree limbs.
36. Swimmers may be asked to demonstrate their swimming ability before being permitted to enter deep water.
37. Members at the indoor pool may not go in and out of the building in swimwear and bare feet.
38. Chewing tobacco, gum chewing or spitting is strictly prohibited in any pool or the fenced area of the facility or beyond the entry door to the indoor pool or in the sauna.
39. Spouting water or blowing one's nose is prohibited in the pools.
40. No electrical appliances of any type may be used inside the fenced pool areas or inside the indoor pool without prior approval of the Director of Operations.
41. Designated smoking areas have been established. Fines will be issued immediately to those who do not abide by the rule.
42. Hair pins or other small similar objects may not be worn in pools or sauna.
43. Anyone with an open wound, rash, sores, or contagious disease is prohibited from entering any pool or sauna.
44. Each individual person entering the sauna must use their own personal towel to sit on.
45. No more than four (4) people may use the sauna at one time.
46. Shampoo, conditioner or paper products are prohibited to be used in the sauna.
47. No street clothing or tennis shoes in sauna.
48. Anyone under the age of eighteen (18) may not use the sauna unless accompanied by their parent or adult guardian. Children under the age of ten (10) are not permitted in the sauna.
49. After using the sauna, members, and guests are required to rinse off in the shower before entering the pool.
50. Use of the sauna is at the members/guests own risk.

#### **ARTICLE IV LAKES and BOATING**

All lake activities must comply with the Pennsylvania Boating Regulations and the Fish & Boat Code of the PA Fish Commission. It is everyone's responsibility to know and comply with these regulations. In addition to Pennsylvania Law the following shall be strictly enforced.

1. Alcoholic beverages are not permitted on any boat.
2. Boats are not permitted in any swim area (excluding WALPOA boats).
3. All watercraft must stay fifty (50) feet from private beaches, docks and any WALPOA swim areas.
4. No child under twelve (12) years of age will be permitted in a boat unless accompanied by an adult who is at least eighteen (18) years of age.
5. Do not overcrowd any boat. All watercrafts must be equipped with a U.S.C.G. approved flotation device for each occupant.
6. Boats and other water craft may not exceed sixteen (16) feet in length.
7. All occupants under twelve (12) years old or non-swimmers must wear a life jacket.
8. Diving is not permitted from any watercraft, rock, stumps, or Association property, as it may cause serious injury.
9. Only **Electric** motors ¼ HP or less are permitted except by WALPOA staff and/or Public Safety personnel for emergency reasons only. **Gas motors or fuel is not permitted on any WALPOA Waterway.**
10. All watercrafts, including canoes, must be removed from the lake after use, except where private docks are available.

11. All water crafts including canoes must have a WALPOA boat sticker affixed to the bow and stern of the boat. Stickers are available at the WALPOA Office; please bring a copy of your boat registration.
12. Any boat or watercraft temporarily abandoned for swimming must be clearly marked with a yellow, three foot by five foot flag, clearly visible from any shore line. This will denote that the operator/ occupants of the watercraft are not in trouble.
13. Boat Racks are rented for a period from May 1<sup>st</sup> to November 1<sup>st</sup>. They are rented on a first come, first served basis. No racks are saved for any resident. All boats must be removed from racks by November 1<sup>st</sup>.

*Beach, Lake and Boating rules will be enforced by the lifeguards, Public Safety personnel or the Director of Operations, who may deny violators their lake and boating privileges the circumstances of any expulsion, may be reviewed by the Board of Directors.*

## **ARTICLE V FISHING**

1. Under state law, a Pennsylvania fishing license is required of all persons sixteen (16) years of age or older. Such license, together with current Association badge, must be worn at all times. The State Fish Commission and Game Commission regulations must be obeyed at all times and will serve as the basic enforcement of this article by the Association. For more information visit [fishandboat.com](http://fishandboat.com) and [pfbc.pa.gov](http://pfbc.pa.gov)
2. Fishing from any beach swimming area is prohibited.

## **ARTICLE VI USE OF FIREARMS**

1. No hunting or discharge of firearms or any other type of device capable of propelling a projectile of any kind be permitted within the boundaries of Wild Acres.
2. Carrying, or traveling in a motor vehicle with a loaded firearm ( pistol, rifle, shotgun, flintlock, air gun, BB gun, bow and arrow or other type of device capable of propelling a projectile of anykind) within Wild Acres is prohibited.
3. Walking on any road or common area of the community with any firearm, bow & arrow or othertype of device capable of propelling a projectile of any kind is prohibited.

## **ARTICLE VII TENNIS**

The procedure for access to the tennis courts shall be established by the Board of Directors and /or Director of Operations and may be changed from time to time. As with all amenities, badges must be worn at all times. Renters are considered guests and may not use the owner's badges.

1. Courts are available on a first come, first serve basis.
2. Priority for the use of the courts shall be established by the order in which two (2) or more players arrive to play together. The court occupied the longest shall be relinquished first. If all courts are filled and persons are waiting, play shall be limited to one (1) hour. Swapping off players shall not be used to avoid this rule.
3. No one other than the actual players may be inside the fenced area. Those waiting to play, spectators, and children must stay outside the fenced area. The gate must be locked at all times.
4. Adults have priority for tennis courts on Saturdays, Sundays, Holidays, and after 5:30pm on weekdays.
5. Children under the age of fifteen (15) must be accompanied by an adult and are not permitted to be on
6. the tennis courts unless the adult is present.

7. **COURTS ARE TO BE USED FOR TENNIS PLAY ONLY.** The surface can be damaged by roller blades, toys, etc. BIKES, SKATES, SKATEBOARDS, ROLLERBLADES, ETC. OR ANY OTHER SIMILAR ACTIVITY ARE STRICTLY PROHIBITED.
8. Only flat sole tennis shoes may be worn on the court. Black sole shoes or street shoes are not allowed and can damage the court surface.
9. Metal rackets must have guards for protection of court surfaces.
10. No pets, chairs, stools, furniture, baby strollers, playpens or baby beds are allowed inside the fenced area.
11. Smoking, beverages, cans, glass, and food are prohibited inside the fenced area, except for water in an unbreakable container.
12. Jumping and swinging on the nets and/ or fence is prohibited.
13. Place all trash in proper receptacles.
14. Players must exhibit proper sportsmanship, i.e., no throwing of rackets and no profanity.
15. No one is permitted to use the courts as a source of income, i.e., giving private tennis lessons.

## **ARTICLE VIII PETS**

1. Common domestic household pets are permitted within the Wild Acres Lakes Community. Such pets must be currently licensed in accordance with Pennsylvania law and must be housed within a member's property. No pet shall be on such property if the owners leave the community for more than twenty-four (24) hours. Unless other provisions have been made to care for the pet.
2. Pets walked outside the owner's property, but within Wild Acres Community, must be leashed and under the owner's control at all times. Pet waste must be picked up and disposed of properly by owners. In addition to WALPOA assessments and fines, please remember that the Pennsylvania law imposes stiff fines for owners who violate their laws.
3. Owners of pets creating a nuisance shall be subject to a special assessment/ fine.
4. No animals or pets (except for service dogs) shall be permitted in or around the pools, lakes/beach areas, tennis courts or recreational facilities.
5. No poultry, cattle or livestock whatsoever may be bred or raised upon any tract or any building therein erected or any part thereof. Such animals, including horses, shall not be considered pets. Horseback riding is prohibited in Wild Acres.
6. Pets may be kept or maintained, but none whatsoever may be bred or raised on any tract or any building therein erected, or any part thereof.
7. Pet owners are responsible for keeping the noise level in accordance with the WALPOA regulations.
8. No more than four (4) dogs may be housed on any member's property at one time.
9. Any reports of misuse, abuse, or cruelty to animals will be reported to the proper authorities.

## **ARTICLE IX NOISE**

The Board of Directors recognizes that excessive levels of sound can be detrimental to the physical, mental, and social wellbeing of our residents as well as to their comfort, living conditions, general welfare, and safety, therefore being a public health and welfare hazard.

1. Pet owners are responsible for keeping noise levels to a minimum.



2. During the quiet hours of 10:00pm to 8:00am, residents, visitors, and guests will minimize the noise level and will refrain from using, among other things, chainsaws, other power tools and loud audio equipment.
  - 2A. During the hours from 8:00am to 10:00pm any excessive, unnecessary loud noise that is considered a nuisance will not be permitted.
3. Contractors shall only use noisemaking equipment or tools in the community during the hours of Monday through Friday 8:00am – 6:00pm; Saturday 9:00am – 3:00pm; No Sundays or Federal Holidays except in an emergency and must be approved by the Director of Operations. In his absence Public Safety must be contacted. The preceding prohibition applies to the operation or movement of construction equipment or vehicles, other than pickup trucks and vans, on any lot or upon Association roads.
4. Excessive use of a motor vehicle horn is prohibited.
5. Owners are responsible to ensure that their house/car alarms are in working order. If more than three false alarms occur in any one (1) year period, a Tier 1 fine will be assessed per offense.

**ARTICLE X**  
**LAND and PROPERTY USE**

1. Clotheslines shall be erected only at the rear of the property.
2. No signs of any type, including for sale, political, and for rent signs, shall be erected on premises. Name signs are permitted.
3. Signs of any type, including for sale, or for rent, balloons or other markers may not be placed on any tree, building or common area within the community. The only exception will be garage/yard sale signs must bear the members' name and road location. These signs must be removed by the owner immediately following the event.
4. All community homes must meet the standards of the building codes adopted by the Association and Delaware Township. The most rigid of two shall prevail.
5. Property owners shall not utilize any property within the community for commercial purposes, to house, or store any heavy equipment, commercial vehicles, trucks, or any such equipment, inventory or similar material. For the purpose of this section, parking or storing any such vehicle, equipment, trucks, or material overnight shall be considered housing. Vehicles used for the sole purpose of transporting people will be excluded from this section with the exception of tractor trailers, trailer cabs, dump trucks, earth moving equipment, tow truck, flatbeds, school buses and other such vehicles.
6. No structure shall be erected on any tract other than one private dwelling to be suitable for the use of , and to be used by , a single family only , with one car or two car garage attached or detached from the dwelling and suitable only for the use , and to be used only by the occupants of such dwelling. Nor shall anything be done on any parcel or in any structure therein which may be an annoyance or nuisance to the owners or occupants of neighboring lands.
7. No part of any tract shall be subdivided, conveyed or transferred apart from the whole thereof.
8. The finish grade of any parcel after construction or after alterations shall conform with the plans submitted to the Association and all State, Federal and local requirements. All drainage swales or ditches shall be kept free and clear of soil, debris and other material by the owner and any landscaping carried out by the owner shall not interfere with or alter in any way the drainage plan. Wherever ditches exist or are constructed, the owner(s) will be required to install a culvert pipe of eighteen (18) inches in diameter, made of plastic or galvanized coated steel. The owner(s) of the property are responsible for the cost of the pipe. For a fee, the owner of the property may request that the Association install the pipe. In that event, the owner will be responsible for the time of the

employees, the cost of the stone, the cost of the pipe and any other materials used for the installation of the pipe. Any exception must be approved in writing by the Director of Operations and /or the Board of Directors.

- a) If the homeowner will be paving or repaving the driveway, the owner must first apply at the Administration Office for a permit to determine if a culvert will be required.
9. No trailer, tent, barn, outbuilding, shack or other structure shall be erected on any lot to be used as a residence. No basement or garage shall, at any time, be used as a residence either temporarily or permanently and no house shall be occupied prior to completion and the issuance and Certificate of Occupancy.
  10. Prior to taking occupancy of any dwelling a sewage disposal system of standard design and in location approved in writing by the Association, shall be installed by the owner and such system shall comply with all requirements of local and State codes. The effluent from such disposal shall not be permitted to discharge into any storm sewer, open ditch, drain, stream, pond or lake, but shall be disposed of in such a manner as may be approved by the Association and the state. And further, no sewage disposal system or seepage pit, drainage field, etc, nor any part thereof, shall be allowed to over flow at any time or shall be located within 100 feet of the high water mark of any lake, pond or stream.
  11. Any holes dug on any lot for the purpose of determining the suitability of the lot for subsurface disposal of sewage shall be filled within one (1) month of the date they are dug or within five (5) days of the date testing is completed whichever shall come first.
  12. No outhouse, privy or chemical toilet shall be erected or installed on any parcel without the approval of the Association.
  13. No trees, **dead or alive**, in excess of four (4) inch thickness or any shrubbery may be removed within the area between any building set back lines and the exterior property lines or any tract except after having first obtained approval in writing by the Association. No logging, timber harvesting of any type of tree or shrub removal or clear cutting is permitted on any tract within the community. See Schedule of Fines & Assessments - TIER 2 FINE – For each tree cut down – NO WARNING.
  14. No ground campfires are permitted.
  15. The placement of oil and gas tanks must adhere to the set back requirements of the deed and/or township, in either case, the more rigid requirement will prevail. This will apply only to new or replacement tanks installed after the effective date of these regulations. If special circumstances arise, this may be waived by the Director of Operations or the Board of Directors.
  16. The owner shall cut dead and/or fallen trees or branches on the tract and cause the removal of same when it constitutes a hazard. The owners shall maintain the lot in neat condition. No abandoned, discarded, or junked equipment, watercraft, recreational equipment, or other material shall be placed upon an owner's property. If, in the opinion of the Association the property is untidy or unsightly or constitutes a fire hazard, the Association may clear, tidy, or cure and remove the hazard from the property and charge such reasonable costs of such work and any related expense to the owner.
  17. Unless otherwise provided in writing by the Association or on recorded subdivision plans, no part of any structure shall be erected closer to any sideline of the tract 12.6 feet, 40 feet from front of property line, 25 feet from back of property line, provided that in the event that any boundary line of the tract adjoin any lake, pond, stream or water course, no part of any structure shall be erected no closer than 50 feet from such lake, pond, stream or water course, provided, however, that variances from said setback requirements may be granted in the event of extreme hardship as determined by the Board of Directors at its sole discretion. In the event the state or local requirements are stronger, the more rigid will prevail.
  18. No tract or any building therein erected, or any part thereof, shall be used or occupied as a club, profit or non-profit or for the carrying on of any trade or profession.

19. No tract or any building therein erected, or any part thereof, shall be used or occupied for the distillation or brewing, manufacturing or sale of any malt, venous, spirituous or intoxication liquor of any kind.
20. No oil or gas well shall be drilled on any tract or part thereof.
21. No excavation shall be made on any tract except for the purpose of building therein and not until the time when building operations are commenced. No earthen materials shall be removed from said premises as part of the excavation. Once building operations are commenced, the exterior shall be completed within six (6) months from the date of the commencement of the building operations.
22. Cleared snow, leaves and yard debris is to be kept within the owner's property boundaries as determined by the property survey. Cleared snow, leaves and yard debris may only be placed on another's lot when permission has been given from said lot owner.
23. No owner of the property in Wild Acres shall construct or have constructed a swimming pool, whether in ground or above ground on such owner's tract.
24. No motor vehicle or trailer shall be driven or moved on any roadway or place, maintained by WALPOA unless the vehicle is so constructed or loaded as to prevent any of its loads from dropping, sifting (shifting), leaking or otherwise escaping, while being operated within the community. Construction vehicles will be allowed entry for business Monday – Friday 8:00 am to 6:00 pm and Saturday 9am - 3pm. Construction vehicles will **not** be permitted entry and/or to be operated prior to 9:00am on Saturdays. Construction vehicles will not be permitted entry and/or to be operated on national holidays. The holidays on which contractors will be denied admission or permission to work in Wild Acres will be Christmas Day, New Year's Day, Memorial Day, Fourth of July, Labor Day, Good Friday, Thanksgiving Day and Presidents Day. All work must be completed by 6:00pm. Construction vehicles may not be moved from site to site or started before 8:00am or after 6:00pm and on Saturdays before 9:00 am and after 3:00pm. At the end of every working day (6:00 PM), construction vehicles/ contractor and/ or builder's vehicles must be removed from any WALPOA right-of-way, e.g., either totally removed from the community or, with the individual property owner's permission, parked in a private driveway near the site and within the boundaries of the respective property, or parked within the boundaries of the property on which they are working. Contractors are required to maintain a suitable refuse container as designated by the Director of Operations or their designated representative on the building site at all times during construction. Contractors are required to maintain a port -a-john on site at all times during construction. It will be the responsibility of the contractor and the deeded owner for whom he is performing work for to ensure all roads are clear of any debris caused by the contractor's vehicles prior to 6:00pm of the same day the debris was left and 3:00pm on Saturdays. Exceptions- For emergency purposes only exceptions may be granted by the Director of Operations or Public Safety Chief. The request must be presented in writing stating the specific reason.
25. Homeowners who intend to build anything additional on lots that require a permit from the Township, a copy should go to the Front Office for homeowner's file. Homeowners are responsible to go to the office to obtain permits for fences and other structures that do not require Township permits. Any structure in violation of WALPOA Rules and Regulations, the homeowner will be responsible to remove said structure.
26. Unless given specific permission from property owner, any trespassing will be considered prohibited and result in a fine.
27. No feeding any type of wild animals at any time on resident property and/or common areas within the Association.

**ARTICLE XI**  
**FENCE, WALL, SHRUB AND TREE REGULATIONS**

A-General Policy –

1. Fences, walls, shrubs and trees should be attractive as well as serviceable and be in keeping with the natural beauty of the community. They shall not interfere with the sight distance of any road or intersection.
2. Prior to erecting any wall or fence an application must be completed at the Office and approved by the Director of Operations.
3. Since fences, walls, shrubs, and trees may only be installed on your property, it is important to know exactly where the property lines are. Existing pins from a previous survey may be used however, if there are no existing pins in place, the owner will be required to have their property corners marked by a Licensed Surveyor. In the event there is any question regarding the location of a fence that is close to the property line, the Director of Operations may require a current survey. If it becomes necessary for the Association to have a survey performed to determine if a violation exists or to confirm the location of the property pins, the cost for such survey shall be billed to the owner. This determination will be made by the Director of Operations. Any member who has erected any fence/wall/shrub or tree on Association property (including roads and berm) will be required to remove them within thirty (30) days of notice of such violation.
4. The installation of any of the foregoing affects both your property and surrounding properties. It is a good idea to discuss your plans with your neighbors. When erecting a fence or wall it is important to take into consideration that to maintain them it may be necessary to enter upon your neighbor's property. No fence or wall shall be erected so as to unreasonably block the view from any windows or doors or other location of any neighbor. The party requesting permission to erect a fence or wall at the location and height request in such situation may obtain approval to do so only upon showing a compelling reason to do so.
5. Every fence or wall shall be constructed in a substantial, workmanship manner. Every fence or wall shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair, damage, unsightliness, or constitute a nuisance. No fence or wall shall have any sharp protrusions or other conditions which will be likely to cause damage to a person or property. Any fence which has become dangerous to Public Safety, health or welfare or has become unsightly through improper maintenance or neglect, or is a nuisance will cause a summons to be issued.
6. As of the enactment of these regulations, any existing fences or walls which do not extend beyond the owner's property lines will be considered approved.

B. Fencing and walls

1. If only one side has finished materials that side must face the public side of the individual lot. Posts and hardware (except gate hardware) should be hidden from public view where possible.

C. Front and front side yard fences

1. For the purpose of these regulations, front yard shall be defined as all areas between the front face of the building and the front property line. The front/side shall be all property from the side property lines to the beginning of the front face of the foundation.  
*See figure 1*
2. Distance from lot line- may be erected up to but not on the front property line.  
Height-no more than four (4) feet.

D. Rear and rear side yard fences

1. For the purpose of these regulations, rear yard fences shall be defined as all areas between the rear property line and the back face of the foundation. The side/rear shall be defined as all property between the side property line and the side face of the foundation. *See figure 2*
2. Distance from lot line- may be erected up to but not on the rear property line. Height- no more than eight (8) feet.

E. Type of fences permitted

1. Wood or vinyl picket, split rail, green and/or black vinyl link, completely solid fences, stockade, (Excluding lakefront, front yard and side yard), shadow box and natural stone.)

F. Type of fences not permitted

1. Metal chain link, galvanized fences, chicken wire, barbed wire, and electric fencing. stockade on front yard, front/side yard or lakefront.

G. Corner lots

1. For the purpose of this regulation, corner lots shall be defined as a lot situated at the intersection of two (2) or more streets.
2. All corner lots shall maintain for safety vision purposes a triangular area at the street intersection corner of the lot, which triangle shall be formed by the front and side lot lines and a diagonal line drawn between two (2) points located twelve (12) feet along the front and twelve (12) feet along the side lines from their point of intersection. Within such triangular area, no tree, fence, shrub, or other physical obstruction higher than twenty-four (24) inches above the existing grade shall be permitted. *See figure 3*
3. Distance from lot line-same distance as front and front side, rear and rear side. Height-same as front/side yard and rear/side yard.

H. Lakefront-yard fencing

1. In an effort to preserve the rural charm of the community and to preserve the natural environment, fences or walls may not substantially interfere with the other member's view of their lakeside/pond/stream or any other waterway property. *See figure 4*
2. Distance running horizontally to the body of water- may not be erected closer than fifty (50) feet from the high water mark and may run vertically along the side lines up to the face of the house foundation. Height-not more than four (4) feet.

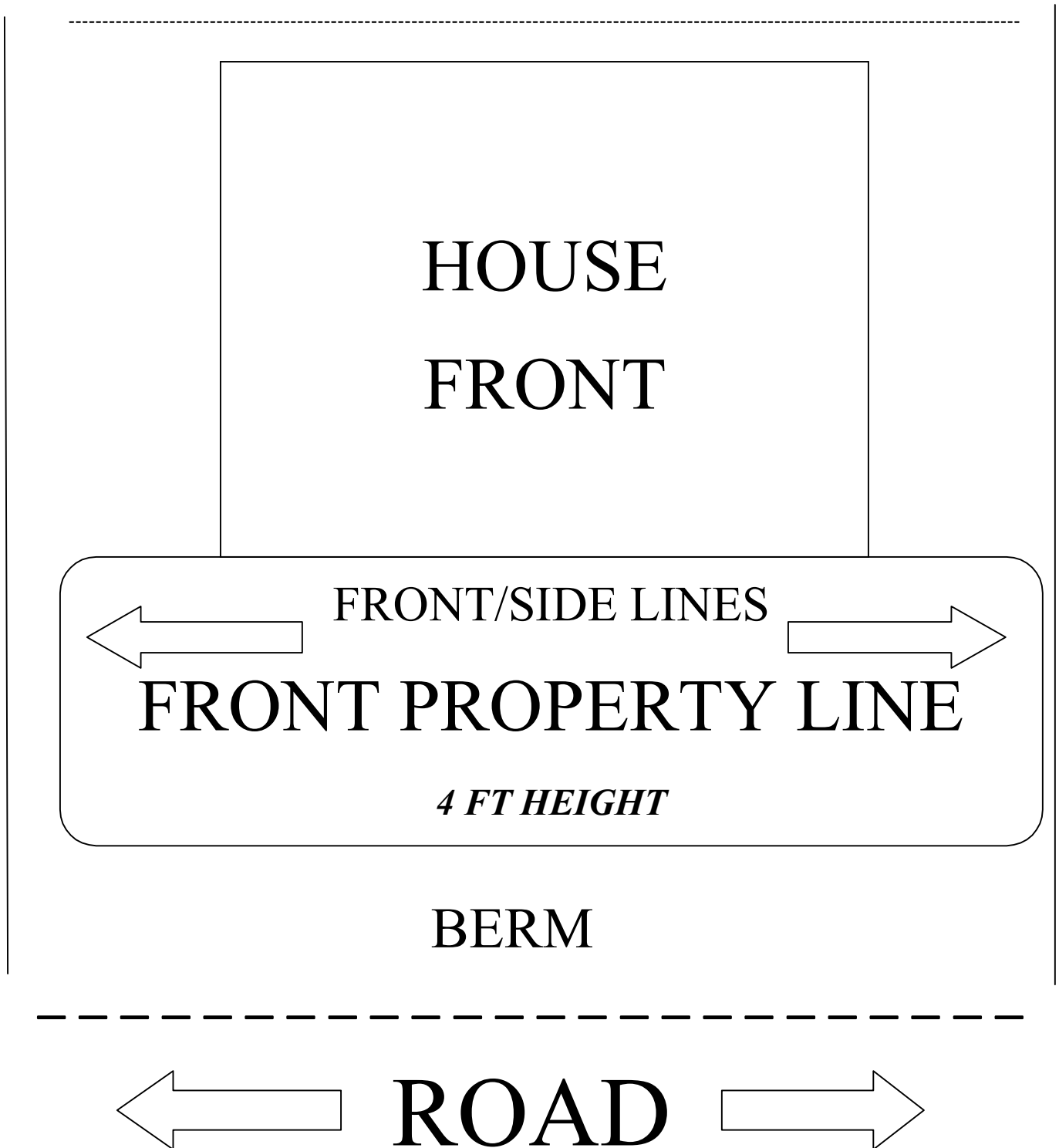
I. Type of fence

1. Only open fences of an aluminum wrought iron type, vinyl/resin shall be permitted on any lot abutting a body of water. The space between pickets must be set so that a child cannot be caught or hurt.

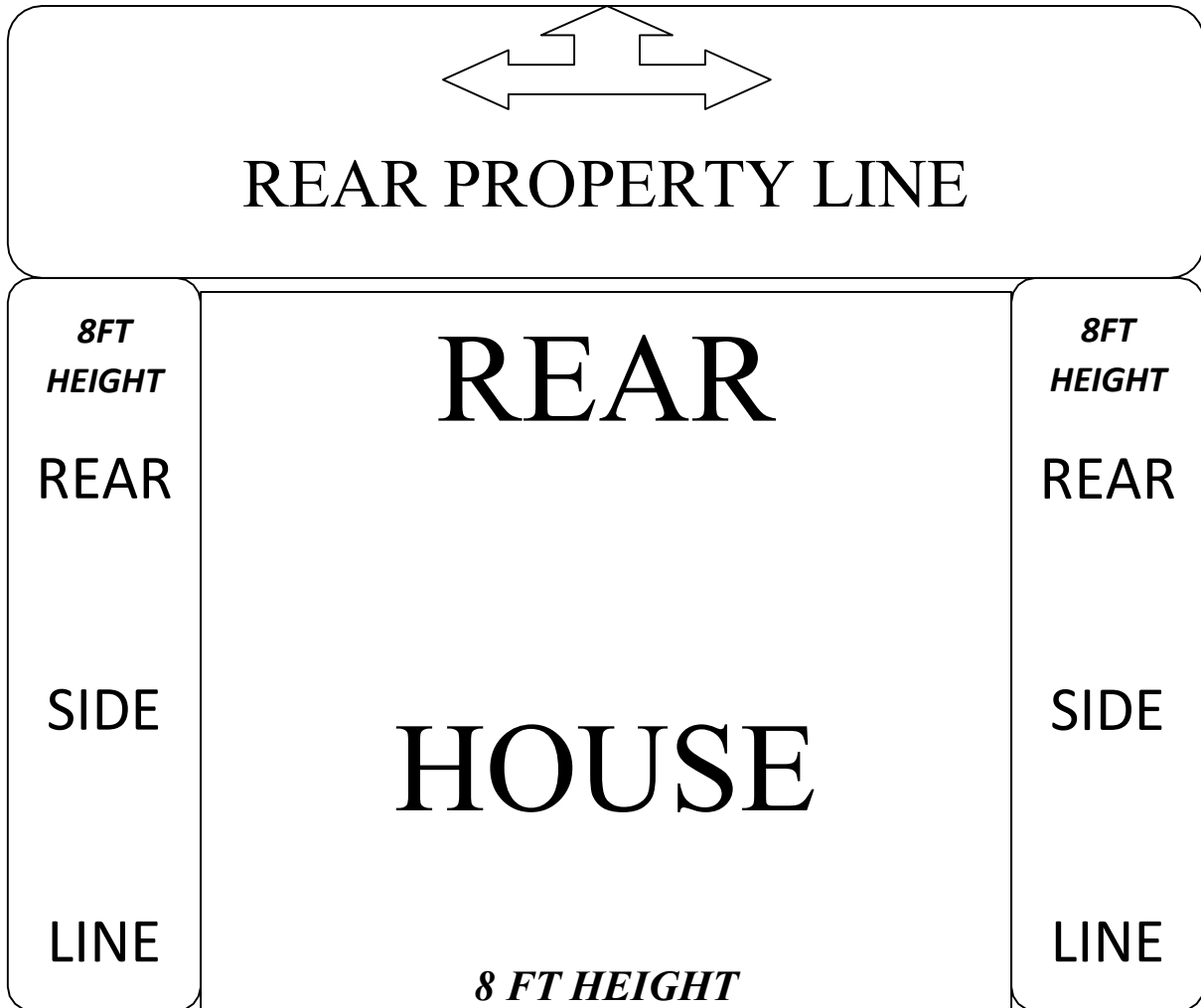
J. Walls

1. The same distances shall apply to walls.
2. All walls must be constructed of a natural or synthetic stone, brick, or other masonry type of material.
3. Height-any wall located on any portion of the property must not exceed four (4) feet in height.
4. Any person may apply for a waiver of the height and location requirements for a retaining wall that is necessary for topographic and construction purposes.

# FIGURE 1

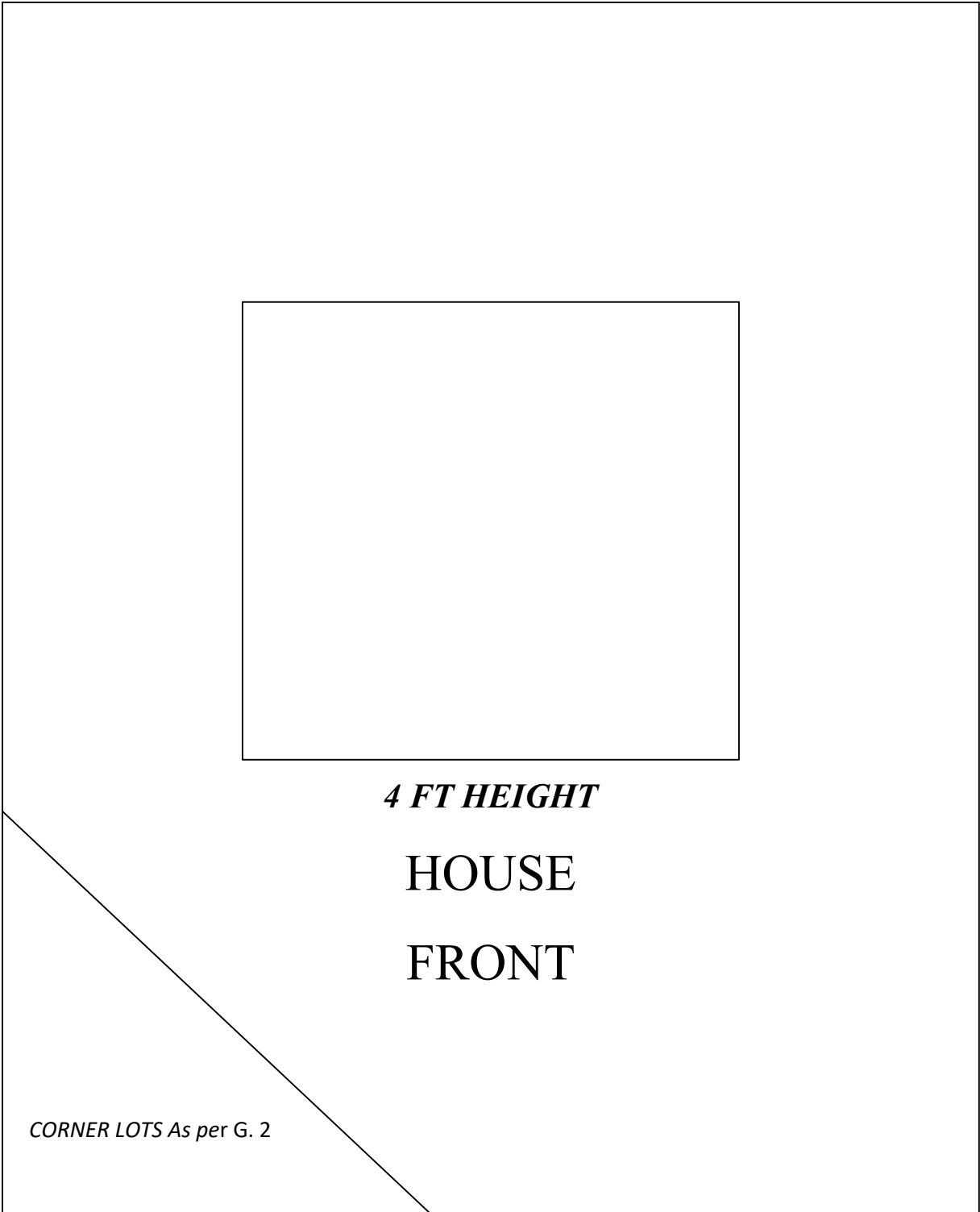


# FIGURE 2



# FIGURE 3

R  
O  
A  
D



12'  
F  
E  
E  
T

←  → 12 FEET

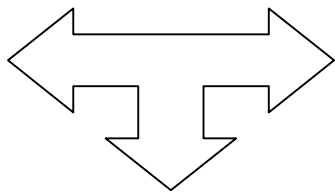
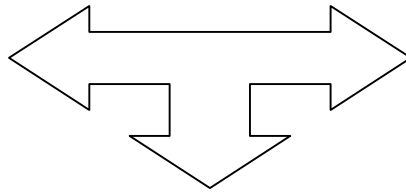
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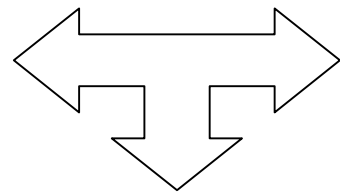
# FIGURE 4



HIGHWATER MARK



50 FEET



WITHIN THIS AREA MAY ONLY BE UP TO FOUR (4) FEET  
IN HEIGHT

HOUSE

K. Fences adjoining public areas

1. Owners of lots that directly abut pools, lakefront access areas or beaches, playgrounds, tennis courts, recreation areas, maintenance areas, clubhouse or other community amenities may be given waivers to erect fences at locations or with dimensions that exceed these guidelines for good cause. Such waiver may only be granted by the Board of Directors after a hearing on the merits.

**DEFINITIONS**

**Shrub**-Any hedge, bush, or living fence of any nature encircling either wholly or any portion of any given area.

**Height**-The vertical distance from the finished grade to the top of the fence, hedge, or wall

**ARTICLE XII  
RENTAL OF PROPERTY**

1. A member must notify the Association of his/her intent to rent his/her property and must ensure that the rental application is completed and must comply with all regulations as set forth in the WALPOA rental policy.
2. A member must provide any real estate agent seeking to rent his/her property with a copy of the Rules and Regulations, the deed restrictions and covenants and a copy of the rental policy.
3. Every tenant must comply with the rules and regulations, deed restrictions, and other community regulations and procedures.
4. Violations of the Rules and Regulations, deed restrictions and covenants by tenants will initiate proceedings against the member to terminate said rental. Fines and assessments will be imposed.
5. Tenants shall be considered guests and must use Guest Badges which are obtained from the Owner of the property. Owners must be in "Good Standing" in order to receive badges. Renters are not permitted to use any badges but the Guest Badges supplied by the owner of said property.
6. The owner and tenant and/or their invitees are jointly liable for damages to Association property. All must abide by the Community's Rules and Regulations, By-Laws and Covenants.
7. Owners or tenants are responsible to pay a Renter's Bond of \$500.00 for security. This sum is kept in escrow and will not draw interest. Any fines or assessments imposed on the renter will be paid out of this bond. The bond must be replenished within ten (10) days. Owners are required to pay an additional \$365.00 in dues each year for administrative fees and processing.
8. No rentals less than thirty (30) days consecutive are permitted in the Community. See "Schedule of Fines and Assessments. \$1,000.00 for first violation, \$1,500.00 for the second violation and \$3,000.00 for the third violation. **NO WARNINGS!!**

**ARTICLE XIII**  
**SANITATION-REFUSE DISPOSAL**

1. The accumulation, dumping, or disposing of solid wastes, as defined herein, on the ground, or otherwise out of doors, on any lot, on the roadways or any common area, bodies of water or other property within Wild Acres Lakes is prohibited except as provided herein.
2. Refuse and trash shall be kept in sanitary container, properly covered and secured to avoid upsetting and scattering of such by animals. If such debris does occur, clean up must be done promptly. If the Association deems it necessary to clean debris due to health and/or for appearance reasons, the Association may remove such refuse/debris and charge the member for any related expense including, but not limited to, the transport of any hazardous waste.
3. Every member must arrange for his/her own garbage or trash disposal.
4. The placement of solid waste in cans or suitable plastic/metal containers on the curbside of edge of the right of way for pick up by a licensed hauler shall be permitted and must be removed from the street area within twenty-four (24) hours before and after scheduled pickup. The collection and disposal of waste, as defined by DER, shall be in accordance with state regulations. Questions as to the nature of such wastes and method of disposal of same should be referred to the individual hauler or by DER.
5. Solid waste shall be defined as ashes, garbage, (animal and vegetable wastes resulting from the handling, preparation, cooking or consumption of food), rubbish, (glass, metal, paper, plant growth, wood or no-putrid solid waste), solidified liquids, semi-solids or contained gaseous materials, human or animal wastes.
6. No refuse or solid waste, this includes household garbage, shall be deposited in any WALPOA container located throughout the community.
7. Community Dumpster is for household garbage only. Hours of Operation are as follows:  
Memorial Day through Labor Day – Wednesdays from 8:30 a.m. to 2:30 p.m. and Sundays from 2:00 p.m. to 7:00 p.m. all other months, Sundays from 2:00 p.m. to 7:00 p.m.

**ARTICLE XIV**  
**RECREATIONAL and OTHER MOTOR VEHICLES**

1. No motor vehicle shall be permitted upon any road or at any Association owned facility unless (a) currently registered, inspected and insured pursuant to the laws of the Commonwealth of Pennsylvania, or, if different the state of registration and (b) operated by a licensed or certified driver. A motor vehicle shall be defined as any mechanically powered means of transportation including but not limited to ATVs, motorcycles, mopeds and snowmobiles. Pennsylvania vehicle codes and laws shall be maintained within the community for those vehicles.
2. All motor vehicles including recreational must be registered with the Association and state (where applicable) in order to be operated in the Community. Any new registrations must be filed with the office in 30 days. The Association reserves the right, at its discretion, to review all applicants and deny registration to any recreational vehicle.
3. Guests must obtain a pass from the Public Safety booth before entering WALPOA and guest passes must be visibly displayed on the dashboard of their vehicles at all times. This includes contractors.
4. An abandoned or junked motor vehicle is defined as one that remains on an owner's property for more than two (2) weeks and for the duration of said period, the vehicle is either (a) without current inspection sticker or similar certification in the state in which the vehicle is registered or (b) not currently registered in any state as a motor vehicle pursuant to the motor vehicle laws applicable to said state and (c) is incapable

of being operated on the public highways. Public Safety will proceed with the normal summons process for removal of said vehicle and take whatever legal steps necessary. The cost for any legal action will be billed to the owner of the property.

5. You must be sixteen (16) or older to operate any recreational vehicle on WALPOA property. If a member gives permission for their child who is under 16 to operate a motor vehicle, it must be on their property only.
6. Any ATV operator must wear approved safety equipment as required by law.
7. Any ATV or recreational vehicle may not be operated between dusk and dawn or during inclement weather when our plows / sanders are on the road.

In the event any vehicle is parked on Association property for more than forty eight (48 hours, without legitimate excuse, notification to Public Safety and approval from the Director of Operations or Public Safety Chief, it shall be considered abandoned, even if the vehicle has proper registration, inspection, etc. The vehicle may be towed at the owner's expense.

In the event any vehicle is parked on Association property for any length of time and poses a danger to the safety of the residents, it may be towed at the expense of the owner. Any vehicle parked at any fire access lane will be towed immediately, at the owner's expense.

## **ARTICLE XV GATE CARDS**

### GATE CARDS

1. Gate cards are the property of WALPOA, which retains the right to withdraw, limit, or deactivate its use and distribution. The cards are issued to members in Good Standing providing they comply with these regulations.
2. A gate card is issued free of charge to members in Good Standing for up to three (3) vehicles per household, with a valid vehicle registration only. A \$25.00 fee will be charged for each additional card with each valid vehicle registration at the Administration Office.
3. A card may be issued to a member who has a leased or company vehicle provided a copy of the registration is supplied.
4. An immediate member of the property owner's family will qualify to receive a gate card if the family member resides with the property owner on a full time basis and the vehicle is registered to the same address as the owners.
5. A copy of the valid registration must be supplied to the office before a card could be issued.
6. Prior to property conveyance an owner is required to return any gate cards issued, to the office. If at the time of the request for the account balance (for the closing), or request for a Resale Certificate the card (s) has not been returned to the office the member's account will be billed \$50.00 per card and this will be reflected on the Schedule E sent to the closing agent or included in the Resale Certificate.

### TENANTS

If the tenant requires a card, the owner must send an email and/or letter to the Administration Office giving written permission for the tenant to purchase a gate card at \$25.00, as long as the owner is in Good Standing. A copy of the signed lease, tenant's driver's license and valid vehicle registration must be provided to the Administration Office. The office will indicate the gate card on the owner's account. This fee is non-refundable.

## FEES

1. There will be a \$25.00 fee per card for any cards applied for by the owner for his tenant and a valid vehicle registration must be presented. This fee is non-refundable.
2. If the tenants move and the owner does not return the tenants cards to the office even if allegedly lost, the owner's account will be billed a \$50.00 fee per card (not returned) and an additional fee of \$25.00 per card for any new cards issued.
3. Any stolen or lost cards will be replaced at a fee of \$25.00 per card. (excluding actual police reports submitted to the Director of Operations)
4. There is a \$25.00 fee for the deactivation of a member's gate card (s). This fee will also cover reactivation at such appropriate time.

## **ARTICLE XVI TRAFFIC and SAFETY**

1. All Pennsylvania motor vehicle code rules of the road will be maintained within the community.
2. No motor vehicle of any type shall be driven or towed in a reckless manner on or along any road within the community.
3. Guests must obtain a pass from the Public Safety booth before entering WALPOA and the guest passes must be visibly displayed on the dashboard of their vehicles at all times. This also includes contractors.
4. The speed limit will be posted throughout the roads in the community and exceeding such speed limits will result in an assessment or fine.
5. All drivers must observe noise restrictions within the community.
6. Bicycles operated after dark must be equipped with a head and tail light and rear reflectors. As required by the Pennsylvania vehicle code after dark all motor vehicles must have a full set of operational lights.
7. Parking is prohibited on any green area in the community, within twenty-five (25) feet of any intersection and on any community road so as to impede normal traffic, except in designated parking areas.
8. Vehicles (other than vehicles owned by the Association) may not be parked overnight on any road, parking lots, or common area, or to be parked in any manner so as to obstruct normal traffic flow, except with prior written consent of the Public Safety Chief or Director of Operations. In no event shall any vehicle be parked without exception between November 15<sup>th</sup> and April 15<sup>th</sup>.
9. Vehicles must not be parked less than ten (10) feet from the road.
10. Any person under the age of 16 must wear a helmet and other appropriate safety equipment when riding a bike, scooter, skateboards, rollerblading or any other similar activity on WALPOA property, In the interest of the safety of our members/ families and guests, any of the aforementioned activities are not permitted from dusk until dawn.
11. Vehicles operating with defective lights will be charged with a Tier 1 fine.

## **ARTICLE XVII BURNING**

**DEFINITION** ---Open burning shall be defined as ANY BURNING OF DEBRIS, PAPER, WOOD OR LEAVES in ANY CONTAINER, OPEN PIT OR CLEARED GROUND AREA where air contaminants, including smoke and /or odor, are emitted to the open air, and are not directed thereto through a flue.

**Exemptions--** The following are exempted from OPEN BURNING REGULATIONS

- a) Chimineas
- b) Charcoal Grills
- c) UL listed and Approved outside fireplaces.
- d) Firepits (is a fire which is encased above ground)

1. Burning shall be limited to twice every seven (7) days per household.
2. A permit **MUST BE OBTAINED** from Public Safety prior to any burning.
3. Burn permits are subject to wind conditions and may be recalled, denied and/ or canceled at the discretion of Public Safety or the Director of Operations.
4. Any person burning shall assume all responsibility for any damage which occurs to any surrounding property. If a ground fire gets out of control and the Fire Department or Emergency Personnel are dispatched, no warning will be given, an immediate fine will be issued equal to a Second Violation.
5. No burning of any household trash is permitted. Household trash is defined as: All putrescible animal and vegetable matter resulting from the handling, preparation, cooking and consumption of food. And rags, old clothes, leather, rubber, carpets, wood excelsior and plastics and Styrofoam.
6. A list of acceptable materials will be obtained from Public Safety at the time the permit is issued.
7. Piles of materials to be burned shall be kept at a size where burning can be readily controlled. In no case shall such piles exceed five (5) feet in any direction and must be at least fifteen (15) feet away from the property line.
8. Burning of domestic yard waste shall be constantly supervised by a responsible adult. During such burning, a water hose attached to an operable water faucet shall be of sufficient length so that it is capable of extending at least fifteen (15) feet beyond the site of burning.
9. Burning shall not be permitted during any periods of strong winds, drought or weather inversion (i.e. hazardous air quality conditions), or during any other situation deemed hazardous or objectionable by the Fire Marshall, Fire Chief, Law Enforcement Officer, WALPOA Public Safety, Director of Operations. If such hazardous or objectionable conditions develop during a day when burning is being conducted, existing permits may be canceled.
10. By obtaining a burning permit you are giving permission for Association Personnel to enter upon your property to confirm your compliance with WALPOA burning regulations.
11. Deeded owners are the only persons permitted to apply for burn permits, tenants and those adults not on the deed are required to supply a letter of permission to the Administration Office from the deeded owner.

**ARTICLE XVIII  
VANDALISM & FIREWORKS**

1. Vandalism to private or Association property in the community will not be tolerated. Violators will be prosecuted to the fullest extent of the law. **PROPERTY OWNERS WILL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY THEIR FAMILY MEMBER, GUEST OR TENANTS.**
2. Safety considerations and Pennsylvania law mandate that fireworks be banned from Wild Acres Lakes Community. The possession of fireworks is illegal, and violators are subject to confiscation, prosecution. Fines and assessments.
3. Disruptive or disorderly conduct will not be tolerated.

**ARTICLE XIX  
OFFENSES AGAINST ASSOCIATION PERSONNEL**

1. Physical or verbal obscenities directed towards any Association employee will not be tolerated.
2. Members are expected to comply with the reasonable request of an Association employee.
3. Physical assault of any Association member or employee will be assessed and prosecuted to the fullest extent of the law.
4. All rules and regulations will be enforced with discretion by the Public Safety force.

**ARTICLE XX  
HEARING BOARD**

**QUALIFICATIONS AND NUMBER**

A Hearing Board shall be established and appointed by the Board of Directors.

The term of a Hearing Board member shall be three (3) years. In the event a member wishes to continue to serve; the board may re-appoint him at that time. A Hearing Board member may be removed with cause by the Board of Directors.

The Hearing Board shall be comprised of at least five (5) members in Good Standing and a quorum of three (3) will be required to hold a meeting.

A Board Member may not be a member of the Hearing Board.

Any current employee of the Association may not be a member of the Hearing Board.

Hearing Board members may not be directly related by blood or marriage to the accused or any member of the Board of Directors.

**MEETINGS /HEARINGS AND PROCEEDINGS**

Physical or verbal abuse directed toward any Hearing Board member will not be tolerated. Legal action may be taken against the offender, if deemed necessary.

Whenever possible, meeting/ hearings of the Hearing Board will be held once a month.

The proceedings of the Hearing Board will be tape recorded, cataloged and kept in the Association safe until, at such time the assessment/ fine has been satisfied.

Decisions—Majority vote will rule at the hearing.

Children under the age of twenty –one (21) will not be permitted to attend a hearing unless directly involved in the proceeding. Any children brought to a hearing will be asked to leave the room.

Immediately following the hearing, the Board's decision will be recorded on the "Decision Notification" form. The form will be signed by all Hearing Board members present at the hearing. The notification and tape will immediately be brought to the office by the Hearing Board members. Failure to comply will result in the immediate removal of that member by the Board of Directors. Hearing Board's outcome may be appealed at the District Court. The appeal must be taken within thirty (30) days of the date of the Notice of Decision to the District Court. The Hearing Board's appeals can be brought to the Wild Acres Board of Directors to make sure procedures have been followed correctly.

No fine/ assessment for a violation of the regulations shall be imposed by the Association without the alleged violator's right to a hearing, heard by the Hearing Board. Each alleged violator will be given notice either by date marked on summons, by certificate of mail or certified mail (at the discretion of the Association). The right of a hearing may be waived by the alleged violator by paying the imposed fine assessment prior to the hearing date. Reasonable time shall be allowed to correct a violation (if it is a violation that can be corrected, at the discretion of the Public Safety Chief and / or Director of Operations.

The member's failure to appear at any hearing date, without a request of, or postponement granted by the Public Safety Chief, will constitute a waiver of alleged violators' rights to contest the impositions and enforcement of any and all applicable assessments and the decision of the Hearing Board becomes final. The member will be given notice of the specific time allotted to request another hearing date. In order to limit the costs to the membership, it is important that the member notify the Public Safety department within this time limit that he will not be able to attend the scheduled hearing and is requesting another date.

**The Association must have advance notice to ensure that all employees can be present at the hearing and the Association does not wish to expend unnecessary funds if a member is not planning to attend the hearing. Any member who does not give notice that he will not be able to attend will not be given another hearing date and forfeits their right to a hearing.**

## **REIMBURSEMENT**

Members of the Hearing Board are volunteers and will not be paid.

From time to time it may be necessary for the Hearing Board members to appear in court, they will be reimbursed for any proven lost wages. This may be approved by an officer of the Board of Directors or the Director of Operations. The reimbursement form must have an approval signature.



**ARTICLE XXI**  
**SCHOOL BUS STOP**

During the hours of 7:00am – 8:30am (PICK-UP) and 3:00pm – 4:30pm (DROP-OFF) the following rules will be strictly enforced at the bus stop:

1. The speed limit shall be reduced to five (5) MPH while driving inside the bus stop area. This reduced speed limit also applies when entering and exiting the bus stop area.
  - 1A. Fifteen (15) MPH upon entry and exit during school bus hours – NO WARNING.
2. All cars entering the bus stop area must find and occupy a proper parking spot prior to conducting their business. Only when properly parked are children allowed to leave the vehicle and proceed to walk to the sheltered pick-up area. Children exiting the bus must walk to the parked car or have someone escort them to the car.
3. Idling when not in a proper parking spot inside the bus stop area for the purpose of PICK-UP or DROP-OFF is strictly prohibited and enforceable with a TIER 1 fine.
4. The "Jug Handles" on either side of the entrance/exit are there for buses only. PICK-UP or DROP-OFF in this area is strictly prohibited and enforceable with a TIER 1 fine.
5. Ball playing, smoking, and running while in the bus stop area are all prohibited during PICK-UP/DROP-OFF hours. This includes but is not limited to bicycles, skateboards, segways, hoverboards, etc. in parking lot. Bicycles must be secured in racks.
6. No aggressive pets may be brought to the bus stop area. Public Safety has the right to tell you to take your pet back to your car or remove it outright.
7. Parents and/or guardians will be held responsible for the conduct of children under their care. Bullying will not be tolerated and a citation will be issued to the home owner(s).
8. These rules are also in effect during any school bus operations when children are present.
9. Public Safety and/or Crossing Guard(s) may, at times, ask that special consideration be taken for the safety of our children. Please obey any directives they issue for the safety and wellbeing of everyone.
10. Disruptive or abusive behavior by anyone will not be tolerated on WALPOA property.
11. Items 1 through 8 are enforceable with a Tier 1 fine and item 9 & 10 is enforceable with a Tier 2 fine.

## **ARTICLE XXII PROCEDURES FOR ENFORCEMENT**

At the discretion of the Board of Directors, the fines / assessments to be imposed in any particular instance may be reduced or waived or, in case of repeat violations, may be increased by up to 300% + any costs involved. Members may be fined / assessed for each day of violation as a separate offense. Based upon the circumstances surrounding the case, the Hearing Board may use the sliding scale of minimum and maximum fines/ assessments.

Failure to abide by these rules and regulations and deed restrictions covenants shall subject the violator to penalties and punishment under applicable law and /or fines and assessments as established from time to time by the Board of Directors.

1. The Public Safety Chief and/or Public Safety personnel or Director of Operations gives written notice to the parties involved of the alleged violation via summons notice mailed by the Post Office certificate of mailing, certified mail or verbal warning.
2. The Public Safety Chief or Director of Operations will determine a reasonable length of time for compliance with the rules, if appropriate, and follow up if necessary.
3. If the violation is not corrected within the allotted time, the Public Safety Chief or Director of Operations will send a summons notice by Post Office certificate of mailing or certified mail. Such summons shall impose the applicable assessment and the accompanying letter will also give the date and procedure for a hearing.
4. Any penalties assessed by the Association are in addition to any criminal penalties that may be assessed by the appropriate Justices or Judges of the Courts of Commonwealth of Pennsylvania. If the member fails to correct the violation and/or pay any fines/assessments imposed, the assessment and finance charges and/or late charges accumulated will be billed against the member's dues statement. Failure to pay dues and assessment, fines and any other charges imposed will affect the member's membership status and he will no longer be considered a member in Good Standing. The Association may also forward the matter to its attorney for the appropriate legal action. The Association reserves the right to recover legal fees, collection costs and any other expenses involved.
5. The Association has the right to seek an injunction against individuals who engage in repeated violations of the same or similar regulations of the Association and take whatever action available by law.
6. In the event that any provision of the rules and regulations, deed restrictions and covenants are determined by a court or other government body having jurisdiction over the subject matter be void or unenforceable, such provision(s) shall be deleted here from, and all remaining provisions hereof, shall remain in full force and effect.

**SCHEDULE OF FINES/ASSESSMENTS**

The following schedule of fines/assessments is subject to addition, deletion, and modification from time to time by the Board of Directors. The Association’s Board of Directors/ Director of Operations, and/or Hearing Board reserve the right to forward any and all violations that may apply for prosecution at those levels and whenever possible will seek restitution for damages, employee expenses and/or losses. Association fees are established by the Board of Directors and may be changed from time to time by board resolution.

	TIER 1	TIER 2	TIER 3
1 <sup>st</sup> Offense	\$50.00-100.00	\$150.00-200.00	\$500.00-1500.00
2 <sup>nd</sup> Offense	\$100.00-150.00	\$200.00-250.00	Same as above
3 <sup>rd</sup> Offense	\$150.00-200.00	\$250.00-300.00	Same as above

**ARTICLE II-USE OF ASSOCIATION FACILITIES**

TIER 2	Open alcoholic container
TIER 2	Facilities curfew
TIER 2	Members use of another members badges, guest passes, or gate cards
TIER 2	Members allowing tenants or guests the use of his/her member badges
TIER 2	Smoking outside of designated smoking areas.
*TIER 2	Any violation of this section

**ARTICLE III-POOLS & BEACHES & SAUNA**

* TIER 1	Any violation of this section
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**ARTICLE IV-LAKES & BOATING**

* TIER 1	Any other violation of this section
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**ARTICLE V-FISHING**

TIER 1	Illegal fishing without badge or license
TIER 1	Illegal catch of fish not in season
* TIER 1	Any other violation of this section

**ARTICLE VI-HUNTING AND USE OF FIREARMS**

TIER 3	Carrying a loaded weapon
TIER 3	Weapon discharge
TIER 3	Illegal hunting
* TIER 3	Any other violation of this section

## ARTICLE VII-TENNIS

* TIER 1	Any violation of this section
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## ARTICLE VIII-PETS

* TIER 1	Any violation of this section
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## ARTICLE IX-NOISE

TIER 1	Faulty alarm response
* TIER 1	Any violation of this section

## ARTICLE X-LAND and PROPERTY USE

TIER 1	Failure to maintain home or untidy lot
TIER 1	Posting of signs
TIER 2	Tree Cutting – For each tree cut down – <b>NO WARNING will be issued.</b>
TIER 2	Unregistered, uninsured, uninspected or junk vehicle
TIER 3	Illegal burning
TIER 1	Quiet hours
*TIER 1	Any other violation of this section

## ARTICLE XI-FENCING AND WALLS

* TIER 1	Any violation of this section
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## ARTICLE XII-RENTAL OF PROPERTY

*SPECIAL	(a) \$100.00 for the first month or any part thereof
*SPECIAL	(b) \$250.00 for the second month or any part thereof
*SPECIAL	(c) \$500.00 for failure to post the bond 60 days from the date bond is due.
*SPECIAL	(d) \$1,000.00 1 <sup>st</sup> violation, \$1,500.00 2 <sup>nd</sup> violation, \$3,000.00 3 <sup>rd</sup> violation. Any short term rental less than 30 days is prohibited – <b>NO WARNING will be issued.</b>

## ARTICLE XIII-SANITATION-REFUSE DISPOSAL

TIER 3	Illegal dumping
TIER 1	Littering
*TIER 1	Any other violation of this section

## ARTICLE XIV-RECREATIONAL AND OTHER MOTOR VEHICLES

TIER 1	ATV, snowmobiles, motorcycles
* TIER 1	Any other violation of this section

**ARTICLE XV  
GATE CARDS**

TIER 2	Members gate cards are not to be used by guests.
* TIER 2	Any violation of this section

**ARTICLE XVI-TRAFFIC & SAFETY**

TIER 1	Illegal parking common area or commercial vehicle
TIER 2	Unlicensed driver
TIER 2	Reckless driving
TIER 2	Failure to keep right
TIER 2	Wrong way on a one way
TIER 1	Driving unregistered , uninsured, or uninspected vehicle
TIER 2	Exceeding speed limit
TIER 2	Vehicle without light or reflector
*TIER 1	Any other violation of this section

**ARTICLE XVII-BURNING**

1 <sup>st</sup> Violation	Warning notice and loss of burning privileges for 30 days
2 <sup>nd</sup> Violation	\$500.00 fine and loss of privileges for 30 days.
3 <sup>rd</sup> Violation	\$1,500.00 fine and loss of privileges for 90 days.

**ARTICLE XVIII-VANDALISM & FIREWORKS**

TIER 2	Illegal use of fireworks
TIER 3	Destruction or defacing Association property
TIER 2	Disruptive behavior
* TIER 2	Any other violation of this section

**ARTICLE XIX-OFFENSES AGAINST PERSONNEL**

TIER 2	Eluding Public Safety Officer
TIER 2	Failure to comply with direction of a Public Safety Officer
TIER 3	Assault of Association personnel
TIER 3	Obstruction of administration duties
* TIER 2	Any other violation of this section

**ARTICLE XXI - BUS STOP**

TIER 1	Items 1 through 8
TIER 2	Item 9 and 10