

# TRACES OF LATTIMORE COMMUNITY ASSOCIATION, INC.

## RULES & REGULATIONS JUNE 2000 Revised: SEPTEMBER 2008

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### PREFACE

Traces of Lattimore is a community development of land and each lot in the development is part of a general development scheme. The authority of the Traces of Lattimore Community Association is to make and enforce the following Rules and Regulations as derived from the Declaration of Restrictive Covenants, which are contained in the deeds of each property owner at Traces of Lattimore.

The following Rules and Regulations are the result of recommendations made by a committee acting under the Board of Directors of Traces of Lattimore Community Association.

The Board of Directors has approved these Rules and Regulations so as to (1) provide a healthful and harmonious environment for community living; (2) protect and preserve property values; (3) enable such action to be taken as may be necessary to prevent or abate conditions which may be inconsistent with the Declaration of Restrictive Covenants and with all applicable laws; and, (4) protect the health, safety and general welfare of all property owners at Traces of Lattimore.

These rules are in addition to the Covenants and Restrictions contained in the various recorded deeds and in the bylaws of Traces of Lattimore.

Any violation of these Rules and Regulations could result in an appearance before the Dispute Resolution Committee provided for under Article IV, Section 6 of the Bylaws and could result in a suspension of privileges, a fine, or both, as well as instituting a Civil Action to recover sums due for damages or injunctive relief, or other appropriate action. All remedies shall be cumulative and no one of them will be exclusive of the other. The Association shall have the right to pursue any one or all of such remedies or any other remedy or relief which may be provided by law or at equity, whether or not stated in these Rules and Regulations. Members shall be responsible for all attorney fees and costs related to (1) the enforcement of the Declaration, Bylaws, Rules and Regulations and/or (2) the collection of any fine.

### DEFINITIONS

Community Association Member: Is an owner of property in Traces of Lattimore by Deed.

Guest: A person other than a member, who has been authorized to enter by a member, with the intention of residing/visiting at the property owner's address.

Renter: A person, who leases property within the community from a member.

Member in Good Standing: Shall mean a property owner who has met all the financial obligations of and to the Association and be in compliance with the Declaration, Bylaws and Rules and Regulations.

## RULES AND REGULATIONS

### Article I – General Rules

1. You must be a Member in Good Standing in order to utilize Association amenities.
2. Use of Association amenities will be restricted to members, family members, and the guests of the members.
3. A valid badge must be presented upon request by a member when using any Association amenity.
4. All Association amenities are designed for the use and enjoyment of the members and their guests. Any person who displays behavior, which violates the rules and regulations and/or disrupts the use or enjoyment of the amenities by others, will be required to leave.
5. All owner motor vehicles used for personal transportation must be registered with the Association and display the identification sticker at all times. There will be a replacement fee of \$10 per sticker.
6. Holiday Decorations – Appropriate holiday decorations close to the home associated with the particular holiday are permitted.

- All holiday decorations may be placed up to thirty (30) days prior to holiday and must be removed twenty-one (21) days after the holiday.
7. Solicitation – Traces of Lattimore is a private community. No solicitation within the community is allowed.
  8. Flyers will not be distributed unless first approved by Traces of Lattimore Community Association, Board of Directors. The general criteria for approval is that the flyer is promoting an Association sponsored event, Committee or Organization within the Community. Under no circumstances shall such flyers be placed in US Postal boxes.
  9. The Association Board of Directors is empowered to suspend the privileges of any member, guest or renter when their behavior violates any rule or regulation and/or disrupts the use or enjoyment of the amenities by others.
  10. Members shall be responsible for violations of the Declaration, Bylaws and these Rules and Regulations related to the conduct of their family members, tenants, guests and invitees.

## Article II – GUEST RENTER POLICIES

Except for special functions designed for members only, guests and/or renters may utilize the Association amenities, as often as they wish with the following limitations:

1. The owner must be a member in good standing to have guest and/or renters use the amenities.
2. In the event the Owner's property is rented a lease is required in writing and a copy provided to Traces of Lattimore Community Association.
3. Property owners and their agents are responsible for registering their renters with the Association and acquainting guests and renters with the rules and regulations of the Association.
4. Property owners will be responsible for damages caused and cost incurred to the Association by their guests and/or renters and their children or pets.
5. Guest badges shall be returned and kept in the custody of the property owner except when temporarily in use by the guest. A member does not retain any rights to use the amenities so long as all of his/her units are leased to other parties.

## Article III – LAKE AND BEACH RULES

1. Admittance to beach area will be restricted to members and guests with current membership badges.
2. Children under 12 years of age are not permitted at the beach unless accompanied by an adult (16 years of age or older) who shall be responsible for the child's behavior and conformance to all beach rules and regulations.
3. Night beach swimming and fires are prohibited.
4. All trash must be placed in appropriate containers and removed when members/guests leave the area.
5. Cars shall be parked in designated parking area and must have Traces of Lattimore Community Association vehicle identification displayed.
6. Complaints of improper activities should be directed to the Association in writing.
7. Pets are permitted on the beach given they comply with all provisions of Article V

## Article IV – BOATING AND FISHING

1. All Commonwealth of Pennsylvania Boating and Fishing Regulations apply.
2. Only members, guests and/or renters will be permitted the use of the lake and must display Traces of Lattimore badges.
3. No child under 12 years of age will be permitted in a boat unless accompanied by an adult.
4. Boats must not be overcrowded. All crafts on the water must be equipped with a United States Coast Guard approved flotation device for each occupant. Rubber rafts and boats must meet United States Coast Guard approval. Violators of these regulations are subject to fines by the Pennsylvania Fish Commission who have jurisdiction over all bodies of water in Pennsylvania (public and private).
5. Diving from boats or floating docks is strictly forbidden.
6. Only electric motors are permitted on the lake, except by safety, maintenance and security personnel.
7. Conduct disturbing or affecting the safety of other property owners or their guests will not be permitted.
8. All boats must be removed from the lake after use.
9. No boat in excess of 12 feet is permitted for lake use.
10. All boats and watercraft must be registered with the Association and required stickers must be obtained and affixed to the craft.
11. Ice fishing is Prohibited.

## Article V – PETS & WILDLIFE

1. Pet owners must abide by the C&R Restrictions, which state, "all such household pets shall be restrained and kept reasonably confined, so as not to become a nuisance" and any such Commonwealth law that should apply.
2. No pet may create a nuisance.
3. Pet owners are required to maintain their pet on a leash of no more than five (5) feet. Pet owners are also responsible to clean up after their pets. Failure to do so will result in fines.
4. There is to be no feeding of wildlife except in the form of bird feeders.

## Article VI – TENNIS/PADDLE BALL/BASKETBALL COURTS

1. The courts may be used for one hour based on a first-come/first-served basis, unless there are no players waiting to play.
2. Appropriate shoes must be worn at all times.
3. Only tennis may be played on the tennis court and basketball on the basketball court.
4. No other games/activities/uses are allowed including but not limited to biking, skateboarding, etc.

## Article VII – MOTOR VEHICLE AND ROADS

1. All Pennsylvania Motor Vehicle Code rules of the road will be maintained within the community.
2. Anyone who operates a motor vehicle within the community has to possess a valid driver's license.
3. No motor vehicles of any type shall be driven or towed in a reckless manner on or along any road. All drivers of motor vehicles shall observe speed restrictions and noise limitations within the development as established by the Association. No motor vehicles shall be permitted upon any road within the development unless the same are properly and currently licensed and inspected pursuant to the laws of the state of registration and operated by licensed persons.
4. All terrain vehicles, snowmobiles and other non standard vehicles are specifically prohibited from operating within the community.
5. Maximum speed limits have been established and posted and are to be obeyed.
6. Any abandoned or junk motor vehicle is defined as a motor-operated vehicle that remains within the premises of the community known as Traces of Lattimore more than five (5) days in a condition such that, for the duration of said period the vehicle is either:
  - a. Without current inspection sticker, similar certification, or application for registration in the state which vehicle should be registered.
  - b. Is not currently registered in any state as a motor vehicle pursuant to the motor vehicle laws applicable to said state. In either case, such vehicle may be removed at the property owner's cost and disposed of according to Pennsylvania State Law.
7. There shall be no parking on Traces of Lattimore Community Association roadways except for events approved by the Association.

## Article VIII – ARRANGEMENTS FOR PRIVATE EVENTS

1. The Association amenities may be utilized by members for private parties, etc., but not at times that will conflict with any scheduled Association function. Scheduling will be on a first-come/first-served basis through application to the Association.
2. All hosts and/or hostesses for any private occasion must be Association members.
3. Functions may not be held for the purpose of commercial promotions or fund-raising without written approval by the Board.
4. Written requests for any private use of the Association amenities must be made to the Association no less than two weeks prior to the date of the function.
5. A two hundred dollar (\$200) deposit for clean up and damage may be required and, to receive the refund of the deposit, all areas must be cleaned up and inspected at the conclusion of the function and trash removed at function's expense.

## Article IX – COMMON AREAS

1. Hunting is not permitted anywhere within Traces of Lattimore except as authorized by the Board of Directors.
2. No individual member can modify common areas in any way.

## Article X – GARBAGE PICKUP

1. Property Owner's trash containers are to be removed from roadsides the same day of pickup and all containers must have securable lids.
2. Pickup may be arranged at owner's discretion by Association approved contractor.
3. Trash strewn by animals will be subject to removal at owner's expense and a fine will be levied after second occurrence.

## Article XI – OFFICE IN HOME

HOME OCCUPATION – The use of a home office is permitted when defined as: The use or occupation of a portion of a dwelling unit or accessory structure as an office, studio or work room for purposes of income or profit by one or more persons residing in the dwelling unit. The use is accessory and secondary and does not alter the exterior of the property or affect the residential character of the neighborhood by

the introduction of noise, fumes, obnoxious odors, increased traffic, or other nuisances associated with such home occupation. The home occupation shall not involve the employment of any other person except those persons residing in the principal dwelling unit or the use of any garage, outbuilding, and yard space or outside activity. No home occupation shall occupy more than 25%, or more than 400 square feet of gross floor area of the dwelling unit - whichever is less. Lawn mower repair, small engine repair, automobile repair, real estate and construction are strictly prohibited.

- a. Outdoor storage, signage and displays of products and equipment is expressly prohibited.
- b. There shall not be any external evidence of use.
- c. Only parking designated for residential purposes is permitted. Off-street parking is prohibited. All commercially labeled vehicles must be parked in garage.
- d. Home occupation must be registered with Traces of Lattimore Community Association. There is no fee for this registration.

## Article XII – FINES SCHEDULE

Penalties: Failure to abide by these Rules and Regulations shall subject the violator to correcting where applicable, and/or fine as established by the Association Board of Directors. Fines could range from \$50 to \$1,000 per occurrence.

The Association Board of Directors may establish a Fines Schedule for Association Rules and Regulations Violations. All fines below are on a per occurrence basis as levied by the Board of Directors.

The Association Board of Directors reserves the right to adjust fine limits and establish or delete fine schedules.

Fines shall be imposed per day for those offenses that are of an ongoing nature.

<u>VIOLATION</u>	<u>FINES/OCCURRENCE</u>
Littering	\$200
Hunting & Firearm Discharge	\$500
Illegal Tree Cutting	up to \$500/tree and/or restoration
Graffiti/Vandalism	\$300 + remedial costs
Unregistered Boats (removed to barn area and charged to owner)	\$100
Violation of Construction Regulations	up to \$1000
Including but not limited to:	
a. Painting without color approval	
b. Working without the proper twp. and/or Association Permit	
c. Working without the proper permit(s) displayed	
Use of ATV's, snowmobiles or other non-standard vehicles	\$100 first occurrence \$200 each additional occurrence
Barking Dog	up to \$150
Septic Non-Compliance	\$250
Other violations:	Fines to be established by the Association's Board of Directors on a case by case basis.

***Failure to pay fines will result in revocation of all community privileges in accordance with the Traces of Lattimore Bylaws.***

Any past-due assessments (including fines) shall bear interest at the rate of 15% per year.