

Trails End POA Rules & Regulations 2014

Guidelines

The Board of Directors has developed the following Rules and Regulations with a schedule of fines for the safety and welfare of all property owners and their guests.

Once a violation is over one year old, it cannot be used in establishing a new fine providing that no other violations were registered against that same individual or property within that one year period.

Payment of Fines

- Any fine incurred by a property owner(s) for whatever reason and not paid within thirty (30) days will be added to the dues of the individual property owner(s). The Association will notify the property owner(s) of all such fines and all legal aspects.
- Any property owner(s) who fail to pay the assessed fine shall not be considered as a member in good standing and shall be subject to all other remedial actions, such as the disconnection of utilities, as set forth in the Association Restrictive Covenants, By-laws, and Rules and Regulations.
- In addition, an annual interest rate of 15% shall accrue on all unpaid fines.
- All fines shall be held current and shall be paid in full within thirty (30) days from the date said fine is assessed unless the fine is appealed to the Association Grievance Committee or the court, in which case the thirty (30) days shall run from the date of decision by the Grievance Committee or Court.

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I. TRAILS END FINE SCHEDULE

A. DRUNK AND/OR DISORDERLY CONDUCT

1. 1st Offense - Up to \$250.00 fine
2. 2nd Offense - Up to \$500.00 fine
3. 3rd Offense - Mandatory hearing with the Board: Fine to be determined by BOD

B. CRIMINAL MISCHIEF/VANDALISM. ACTS DEFINED AS DESTRUCTION OF PROPERTY.

1. 1st Offense - Immediate restitution plus a maximum of \$250.00 fine
2. 2nd Offense - Mandatory hearing before the Board plus maximum of \$500.00 fine
3. 3rd Offense - Immediate hearing before the Board to consider expulsion from public property or prosecution by Pennsylvania State in accordance with Act #58. Fine to be determined by BOD.

C. SPEED LIMIT

1. 1st Offense - Fines: (per driver, per offense)
 - a. Speed recorded at 11 to 20 MPH Fine: max \$25.00
 - b. Speed recorded at 21 to 25 MPH Fine: \$50.00
 - c. Speed recorded at 26 to 30 MPH Fine: \$100.00
 - d. Speed recorded above 30 MPH Fine: \$150.00
2. 2nd Offense - Fines as above will be doubled. (per driver, per offense)
3. 3rd Offense - Mandatory meeting with the Board of Directors

D. NO HUNTING, TRAPPING, OR DISCHARGE ALLOWED WITH ANY TYPE OF FIREARM, WEAPON, BOWS AND ARROWS OR OTHER PROJECTILE.

1. 1st Offense - \$1,000.00 fine max plus possible prosecution by the PA. State Game Commission.
2. 2nd Offense - \$2,000.00 fine max, loss of membership privileges, plus possible prosecution by the PA State Game Commission.
3. 3rd Offense - \$3,000.00 fine max, loss of membership privilege and possible prosecution by PA State Game Commission.

E. PET REGULATIONS

1. All permitted (household) dogs must be leashed at all times. Pets are not allowed on common properties, excluding roads, and the owner must pick up after the pet.
2. Pets must be attended at all times.
 - a. 1st Offense - Warning
 - b. 2nd Offense - \$15.00 fine
 - c. 3rd Offense - \$30.00 fine, plus possible prosecution by State and Local authorities

F. VEHICULAR REGULATIONS

1. No unlicensed, unregistered, uninsured motorcycles or motorized vehicles are permitted.
2. No unlicensed driver is permitted to drive any vehicle.
3. No mini-bikes, trail bikes, or snowmobiles permitted.
4. All vehicles must come to a complete stop at stop signs.
5. No parking in Handicapped Zones.
6. No vehicle shall be parked on Trails End roads or common areas in such a manner that they prevent the right of way.
7. Fines:
 - a. 1st Offense--- max - \$50.00 fine
 - b. 2nd Offense--- max - \$100.00 fine
 - c. 3rd Offense--- max - \$200.00 fine

G. RECKLESS ENDANGERMENT

Fine: \$500.00 max to be determined by the Rules Enforcement Committee.

H. OTHER VIOLATION: AS SET FORTH IN THE TRAILS END BY-LAWS, ARTICLE XII SECTION 12.3-A THROUGH R AND ALL RULES AND REGULATIONS DESIGNATED BY THE BOARD OF DIRECTORS.

1. 1st Offense---max - \$50.00 fine
2. 2nd Offense---max - \$100.00 fine
3. 3rd Offense---max - \$200.00 fine

I. FEEDING OF ANIMALS

1. Feeding of wild animals, stray dogs or cats is prohibited in common areas or campsites.
2. Leaving food for any wild or stray animal is considered a violation. If on a campsite it is also in violation of Art. III section 2e (No trash ashes, garbage or other refuse shall be dumped or stored or accumulated on any campsite)
3. Fines:
 - a. 1st Offense --- max - \$50.00 fine
 - b. 2nd Offense --- max - \$75.00 fine
 - c. 3rd Offense --- max - \$100.00 fine

J. ELECTRIC

1. Any violator found to be circumventing or tampering with the electric at a lot shall be fined \$500.00 per violator, per occasion, which shall consist of each and every day that the violation occurs and/or continues. Mandatory meeting with the Board of Directors is required for 1st offense.

K. DUMPING GARBAGE - COMPACTORS

1. Any violator found to be dumping non-household garbage at the compactors shall be fined \$500.00 maximum.

L. DUMPING GARBAGE - DUMP

1. The only time the dump is allowed to be used is when the dump is manned.
2. No outside garbage is to be allowed into Trails End.
3. Fines:
 - a. 1st Offense--- max - \$250.00 fine
 - b. 2nd Offense--- max - \$500.00 fine
 - c. 3rd Offense--- max - \$1,000.00 fine

M. ALCOHOLIC BEVERAGES IN COMMON AREAS

1. Alcoholic beverages may not be brought into the clubhouse or any common facility/area except as sanctioned by the Board of Directors.
2. Fines:
 - a. 1st Offense---\$100.00 fine
 - b. 2nd Offense---\$250.00 fine
 - c. 3rd Offense--- Immediate ban from all common facilities until a meeting with the Board of Directors is held at which time fine will be determined.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

II. COMMON PROPERTY RULES AND REGULATIONS

- A. Members and their guests shall be properly attired at all times. No one shall enter the clubhouse in a wet swimsuit, or without a shirt or footwear.

- B. Members will be responsible for all costs to repair or replace any damage to all common property buildings and their equipment if it is caused by a member of their family, or guests of their family.

- C. Loitering will not be permitted on the front steps of the clubhouse.

- D. No one will be permitted near or around the clubhouse, activity center or pools after the official closing hours.

- E. No tampering or unauthorized repairs should be made on any game, vending, or food machine.

- F. No person under the age of 21 will be permitted in the lounge (Bar) area.

- G. Alcoholic Beverages may not be brought into the clubhouse or any common facility/area except if sanctioned by the Board of Directors. Violators will be fined as per fine schedule.

Notes: The security force has been instructed to enforce these regulations and issue citations to violators.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

III. ADDITIONAL RULES AND REGULATIONS FOR POOL AREA

- A. Lifeguards have complete authority of all events.
- B. The pool and its facilities will be open to members and their guests, when accompanied by a member, and only when a lifeguard is on duty.
- C. All children under the age of 12 must be accompanied by an adult who will be responsible for them.
- D. No smoking will be permitted in the pool area, except for designated areas. Absolutely no glass containers or alcohol beverages allowed.
- E. Water wings and all air floatation devices may only be used in the baby pool. Only approved swimming aids are permitted in the large pool. Any child using an approved swimming aid must be accompanied by an adult in the pool. Flotation devices cannot be used if on the water slide.
- F. Only one person at a time is permitted on the slide. After you slide, swim to the ladder so the next person will have a clear area to slide into.
- G. No diving allowed.
- H. The left lane of the large pool is reserved for lap swimming only, when so designated.
- I. No running, pushing or any “horseplay” is allowed in the pool area at any time.
- J. Radios must be kept low enough so as not to disturb others.
- K. All persons must clean up after themselves.
- L. Eating is only permitted at the designated area (pavilion).

Note:

1. It is very important for the health and safety of all of us that the above rules be obeyed by everyone.
2. The security force has been instructed to assist the lifeguards in enforcing these rules and regulations. Citations will be issued to violators.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

IV. PERMITS REQUIRED

A. PERMITS REQUIRED FROM SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION:

1. LAND USE PERMIT ISSUED FOR TRAILER REPLACEMENT, NEW TRAILER, OPEN DECK, SHED, STRUCTURAL REPAIRS, PARKING PADS
2. TREE CUTTING PERMIT – ANY TREE OVER 3 INCHES IN DIAMETER REQUIRES A PERMIT
3. FENCE PERMIT
4. CONTRACTOR’S PERMIT – FOR NEW OR REPLACEMENT TRAILERS
5. BLOCK PARTY PERMIT

B. PERMITS REQUIRED FROM SHOHOLA TOWNSHIP:

1. ZONING PERMIT FOR NEW OR REPLACEMENT TRAILERS, SHEDS, DECKS, TENT PLATFORMS, GAZEBOS
2. SEWAGE PERMIT
3. REPAIR PERMIT

IF A PERMIT IS REQUIRED AND NOT OBTAINED YOU MAY BE SUBJECT TO FINES AND LEGAL ACTION BY SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION AND/OR LOCAL AND STATE AUTHORITIES.

DELIVERIES OF A TRAILER OR LUMBER WILL BE REFUSED AT THE GATE.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

V. GOLF CART REGULATIONS

- A. Electric or gasoline powered carts for passenger use only.
- B. Weight shall not exceed 559 lbs. without batteries
- C. Cart dimensions shall not exceed 94 inches in length, 47.2 in. in width, and 46.9 inches in height from ground to top of seat back.
- D. Shall adhere to Trails End POA speed limit of 10 MPH.
- E. Carts must be registered with the association annually and have association issued sticker affixed to cart.
- F. Carts must be parked in designated areas.
- G. Proof of liability insurance must be provided when registering carts; liability insurance must be maintained.
- H. Copy of rules and regulations must be given to property owner upon registration and must be signed for.
- I. Citations will be issued when in violation of rules and regulations.
- J. Valid driver's license is required to operate a golf cart. Proof of insurance and valid driver's license must be in possession while operating golf cart.
- K. One golf cart per full dues paying lot.
- L. Golf carts may only be used on association roads.
- M. A \$50.00 annual registration fee payable to TEPOA is required.
- N. Trails End has the right to revoke any golf cart permit in violation of the rules and regulations.
- O. Golf carts must have headlights and rear lights permanently affixed and activated while in operation.
- P. All carts must have an audible warning device attached to the cart i.e. horn, bell
- Q. All persons are required to be seated in specifically designed seats. Standing on golf cart while being operated is not permitted. If there are two (2) rows of seats there can be no more than four (4) passengers. More than two rows of seats are not permitted.
- R. Golf carts must have a yellow beacon light permanently attached to the roof and it must be operating after dusk.
- S. Passengers under the age of 12 years must wear a helmet.

FINES:

- 1. Unlicensed driver operating the golf cart: Up to \$1,000.00 Fine
 - a. 2nd Offense: Mandatory meeting with Board of Directors – Fine to be determined.
- 2. Operating golf cart after dusk (sunset) without a yellow beacon light: Up to \$1,000.00 Fine
 - a. 2nd Offense: Mandatory meeting with Board of Directors – Fine to be determined.
- 3. Cart does not have a current registration on file with the association : Up to \$250.00 Fine
- 4. Violation of any above Rules/Regulations other than Fines 1 - 3: Up to \$250.00 Fine

Amended 05/17/14

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

VI. FENCING REGULATIONS

- A. Split rail or other type open fences are allowed.
- B. Height of fence is limited to 5 foot above the ground.
- C. The fence must be placed the same distance inside the property line as the height of the fence. (Example: A 4 foot high fence must be 4 foot inside the property line.)
- D. The fence may be on both sides and rear of the property but not across any portion of the front of the property.
- E. No chain link, stone, cement, block or stockade type fences are allowed.
- F. Check with the Property Owners Association office or the Campsite Control Committee for any new requirements.

VII. BLOCK PARTY REGULATIONS

- A. A block party permit must be obtained from the office two weeks prior to the block party.
- B. No tents, tarps, etc., are allowed over roadway.
- C. Tables and chairs may be set up on edge of road but not in the road.
- D. Any and all garbage and/or debris must be cleaned up within 24 hours.

VIII. LOCAL REGULATIONS

- A. Copies of local regulations pertaining to TEPOA can be obtained through the association office.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

IX. PROPANE TANK REGULATIONS

Excerpts from Pennsylvania Regulations

The following are regulations concerning all propane tanks from the Dept. of Labor & Industry. For everyone's safety please read and abide by them. **If you have any questions you may contact the Dept of Labor & Industry directly at (717) 787-2923**

Settings - Tanks and cylinders shall be set upon firm foundations (not placed directly on ground) or otherwise fairly secured. Vessels shall have flexible piping connections or special fittings if settling conditions may affect the safety of the connections.

Treatment after damage – Cylinders which have been exposed to fire or otherwise damaged shall not be used again until they have been returned to a manufacturer for repair and retest.

Requalification – Cylinders shall be re-qualified for service at least within ten years of their manufacture and every five years after that. A cylinder that leaks, is bulged, has defective valves or safety devices, bears evidence of physical abuse, fire or heat damage, or detrimental rusting or corrosion, must not be used unless it is properly repaired and re-qualified as prescribed in these regulations.

Location – Cylinders, control valves, and regulating equipment enclosed in a housing and comprising a complete system shall be mounted on the chassis of the vehicle as close to the hitch as practicable. They must be installed according to RV manufacturer specifications as well as PA regulations. No cylinders shall be installed, transported or stored, even temporarily, inside of any mobile living unit.

Valves – Valves in the assembly of a two-cylinder system shall be arranged so that replacement of cylinders can be made without shutting off the flow of gas to the appliances.

Piping & Equipment – shall be installed, braced and supported so as to reduce to a minimum the possibility of strain or wear. Piping shall not be installed in proximity to sources of extreme heat.

The gas line shall be installed to enter the vehicle through rubber grommets or equivalent in the floor directly beneath the appliance which it serves. When a branch line is required, the tee connection shall be in the main gas line and located under the vehicle.

Filling of cylinders –Cylinders shall be filled at a properly equipped cylinder filling plant or tank truck which complies with all requirements. The cylinder filling operation shall only be performed by qualified personnel.

Gas fired heaters –Gas fired space heaters and water heaters shall be of the full vented type, vented to the outside of the vehicle. Air for combustion shall come from the outside of the trailer. Each such appliance shall be equipped with a device designed to shut off the supply of gas to the main burner and to the pilot in the event the pilot flame is extinguished.

As per Trails End Board of Directors October 2008: Under no circumstances will propane tanks be stored in any structure.

NOTE: Please check your propane tank for the date of manufacture. If it is over ten years old, you must have the tank recertified. The office has information on where this can be done. After the ten years, the tank must be recertified every five years after that. If your tanks are provided by a propane company, they are responsible for the propane tank. Your tanks will not be refilled if they are outdated.

THESE ARE ONLY “EXCERPTS” FROM PA REGULATIONS ON PROPANE. COMPLETE COPIES ARE AVAILABLE IN THE OFFICE.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

X. TRESPASSING

Any individual who trespasses on any association owned real estate, including green areas and common properties owned by the Association, a fine of Three Hundred (\$300.00) Dollars for each trespass occurrence and an assessment of all costs associated with said trespass which include a survey of the property in question. Each day that the trespass continues shall be a separate occurrence. Trespassing shall be defined as the physical presence, in person or placing objects or structures, on the personal and/or real property owned by Shohola Falls Trails End Property Owners Association, Inc. For the purposes of this Resolution, all real property owned by either Trails End Land Company, Inc. or Shohola Falls Trails End Property Owners Association, Inc. shall be considered as property owned by Shohola Falls Trails End Property Owners Association, Inc. and be covered by this Resolution.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

XI. Barcode Entry Decal Regulations

1. The barcode decal is a device to permit a deeded property owner or member access through the gate.
2. A barcode decal is valid for use only with a vehicle registered to the deeded property owner's address on file with the association office.
3. An associate member may be issued a barcode decal provided the vehicle's registered address is the same as the deeded property owner.
4. Current registration and insurance of vehicle must be provided to association office annually by May 31st.
5. Barcode decal will be affixed to vehicle by association personnel.
6. The property owner is responsible for all vehicles registered to their lot including all guests' vehicles registered to their lot.
7. One barcode decal will be issued per registered vehicle.
8. Barcode decals are not transferable.
9. Two barcode decals will be issued free of charge per lot one time. Any additional decals will be charged a \$5.00 fee
10. Barcode decals will be deactivated under the following conditions:
 1. If the property owner has any delinquent balance with the association or its subsidiary, Trails End Land Co., Inc.
 2. The period of any continuing violation of any of the Restrictive Covenants, Bylaws, Resolutions or Rules and Regulations of the association.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

XII. CARPORT REGULATIONS

1. Portable carports, a maximum of 10 feet wide by 20 feet long shall be allowed.
2. Carport legs may not be cemented into the ground, or affixed in any way as to make them permanent.
3. Carport legs may be placed in pots or pails filled with sand or rocks to hold them down. In addition a decorative weight may be placed around the legs to hold them down, but in no case can the weight, pails or pots go into the ground.
4. Only one such carport shall be allowed per campsite. Property owners with adjoining $\frac{1}{4}$ dues lot may also have one carport on that lot. No sides of any kind will be allowed, whether they came with the carport or not.
5. Carports must have original components; (tarps, 2x4 lumber, pipes etc.) may not substitute for original parts.
6. All existing carports must comply with these rules.
7. These guidelines have been established to allow cars to be parked within a carport for protection. They are not to be used for additional living space, or as a solid garage.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

XII. FIREWORKS REGULATIONS

1. At no time is it permitted to discharge fireworks within the limits of Trails End.
 - a. Sparklers, fountains, spinners etc. are considered fireworks.
 - b. This fine schedule will become a permanent part of the Rules and Regulations of Shohola Falls Trails End.
 - 1) 1st Offense: \$250.00 -MAX
 - 2) 2nd Offense: \$500.00 - MAX
 - 3) 3rd Offense: \$1,000.00 plus a mandatory meeting with the Board of Directors.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

XIV. CONTRACTOR RULES & REGULATIONS

1. Contractor must have valid liability insurance on file with security prior to the commencement of any work on Trails End property.
2. Any individual or entity performing any work within Trails End must provide proof of any and all insurance coverage and full and complete compliance with the Pennsylvania Construction Contractors Law. Property Owners performing work on their own lots are exempt.
3. Contractor must be registered with Security as being authorized by the property owner to work on individual lot.
4. Contractors may not be placed on a permanent guest list.
5. All required permits (Shohola Twp. And/or Trails End permits) must be obtained and posted at job site prior to commencement of work.
6. Hours of outside work will be 8:00a.m. to 7p.m., except for emergency repairs.
7. No work will be permitted on Holidays, except for emergency repairs.
8. A specific Contractor's pass will be issued by Security (only if authorized by property owner) and returned to Security when the contractor leaves for the day. A separate pass will be issued for each vehicle the contractor (or his/hers employees) brings onto property.
9. Contractors are responsible for their employees.
10. Stop Work Orders will be issued to contractors who are in violation of Trails End Rules and Regulations, By-laws or Restrictive Covenants. A citation may be issued for failure to comply with a Stop Work Order.
11. Security will make inspection visits to contractors working in the community.
12. Contractors providing estimates for property owners must be registered by the property owner as a guest.
13. A bond in the amount of \$1500.00 is required to be posted at the association office for all underground work. See Trails End Contractor's Permit for further details.
14. Heavy machinery/digging is not permitted on weekends or holidays.
15. Contractors and property owners are responsible for removal of decks and/or trailers. Decks and/or trailers are not permitted to be dumped at Trails End refuse area. All refuse area regulations must be adhered to.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION
CONTRACTOR RULES & REGULATIONS (CONT'D)

16. Any contractor who is issued a citation for violating the Rules and Regulations, including, but not limited to Contractor Rules and Regulations, By-laws, or Restrictive Covenants of Trails End Property Owners Association shall be directly responsible for the fine amount as per the fine schedule. Fines are due and payable within 14 days from the date of issuance. SFTEPOA reserves the right to bar any contractor or his/her employee from access to the community.
17. If an appeal is sought for an issued citation the contractor must request a hearing with the Board of Directors within 14 days.

Amended October 16, 2010

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

XV. REFUSE AREA REGULATIONS

MAY ONLY BE USED WHEN MANNED

NO DISPOSING OF:

TRAILERS, DECKS, ENCLOSED PORCHES, SCREEN ROOMS
SHINGLES OR ROOF MATERIALS
TIRES OR WHEELS
AUTO PARTS OR BATTERIES
LIQUID WASTES
AMMUNITION
ANY ITEM THAT OPERATES FROM GAS/OIL/DIESEL
PAINT
NO TANKS (WELDING OR COOKING)

PAYMENT RECEIPT FROM ASSOCIATION REQUIRED FOR:

PROPANE TANKS (UP TO 100LBS ONLY)
A/C UNITS
REFRIGERATORS
DEHUMIDIFIERS
POP UP CAMPERS

LEAVES MUST BE REMOVED FROM BAGS

WASTE OIL – SEE DUMP ATTENDANT

VIOLATORS WILL BE FINED

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

XVI. PLEXIGLASS/PLASTIC REGULATIONS

1. Due to the harsh winters and violent thunderstorms experienced at Trails End, it may be necessary for property owners to protect their personal property within their screened-in decks.
2. This resolution is put forth for the protection of personal property only. It is to be understood that the primary resident laws will be strictly enforced.
3. A single sheet of clear plexiglass or clear plastic may be used to cover the screening.
4. The plexiglass or plastic sheet may be attached to a frame for easy removal and storage.
5. All such frames must be easily removed and not installed in such a way as to be considered permanent.
6. The plexiglass or plastic may be either placed on the outside or inside of the screens.

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

XVII. HYDRANT REGULATIONS

1. All fittings and hoses must be removed from water hydrants October 15th through April 15th when the property owner is not on property.
2. Hydrants must be visible at all times. Structures are not permitted around/over hydrants.
 - A. Violation fines:
 - a. 1st Offense: Warning plus damages and labor
 - b. 2nd Offense: \$25.00 plus damages and labor
 - c. 3rd Offense: \$50.00 plus damages and labor

SHOHOLA FALLS TRAILS END PROPERTY OWNERS ASSOCIATION

XVIII. Individual Lot Lighting Regulations

1. All outside lights must be off during daylight hours and when premises are unoccupied.
2. Property Owners should minimize the use of floodlights that trespass onto neighboring lots. Two floodlights/motion lights are permitted per lot.
3. Floodlights/Motion lights should be angled downward at a 45-degree angle to illuminate only the area intended.
4. All lights shall be maintained.
5. Lights shall not be attached to any structure/pole/etc. higher than 12 feet from the ground.
6. No commercial lights, sodium vapor, mercury vapor or streetlights are permitted.

Failure to comply with the above regulations will subject the property owner to a monetary fine as per the Trails End Rules and Regulations as follows:

- A. Violation fines:
 - a. 1st Offense: up to \$50.00
 - b. 2nd Offense: up to \$100.00
 - c. 3rd Offense: up to \$200.00 and automatic administrative hearing before the Board of Directors