

# TOWAMENSING TRAILS PROPERTY OWNERS ASSOCIATION



## RULES OF CONDUCT 2020

### SECTION I

These rules are based on the Protective Covenants, which run with the land and are thus enforceable in a Court of Law. Towamensing Trails Property Owners Association Security Officers are authorized to enforce all provisions of these Rules of Conduct through issuance of Civil Penalties. ALL FIRST TIME VIOLATORS (except where specified otherwise) will receive a fine of \$50.00 + costs. ALL SUBSEQUENT (as determined by the T.T.P.O.A. office) violators could receive a fine of \$500.00 + costs. Failure to comply could result in a fine of \$100.00+costs 1<sup>st</sup> offense, \$200.00+costs 2<sup>nd</sup> offense and \$300.00+costs for the 3<sup>rd</sup> and subsequent offenses. Any unpaid fine will result in the suspension of privileges/amenities until such fines are paid or removal from the Properties. Appeal of a Civil Penalty will be by a hearing before the Civil Penalty Hearing Panel. Written appeal must be made within fifteen (15) days of receipt of the Civil Penalty. Any denial of appeal may be forwarded by written request to the Board of Directors for final action. In the event the fine is not paid, legal action may be taken and the amount of the fine and associated charges will be added to the billing. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR GUESTS AND RENTERS ADHERENCE TO THESE RULES OF CONDUCT and are obligated to provide guests/renters with current copies. Copies may be obtained at the T.T.P.O.A. office. Property Owners responsibility includes direct liability for all fines. Property Owners must present all appeals on behalf of the renter or guest. Property Owners only will be issued permits. All Property Owners must be in good standing to have any permits or applications approved.

## BADGES

### SECTION II

1. Badges/ wristbands MUST be worn on person and in plain view at all times, NOT on handbags, etc. while in Towamensing Trails.
2. Badges MUST be worn while utilizing all of the amenities including but not limited to the Community Center, pool, beach, Game room, Boat Rental area, deck, marina, pavilion, tennis Courts, basketball court and Softball field areas.
3. Anyone utilizing amenities, whether a Property Owner - Renter / Guest, MUST have appropriate identification. Failure to provide identification and/ or badges upon request by authorized personnel (Badge Checkers, Lifeguards as well as Security), will result in a fine of \$50.00 + costs and removal from the property, and use of any of the amenities for a period of one (1) week for the first offense, \$100.00 + costs and a thirty (30) day suspension for the second offense and a fine of \$200.00 + costs for the third offense as well as revocation of amenity privileges for a period of one (1) year. A fine of \$300.00 + costs will be issued for all subsequent offenses.
4. **Renters are not permitted to use property owner's badges.** Any Renter caught using a property owner's badges will result in a fine to the property owner of \$300.00 + costs and badge confiscation and possible loss of amenity privileges.
5. Property Owners found using voided badges are subject to a Civil Penalty in the amount of \$300.00+costs and badge confiscation and possible loss of amenity privileges.

## BEACH AND SWIMMING POOL USE

### SECTION III

1. All persons must wear a membership/guest/renter badge at all times.
2. Use of the pool is restricted to times when a lifeguard is on duty.
3. Lifeguards have absolute authority to maintain safety of the area and of the participants.
4. Lifeguards will provide controlled supervision ONLY within the roped area of the beach. Swimming is limited to hours lifeguard is on duty.
5. Running, pushing, ball playing and adult flotation devices are forbidden in the pool area.
6. Balls and children's flotation devices may be used at the beach, at the lifeguard's discretion.
7. NO ALCOHOLIC BEVERAGES are permitted on the beach or in the pool area. Violations will result in a fine of \$100.00 + costs and if appropriate, removal from the area
8. No food, beverage, glass or metal objects are permitted in the pool area. No glass or metal containers are permitted on the beach. Make use of the nearby picnic tables. Fine of \$25.00 + costs and if appropriate, removal from the area.
9. Children under the age of 12 years MUST be accompanied by an adult in all areas.
10. NO UNDRESSING OR CHANGING is allowed at any time in the lake, pool or Community Center area except in the Cabanas. Violation will result in a fine of \$50.00 + costs and removal from area.
11. No smoking in the Community Center or pool area. Fine of \$25.00 + costs.

## FIREARMS

### SECTION IV

1. No firearms, bow & arrows, air/BB guns or similar weapons may be discharged in the Trails. No unaccompanied minors are to be in the possession of any of the above within the Trails.
2. No hunting is permitted in the Trails.  
Violations of either of these rules will result in a fine of \$500.00 + costs.  
\*\*No First Level Appeal

## FIRE REGULATIONS

### SECTION V

Property Owners MUST obtain a fire permit and be present to attend any fire on their property. Property Owner must be present for the use of a chiminea.

1. If there is a T.T.P.O.A., Township, County, Region or State ban of fires, there will be NO fires permitted including Chimineas. Violation of the regulation will result in a fine of \$500.00 + costs.  
\*\*No First Level Appeal
2. Burn Permits will not be issued to CONTRACTORS OR BUILDERS. Contractors must remove and dump debris and trash, at their own disposal site or Township Dump, NOT IN T.T.P.O.A. development. Violation of this regulation will result in a fine of \$500.00+costs.
3. Burn Barrel – Burn Barrels must meet requirements as stated on the burn permit. Property Owners must complete a burn permit and follow all rules and regulations. Leaves and twigs are the only material that may be burned. Violations carry a fine of \$500.00+costs. THERE IS A NO TOLERRANCE POLICY FOR THIS VIOLATION.
4. Ashes and logs are NOT to be placed in the trash compactor!!! Violators will be subject to a fine of \$100.00 + costs for the first offense, \$250.00 + costs for the second and \$500.00 + costs for all subsequent violations. Homeowners are requested to inform their renters/guests of this regulation as you the property owner, are responsible for the actions and are directly responsible for fines assessed to renters or guests.

5. Recreational Fires : All Property Owners who wish to have a Recreational Fire (burning wood only) must complete a burn permit and follow all Rules and Regulations.  
Only clay or metal chimineas with one opening in the front are exempt from this regulation.  
While in a Burn Ban situation, there are NO burning exemptions.  
PROPERTY OWNERS MUST BE PRESENT FOR ALL FIRES

Violations for Section V: 1 through 5 can result in a fine not to exceed \$500.00 + costs\*\*No First Level Appeal

## FIREWORKS

### SECTION VI

Fireworks are NOT permitted in Towamensing Trails. All types of fireworks are prohibited, including those purchased in retail stores, as "Legal" fireworks. Users will be subject to a fine of \$500.00 + costs and possible State prosecution. \*\*No First Level Appeal

## LAKE AND STREAM

### SECTION VII

1. ALL PENNSYLVANIA FISH AND BOAT COMMISSION REGULATIONS MUST BE FOLLOWED.
2. All boats must be registered at the T.T.P.O.A. office annually and have a current sticker (this includes rafts, paddle boards or any other flotation device that is used outside of swimming area). Violators will be fined \$25.00 + costs for the first violation and \$100.00+costs for subsequent violations. **Only Property Owners may register boats owned by the Property Owner, proof of ownership is required.**
3. Every person in a kayak, canoe, inflatable raft or paddleboard must have on board a readily accessible U.S. Coast-Guard approved life jacket of appropriate size. Children 12 years and younger must wear their lifejacket while underway.
4. NO gasoline motors are permitted to be used in the lake OR attached to the boat while in the Lake. (other than the Fish and Boat Commission and POA Enforcement/safety boat) Violators will be fined \$50.00+costs for the first offense, \$250.00+costs for the second offense and \$500.00 + costs and suspension of privileges for thirty (30) days for all subsequent offenses.
5. A boat with an electric motor must be State licensed and registered with the T.T.P.O.A. or the Property Owner will be subject to a Fine of \$25.00 + costs for the first offense and up to \$100.00+costs for any subsequent violations and possible prosecution by the State Fish and Boat Commission.
6. Personal Watercrafts (PWC) are prohibited.
7. A Pennsylvania fishing license is required at the age of 16. A \$100.00+costs fine will be imposed for anyone found in violation of this rule; in addition, violators are subject to a fine and State prosecution by the State Fish & Boat Commission.
8. See posted fishing regulations on catch limits. A fine of \$25.00 per fish + \$10 cost over the limit.
9. Parking and picnicking are prohibited in the boat launch areas. A Civil Penalty will be issued and the vehicle towed at the owners expense.
10. Property Owners use of the boat racks must be registered with the TTPOA Office. Violators will be fined \$25.00 + costs and \$100.00+costs for any subsequent violations.
11. No one is permitted on the Spillway, dam slopes or wetlands. Violators will be fined \$1000.00 +costs.
12. ATV'S and Snowmobiles are prohibited on the frozen lake. Refer to Recreational Vehicle regulation "Careless Operation ". Violators will be fined \$100.00+costs for the first offense, \$250.00+costs for the second offense and \$500.00+costs for all subsequent offenses.
13. Climbing/ Walking of pets are prohibited on down slope of dam. Violators will be fined \$150.00+costs, \$300.00 + costs for second offense, \$1,000.00 + costs for all subsequent offenses.
14. No unauthorized motorized vehicle or bicycles are permitted on the dam. Violators will be fined \$1000.00+costs.  
\*\*No First Level Appeal

15. Swimming and use of floatation devices off of a boat in the Lake are permitted in accordance with Rule #3. Diving or jumping from a boat is NOT permitted. Swimming in the Lake beyond the roped area in the Lake is prohibited except as noted. Violators will be fined \$25.00 + costs and \$100.00+costs for any subsequent violations.
16. The use of the Island is prohibited. Violators will be fined \$25.00+costs and \$100.00+costs for any subsequent violations.
17. No Boats of any kind may use TTPOA Rental Docks located at cove at Beach Area for any reason at any time. Registered boats may use the docks located in the cove on the beach side for 1 hour at a time. Violators will be fined \$50.00+costs.

## SIGNS

### SECTIONS VIII

1. Only 911 street numbers and name signs are allowed on developed properties in accordance with Penn Forest Township Ordinance. Maximum size of signs is two by two (2x2) feet. Developed Properties without appropriate 911 number signs posted in accordance with Penn Forest Township are subject to a fine of \$25.00+costs. All signs, other than numbers or name signs must have ACC approval or violators will be fined \$25.00+costs.
2. Garage Sale & Yard Sales are limited to two (2) sales per household per year. Signs MUST be removed within 48 hours after the sale. Violators will be fined \$25.00 + costs. Every sale must be registered with the T.T.P.O.A. office and Security.

## LITTERING

### SECTION IX

Littering as defined apart from Improper Disposal of Trash; Littering is knowingly depositing in any manner litter on any public or private property or in any public or private waters, without permission to do so. Litter is trash improperly placed so as to be a nuisance or health concern. Littering is subject to a fine in the amount of \$500.00+costs.

## MOTORIZED VEHICLES

(Cars, Trucks, State Licensed Motorcycles)

### SECTION X-A

1. All state motor vehicle laws MUST be obeyed, including but not limited to current insurance, inspection, registration, child restraints, ETC. All motorized vehicles, campers, trailers, golf carts and atv's must be registered with the TTPOA and must have current state registration, inspection and insurance where required. Campers may NOT be used as a temporary or permanent living quarters while on your lot. Violation will result in a fine of \$100.00 + cost. Property owners placard and guest/renter passes MUST be displayed and visible at ALL TIMES, failure to display your TTPOA vehicle pass will result in a Civil Penalty in the amount of \$50.00+costs for the 1<sup>st</sup> offense, \$100.00+costs for 2<sup>nd</sup> and \$150.00+costs for 3<sup>rd</sup> and all subsequent offenses.
2. All roads have a speed limit of 15 mph unless otherwise posted. This is strictly enforced by RADAR. Fines are \$50.00+ costs + \$1.00 per mile over the posted speed limit for the first offense, \$100.00 + costs, + \$1.00 per mile over the posted speed limit for the second offense within one calendar year of the first offense, \$150.00+ costs + \$1.00 per mile hour over the posted speed limit for the third and all subsequent offenses within one calendar year of the first offense. Penalty Amount is determined by Office Records.
3. NO passing permitted of vehicles in the same direction of travel. Violation will result in a fine of \$100.00+ costs. (Passing of golf carts properly stopped to the side of the road is permitted.)

4. All drivers must have a valid drivers license or learners permit (accompanied by a licensed driver.) No owner of a motorized vehicle shall authorize, or permit the operation thereof by any person under the age of sixteen (16) years of age unless that individual is the holder of a valid state license.
5. Operators of a motor vehicle in Towamensing Trails should they be stopped by Security MUST provide Security with a drivers license, insurance card, and vehicle registration upon request. Failure to comply will result in a fine of \$150.00 + costs for the first offense and \$300.00+costs and possible loss of Amenities for subsequent violations.

**Under NO circumstance shall any unauthorized vehicle of any kind be ridden at any time in the DAM area. Fines of \$ 1000.00 + costs. \*\*No First Level Appeal**

6. NO ROADSIDE PARKING IS PERMITTED unless authorized by Security, Security must be notified of any vehicles that have been disabled or abandoned on the road because of a snow storm or has otherwise become disabled. Vehicles illegally parked, thus creating a hazard, will be towed at the owner's expense. Violators will be fined \$25.00 + costs and \$100.00+costs for any subsequent violations.
7. Snow MUST NOT be shoveled or plowed onto any roadway or another person's property without permission during or after a snow storm. Fines will be issued for creating a roadway hazard. Violators will be fined \$25.00 + cost for first violation and \$150.00+costs for second violation and \$300.00+costs for all subsequent violations.
8. Parking is allowed only in designated areas. There is NO parking at any place where signs prohibit such parking. Violators will be fined \$25 + costs for first offense, \$50.00+costs for second offense and \$100.00+costs for any subsequent violations.
9. No vehicles with a GVW of 20,000 lbs. Or more are to be driven on our roads during thaw restriction. Thaw restrictions are in effect during the eight (8) weeks preceding April 15. Violators will be subject to a fine of \$1000.00 +Costs.
10. Failure to come to a complete stop at a stop sign will result in a fine of \$50.00+costs.
11. Careless operation of a motor vehicle, traveling at a rate of speed obvious and apparent to be unreasonable; skidding; roasting tires; doing donuts will result in a fine of \$50.00+costs.

## **ATV'S GOLF CARTS AND ALL MOTORIZED/RECREATIONAL VEHICLES**

### *SECTION X-B*

See Recreational Vehicle Regulations. Copies are available at the Teepee.

## **NUISANCE/DISORDERLY CONDUCT**

### *SECTION XI*

1. No person (s) may conduct themselves in such a manner as to prohibit the use and enjoyment of others, as for example, engaging in boisterous conduct, late hour parties, raucous behavior, using recreational vehicles to excess, and the like. Persistence in such conduct will cause a suspension of privileges and/or removal from the properties for all subsequent violations. Violators may also receive a suspension of privileges for 30 days. Anyone found causing public inconvenience, annoyance or alarm, recklessly creating a risk, threatening, using obscene language or gestures, or creating a hazardous or physically offensive condition which serves no legitimate purpose will receive a fine of \$150.00 + costs for the first offense, \$200.00 +costs for the second offense and \$250.00 + costs for all subsequent violations. Anyone causing physical harm to another individual will receive a

fine of \$300.00+costs. Violators may also receive a suspension of privileges for 30 days.

2. Nuisance: Underage Drinking/ parties - Fine \$300.00 plus \$100 per person + costs and notification of State police.  
\*\*No First Level Appeal
3. Basketball nets/stands must be off the roadway at all times and moved ten feet from paved edge of the street from November 1<sup>st</sup> through April 15<sup>th</sup>.
4. The hours for Contractor Operations are Monday through Friday 8:00am to 6:00pm, Saturdays 9:00am to 5:00pm.  
**No Sunday or Holiday Hours.**
5. Trespassing; unauthorized entry to a T.T.P.O.A. Property/T.T.P.O.A. Members Property will result in a fine of \$100.00+costs and possible criminal prosecution.

## NOISE ORDINANCE

There is a Noise Ordinance in place for Towamensing Trails. Any noise deemed excessive or unnecessary determined by Security will result in a Civil Penalty not to exceed \$50.00+costs. Exceptions to this ordinance include but are not limited to Contractors during normal operating hours.

## DAMAGE/VANDALIZING/THEFT OF ASSOCIATION PROPERTY

### SECTION XII

1. Anyone found damaging or vandalizing any T.T.P.O.A. property will receive a suspension of privileges for 30 days, plus cost of repair/replacement of damaged or stolen property as well as possible criminal prosecution and a fine of \$300.00 + costs. \*\*No First Level Appeal
2. Anyone found damaging or vandalizing any T.T.P.O.A. Members property will receive a suspension of privileges for 30 days, plus cost of repair/replacement of damaged or stolen property as well as possible criminal prosecution and a fine of \$300.00 + costs. \*\*No First Level Appeal

## PETS

### SECTION XIII

TOWAMENSING TRAILS ORDINANCE PROHIBITING NOISE, DISTURBANCE BY ANIMALS, EXEMPTING DOGS ACCOMPANYING BLIND OR HANDICAPPED PERSONS, AND FIXING A FINE FOR VIOLATION THERE OF:

It is hereby ordained and enacted by the Board of Directors of Towamensing Trails as follows:

1. It shall be unlawful within Towamensing Trails for any person to own, possess, harbor, or control any dog or animal which makes noise continuously and/or incessantly for a period of fifteen minutes, or makes such noise intermittently for thirty minutes or more to the disturbance of the peace of any person any time of the day or night, regardless of whether the animal or dog is physically situated in or upon private property, said noise hereby being declared a nuisance. Provided, that at the time the animal or dog is making such a noise, no person is trespassing or threatening to trespass upon private property in or upon which the animal or dog is situated, nor is there any other legitimate cause which justifiably provoked the animal or dog.
2. Any person may request Towamensing Trails Security to warn any person who shall own, harbor or keep in custody any dog or animal which disturbs the peace by barking, howling or making other loud noises to the annoyance and discomfort of persons in Towamensing Trails. A warning by Security shall be in writing and shall name, identify and specify the residence to the owner, keeper or custodian of the dog. Upon receipt of such request and

/or complaint, the Security Officer shall also give a copy of the Article to the person identified as the owner, keeper or custodian of the dog or animal. In the event that the Security Officer is unable to make personal contact with the owner, keeper or custodian of the dog or animal, the Security Officer shall post the warning and a copy of the article on the premises where the offending dog or animal is located. If the warning given to the person alleged to be keeping a dog or animal as set forth above is ineffective, then a verified complaint may be presented to the Towamensing Trails Security Department, alleging that a dog or animal which habitually makes noise is being kept by any person within Towamensing Trails. Towamensing Trails Security shall inform the owner of such a dog or animal that said petition has been received and shall cite the owner of the dog or animal for the violation alleged in said petition.

3. Provisions of these Rules shall not apply to a guide dog which is used to assist a person who is identified as "legally blind" or to a dog used to assist any other physically handicapped person.
4. Any person who violated or fails to comply with the Rules of this Section shall be issued a Civil Penalty, and be fined a sum of not exceeding six hundred dollars (\$600.00). Each day that such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.
5. All Regulations and Rules inconsistent herewith are hereby repealed.
6. All pets MUST be confined to the owner's property or on a leash. Any owner of a pet not confined to the owner's property or on a leash will receive a fine of \$100.00+costs for the first offense, \$200.00+costs for the second offense and \$300.00 + costs for all subsequent violations. Animals are not permitted on the beach, lake, dam, or in the pool area. Dogs are permitted in the lake only at the Marina and must be on a leash.
7. The owner of any pet found to cause a bite to an individual shall receive an automatic maximum fine of \$600.00 + costs.
8. Pet handlers must clean up after their animals when off owners' property.
9. All dogs more than six (6) months of age or remaining in Pennsylvania for more than six (6) months MUST be licensed under Pennsylvania State Law. Pennsylvania law requires dogs and cats over three months of age to be vaccinated against rabies.

## SECURITY ALARMS

### SECTION XIV

Malfunctioning alarm systems identified as exceeding three false alarms within 30 days will be subject to a fine of \$50.00 + costs. False MEDICAL, FIRE, AND PANIC alarms will subject the owners to a fine of \$50.00 costs for the first offense, \$150.00 + costs for the second offense and \$500.00 + costs for all subsequent violations.

## TRASH

SECTION XV (All Violations regarding Improper Disposal of Trash are subject to a Civil Penalty in the amount of (\$300.00+costs) unless specified otherwise.

1. Household trash or garbage MUST be disposed of in the compactor during posted hours only. No trash/garbage is to be left on the dumpster steps, landing or in the parking lot when the dumpster is closed. Medical waste MAY NOT be disposed of in the dumpster. Building waste, brush and household furnishings must be taken to the Transfer Station. The T.T.P.O.A has a list of household items accepted at our trash compactor location with a Bulk Trash Pass that can be purchased at the Teepee. Current T.T.P.O.A. trash permits MUST be displayed to dispose of trash/garbage in the compactor located across from at the Teepee.

2. No trash/garbage is permitted to be stored outside, unless in containers constructed for that purpose, **plastic trash bags are not appropriate**. No household items may be stored outside. Leaves must be kept in clear trash bags or brown paper leaf bags and be removed from the Property within fourteen (14) days. Leaves are not accepted at the T.T.P.O.A Compactors. Improper Disposal of trash, brush or any other material will be subject to a fine of \$300.00 + costs. **Free** items placed at roadway must be brought inside the home at dusk and limited to two days.
3. All license plate numbers on trash permits/passes MUST MATCH that of the vehicle they are in at the time of trash disposal. Violators will be cited and permits/passes will be confiscated. There will be NO EXCEPTIONS.
4. Property owners are NOT PERMITTED to allow renters/guests the use of their trash permit (s). Guests may obtain a trash pass at the Teepee upon arrival to the Trails with Property Owner's written Authorization. Rental Packets must be provided (by the Property Owner) to each Renter at check in. Rental Agents and owners shall inform their renters/guests of the location of the compactor and hours that it is available. All trash/garbage MUST be removed from the exterior of the house and grounds when terminating your stay. Violators will be issued a Civil Penalty. NO EXCEPTIONS.

The dumpsters are open, Sunday 7am – 7pm, Monday 7am – 3pm, and Tuesday 11am – 7pm  
 Wednesday 7am -3pm, Thursday 11am – 7pm, Friday 7am – 3pm and Saturday 7am - 7pm  
 Five (5) bags a day limit per vehicle, with a Maximum bag size of 35 gallons.

## CURFEW

### SECTION XVI

1. It is prohibited for anyone under the age of 18 to be or remain in or upon any common property, included but not limited to the Beach, Marina, Community Center, or any parking area of such after the hour of ten p.m. (10p.m.) Monday to Thursday, and eleven p.m. (11p.m.) Friday, Saturday and Sunday. Violators will be subject to a fine of \$25.00 + cost for the first offense, \$50.00+costs for the second offense and \$100.00+costs for any subsequent violations. The Board of Directors or authorized individual(s) may modify curfew hours at designated areas to resolve specific situations at any given time, with little or no notice.

## LOITERING

1. It is not permitted to Loiter on or near any Common Property included but not limited to the Pavilion, Beach, Marina, Community Center, or any parking area of such after the hour of ten p.m. (10p.m.) Monday to Thursday, and eleven p.m. (11p.m.) Friday, Saturday and Sunday. Violators will be subject to a fine of \$25.00 + costs for the first offense, \$50.00+costs for the second offense and \$100.00+costs for any subsequent violations.

(a.) Loiter also means to collect, gather, congregate or to be a member of a group or a crowd of people who are gathered together on or near any Common Property, without Required advanced notice and permission from the TTPOA Board of Directors.

Anyone who refuses to leave these areas will be subject to arrest for Defiant Trespassing.



## RENTERS RULES

### Rules Governing Lessor:

1. Any Property Owner renting their property in Towamensing Trails, either short term or long term is required to purchase wristbands from T.T.P.O.A. The fee of \$550.00 is the current charge for these bands for all or any part of each year (January 1 - December 31). Only eight (8) Lessees wristbands will be issued, NO EXCEPTIONS.
2. In the event it is determined a Property Owner is renting their property in Towamensing Trails without having purchased Renter wristbands, a fine of \$1000.00 will be issued and loss of privileges for thirty (30) days. This is in addition to the \$550.00 Renter wristband fee. Upon payment of these fees and completion of the suspension the Property Owner will then be permitted the release of wristband authorization for the current year.
3. In the event such a fine is not paid within 15 days after the Property Owner is notified, said owner will lose the right to use the amenities and the amount due will be collected in the same manner as delinquent assessments.
4. Property Owner is responsible for providing to Lessees copies of the Rules & Regulations of T.T.P.O.A. These are available at the office during normal hours of operation Property Owner is further responsible to the Association for compliance with these Rules & Regulations by all Lessees, and Abidance of Vacation Rental Behavior Policy.
5. Property Owner must include in every lease, a stipulation by the Lessee that they have received a copy of these Rules and will abide by them during their tenancy.
6. Property Owners who rent their home will be responsible to have an authorized person (non- renter) pick up the vehicle/trash passes and wristbands for the Lessee prior to the rental day.
7. Authorized persons must have a valid I.D and be authorized by the Property Owner by means of notarized letter.
8. All vehicles must be registered for a trash pass; the cost of obtaining a trash pass is \$5.00 per vehicle.

### Rules Governing Lessees:

1. Lessees over the age of two (2) years MUST wear wrist bands at all times whenever utilizing the amenities of Towamensing Trails ( beach, pool, game room, etc) Wristbands MUST also be visible at all times (on your person, not your purse, towel etc.). Wristbands are not to be altered in any way; this infraction will result in confiscation of wristbands and removal from amenities. In the event wristbands are not worn, violations will result in the following:
  - a. Removal from the facility for the first infraction and a fine of \$50.00+cost.
  - b. A second infraction will result in a removal from the facility. The property owner will also be notified of the infraction as well as a fine of \$150.00+cost.
  - c. A third and all subsequent infractions will result in a loss of use of all amenities as well as a fine of \$300.00+cost.

**WRISTBANDS WILL NOT BE REPLACED IF LOST, STOLEN OR MISPLACED. NO EXCEPTIONS.**

### **REMINDER:**

Trash is to be disposed of in the dumpster,  
Located Across from the Administration Office  
**During Normal Hours of Operation ONLY.**

Sunday 7am – 7pm

Monday 7am – 3pm

Tuesday 11am – 7pm

Wednesday 7am -3pm

Thursday 11am – 7pm

Friday 7am – 3pm

Saturday 7am - 7pm

To Contact Security Please call: 570-722-9563