



WALLENPAUPACK LAKE ESTATES
PROPERTY OWNERS ASSOCIATION
GENERAL RULES & REGULATIONS

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TABLE OF CONTENTS

PREFACE.....3

CORPORATE PURPOSE.....3

DEFINITIONS.....4

MEMBERSHIP IDENTIFICATION FOR USE OF AMENITIES.....5

PURPOSE OF IDENTIFICATION.....5

RULES & REGULATIONS.....5

RULE ENFORCEMENT PROCEDURES.....5

GENERAL RULES.....6

W.L.E.P.O.A SECURITY & RULES ENFORCEMENT.....10

WATER & SEWER LEAK REPAIRS.....11

WATER METERS.....12

WATER DRAINS.....12

USE OF BUILDING FACILITIES.....12

COMMERCIAL & OTHER VEHICLES.....13

POOL RULES.....13

BEACHES.....14

SAUNAS.....15

TENNIS COURTS.....15

SPORTS EQUIPMENT.....15

LAKES.....15

PARK AREAS.....16

CAMPGROUND RULES.....16

MARINA RULES & REGULATIONS.....17

GUEST POLICY.....19

CLUB ORGANIZATION USE OF FACILITIES.....20

RENTAL RULES & REGULATIONS.....21

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PREFACE

Pursuant to the Declaration of Protective Covenants set forth in Schedule "A", (the "Covenants"), and the By-Laws of the Wallenpaupack Lake Estates Property Owners Association, Inc., (the "Association"), a non-profit Pennsylvania corporation, the Board of Directors has approved and promulgated the following Rules and Regulations to assist and guide the members of the Association in understanding the procedure to be followed in the maintenance of the common areas and the use of lots and the present and future residential living conditions relating to the health, safety, public works, convenience, comfort and beauty of lands in the Paupack and Salem Townships, Wayne County, Pennsylvania, known as Wallenpaupack Lake Estates.

Under the Covenants, the purchaser of a lot automatically becomes a member of the Association and must comply with the Association's Rules and Regulations and the Covenants. We urge all members to cooperate and adhere to the observance of the Declaration, the Covenants, and the Rules and Regulations, to insure the common interest of the owners of all lots in the promotion and maintenance of the value, beauty, and physical environment in the development, so that the value of property will not be impaired or adversely affected.

Any violations of the terms and provisions of the Declaration, the Covenants, and the Rules and Regulations, shall be subject to the enforcement procedures, fines, penalties and sanctions, if any, as may be specifically set forth in the "Wallenpaupack Lake Estates Citation Review & Procedures", which are incorporated herein by reference as if fully set forth.

Sincerely,

The Board of Directors

CORPORATE PURPOSE

The purpose or purposes of W.L.E.P.O.A., a Non-Profit Domestic Corporation, as set forth in its ARTICLES OF INCORPORATION approved by the Secretary of the Commonwealth of Pennsylvania on February 16, 1973, is as following:

" To insure the present and future residential living conditions relating to the health, safety, public morals, convenience, comfort and beauty of lots in a development of lands in Paupack Township, Goose Pond Road, Lake Ariel, Wayne County, Pennsylvania, known as Wallenpaupack Lake Estates; to regulate, inspect, administer, approve structures and plans for the same, and obtain compliance generally with the restrictions and conditions as to the use of all community property and amenities such as, but not limited to, buildings, roads, rights-of-way, land, access areas, etc., when deeded to the association by the developer, Wallenpaupack Lake Estates, Inc., its successors or assigns, or any such property obtained by incidental and related activities so as to carry out the general purposes first herein stated, that this corporation does not contemplate pecuniary gain or profit, incidental or otherwise, to its members."

DEFINITIONS

The following terms, as used herein, shall have the meaning as set forth below:

ASSOCIATION: Means Wallenpaupack Lake Estates Property Owners Association, a membership domestic corporation organized under the Non-Profit Corporation Code of 1972 of the State of Pennsylvania.

BOARD OF DIRECTORS: Means the Board of Directors of the Association.

BY-LAWS: Means the By-Laws of the Association and any amendments thereto, from time to time.

COMMON AREAS: All community property amenities such as, but not limited to, buildings, roads, rights-of-way, land and access areas deeded to, or obtained by, the Association, as set forth in ARTICLE II, Section 1 (a), and the Clubhouses, swimming pools, beaches, water and sewer systems, and certain Association amenities and common areas shown on the recorded plan of lots.

COVENANTS: The Schedule "A" covenants, conditions and restrictions to which the lots and the W.L.E. are subject, and which run with the land with each and every lot.

MEMBER: Means: Developer Member, Active Member or Tenant Member, as defined by the W.L.E. By-Laws at ARTICLE III.

TENANT: A person or persons who have rented or leased or occupy W.L.E. property with consent of Owner and in accordance with the W.L.E. By-Laws and Regulations herein.

GUEST: A person, other than the owner who has been authorized to enter W.L.E. by the owner or his/her agent. Note: Agent may include tenant.

CONTRACTOR: A person, company or corporation performing service within W.L.E. It will include the contractors' employees and/or his agents.

VENDOR: A person, company or corporation delivering material, supplies, or goods within W.L.E. on a day-to-day basis.

MOTOR VEHICLE: A properly licensed vehicle operated by a motor. This will include, but not be limited to, automobiles.

BOAT: This will include, but not be limited to, boats, catamarans, canoes, inflatable, and trailer-conveyed boats of a larger size. Regulations of size, ownership, and entrance requirements are covered in the Marina Rules and Regulations of WALLENPAUPACK LAKE ESTATES

CAMPERS: Means: recreational vehicle or motor home, self-propelled or pulled.

ATV: Refer to unlicensed vehicle regulations for ATV classifications, presented later in this publication.

MEMBERSHIP IDENTIFICATION
FOR USE OF AMENITIES

It is the policy of WALLENPAUPACK LAKE ESTATES to have all members over six (6) years of age, properly identified when utilizing the amenities and common areas of WALLENPAUPACK LAKE ESTATES. The Board of Directors, through the Officers, shall designate the appropriate ID each year.

PURPOSE OF IDENTIFICATION

1. Provide control of amenities and limit use to members in good standing and bona fide guests.
2. Provide security to amenities to assure proper use and not abuse.
3. Provide safety to insure that amenities are operated with adequate staff and equipment.

RULES AND REGULATIONS

1. Members, upon payment in full of their annual assessments and all charges and fines, will receive membership badges.
2. By August 1 of each year, he/she shall secure appropriate visible ID for all members and guests.
3. Guests and tenants shall secure appropriate ID and pay fees in advance as required, prior to use of any POA amenity.

RULE ENFORCEMENT PROCEDURES

1 - 10 inclusive Amended 8/18/01

1. At the time of the violation of any of the W.L.E.P.O.A. Rules and Regulations, the Patrol Officer will issue either a Warning or a Citation. The warning will indicate the violation to be corrected. Property Owners (or their guests) will have 24 hours from the issuance of a Warning to correct the violation. If the violation has not been corrected, a citation will be issued. The citation indicates the violator, the property owner, the violation, the location of the violation, and the amount of the fine. No warnings are issued for speeding (\$25.00 plus \$4.00 per mile over 30 MPH), passing a school bus with flashing red lights (\$100.00) and driving a RV without a safety training certificate or an adult license). Those citations are immediate.
2. After a Citation has been issued, a letter will be sent to the violator (and the property owner if the violation was committed by a guest or a renter) clarifying the rule that has been violated, as well as indicating the date and time of a hearing before the Citation Review Committee.
3. If the violator (and/or property owner) wishes to contest the citation, and appear before the Citation Review Committee, the WALLENPAUPACK LAKE ESTATES Office must be notified prior to the citation review date.
4. The violator (and/or property owner) has the right to be represented by counsel. However, if the violator wishes to have counsel present, the Committee must be notified in writing at least ten (10) days before the scheduled hearing date.
5. A request for continuance to another hearing date must also be received in writing. If a written request is not received, the committee will hear the case in the violator's absence.
6. If the citation fine is paid prior to the citation review hearing date, no further action on the part of the violator or property owner is needed.
7. At the Citation Review hearing, the committee will hear testimony from both the violator (and/or property owner) and

the issuing officer. Both sides will then be excused and the committee will render a decision.

8. The committee's decision will be mailed to the violator (and/or property owner). Should the party be found guilty and a fine imposed on the violator, standard collection action will be pursued. Until the fine is paid, the property owner becomes a member NOT in good standing and relinquishes all member benefits.
9. The accused member shall have the right to appeal the decision of the Citation Review Committee to the Board of Directors. The appeal must be in writing, and must be made within ten (10) days of the receipt of notice of the Committee's decision. On the appeal, the Board of Directors shall limit its inquiry to matters of procedure.
10. Copies of all correspondence will be placed in the property owner's file.

GENERAL RULES

1. **Suspension:** The Board of Directors shall have the power to; suspend from the common areas, or fine a member and/or expel a non-member from WALLENPAUPACK LAKE ESTATES for conduct which in its opinion, may endanger the welfare, interest or character of WALLENPAUPACK LAKE ESTATES, or for any conduct in violation of these Rules and Regulations.
2. **Premise Restriction:** The Wallenpaupack Lake Estates premises are restricted solely to Wallenpaupack Lake Estates, members, tenants, and their guests.
3. **Right of Entry:** Association representatives, in order to enforce the rules of the Association, *or evaluate a dangerous situation*, have the right to enter onto the land of any property owner for the purpose of determining compliance *or the dangerous situation (8/18/01) with* Wallenpaupack Lake Estates' Rules and Regulations.
4. **Fines:** All violations of any W.L.E.P.O.A. Rules and Regulations are subject to the Fine Schedule and procedures of the Citation Review Committee.
5. **Guest Passes:** Members are responsible for seeing to it that their guests display a guest pass in a readily visible manner in the windshield of their vehicle.
6. **Lot Identification:** Each improved lot shall be identified by its "911" street address (see Building Regulations, Article VI Section 16).
7. **Refuse:** Household refuse and recyclable material must be discarded at compactor area only and in specified containers. Trash compactor is for the use of WALLENPAUPACK LAKE ESTATES members only, and then only for household refuse *i.e. Waste paper trash and kitchen garbage. No bulk items. Further details posted at compactor. (8/18/01)*
8. **Litter:** Anyone caught littering on WALLENPAUPACK LAKE ESTATES property will be liable for a fine of up to \$500.
9. **Audio Devices:** The operation of audio devices in such a manner as to disturb other individuals is prohibited. *This is to include but is not limited to audio devices in licensed & un-licensed vehicles. (8/18/01)*
10. **Pets:** Barking dogs must be kept in the enclosed part of the house *and must not be a disturbance to any neighboring property. (8/18/01) When dogs are out of the house, they do not have to be leashed if they are on your property. However, the property owner must be present and the dog must be kept under the owner's control. Noisy pets are to be controlled by their owner. (2/25/06)* Noisy pets are to be controlled by their owner. Dogs, cats and other pets are not

allowed to enter the clubhouses, swimming areas or game courts, beaches or any common area except roads and greenways. Pets must be licensed and inoculated, according to Pennsylvania State laws. It is the responsibility of the owner of the pet to clean up and remove animal excrement of their pets. *Cats are also expected to be leashed and/or kept in the possession of the owner. Cats must be maintained on owners property.* (8/18/01)

11. **Alcoholic Beverages:** Common areas and roadways are off limits to those under the age of 21 consuming, distributing or under the influence of alcoholic beverages. **No one is permitted to operate a motor vehicle on WALLENPAUPACK LAKE ESTATES roadways or common areas while under the influence of alcohol and/or drugs. *The alcohol open container law of Pennsylvania will be enforced in Wallenpaupack Lake Estates.*** (8/18/01)

12. **Damage Responsibility of Members:** Members are responsible for all damages attributable to themselves, their family, their guests, tenants and/or invitees.

13. **Harassment:** Verbal and/or physical harassment of staff is prohibited. Members, tenants and guests are expected to conduct themselves in a courteous and polite manner at all times. Loud conduct or profanity will not be tolerated.

14. **False Alarm:** There will be a fine for each false alarm, beginning with the fourth consecutive occurrence of any security alarm system of any private residence in WALLENPAUPACK LAKE ESTATES within the same running year.

15. **Unightly Lot:** No lot shall be kept in an unsightly manner as determined by **W.L.E.P.O.A.** *Property owners are responsible for any dangerous situations that may occur on their lot. After notice is given to the property owner and, if no action is taken by the property owner in a reasonable amount of time, the Association will take the proper measures to rectify the situation and forward the bill for the service performed.* (8/18/01)

16. **Advertising Signs:** No advertising signs allowed. Owner's name, address and street name will be permitted for convenience of deliveries and emergencies.

17. **Painted Landscape:** No stone, boulder, tree or shrub on a lot shall be painted, stained, or coated with any type of man-made material or product, without prior approval of the Association.

18. **Exterior Lighting:** All exterior lighting shall be directed away from adjoining property. Pole lights installed by PP&L are prohibited. *Lights may not be permanently mounted on trees.* (4/9/05)

19. **Burning/Refuse:** Burning is prohibited throughout WALLENPAUPACK LAKE ESTATES except for campgrounds. (Refer to campground rules.) Contractors must remove all debris from WALLENPAUPACK LAKE ESTATES. Contractors or non-property owners using P.O.A. maintained trash compactor will be fined. Chimineas are permitted for contained outdoor fires.

20. **Trees:**

- a) **Removal:** No trees or brush shall be removed *or girdled* (4/9/05) unless written approval is secured from the Building Compliance Officer, *or a representative of the Association.* (See Building Regulations, Article VI, Section 4) (8/18/01)
- b) **Altering:** *Do not mount any permanent objects on trees.* (4/9/05)

21. **Improvements/Permits:** No improvement shall be made on any lot without prior approval of the Building Committee. This includes, but not limited to, houses, garages, additions, sheds, decks, porches, docks, driveways, parking areas, culvert pipes, fencing, and signs. There are guidelines for exterior paint colors and exterior lighting in the Building Regulations.

22. **911 House numbers** 911 numbers must be displayed outside every home. The Township and County require that old lot numbers be removed from the outside of your house. The new 911 address numbers must be at least 3" and placed so

they are clearly visible from the road. The required signs have a dark green background with reflective numbers on both sides of the sign, to be placed on a post minimum 4' to 6' high. They are to be placed on the right or left of the driveway closest to the house, approximately 10' feet from the edge of the road and visible from the road during all 4 seasons, that is, they are not to be obstructed by snow in the winter and foliage in the summer. (12/17/05)

23. **Property Lines:** All property lines shall be kept free and open. (8/18/01) *Perimeter fences are not permitted. Fences for landscaping and vegetable gardens not to exceed 4'0" in height are allowed. Split-rail fences are not allowed.* Existing fences must be removed if they fall into disrepair or prior to sale of a property.

24. **Building Rules as per the Building Regulations:** (12/13/03)

Article VI, Section 7 - All siding and trim colors, except white trim, must conform to WLE color chart.

Article VI, Section 9 - Outside air conditioners cannot be placed in the setbacks, easements, or right-of-way areas of WLE. Section 10 - Approval is required to place anything in these areas.

Article VII, Section 7 - Landscaping pools greater than 32 sq. ft. require a permit.

Article VII, Section 9 - Detached fabric and screened structures are only allowed for temporary, seasonal use, and not allowed for storage buildings.

25. **Fuel Tanks:** All fuel storage tanks on any residential lot shall comply with the Building Code. (See Building Regulations, Article VI, Section 8)

26. **Piers, Docks, etc.:** No pier, dock, or other structure on or in the WLE lakes shall be built without prior written approval of the Building Office, which approval shall be a revocable license.

27. **Drainage:** Each property owner shall keep drainage ditches, swales, and culvert pipes located on their lot free of obstructions and in good repair.

28. **Color Schemes:** All color schemes require approval by the Building Office.

29. **Landscaping:** There shall be no improvements or landscaping made on residential lots *AND/OR* within road right-of-ways, without prior written approval of the Building Office. (See Building Regulations, Article X)

30. **Shoreline Preservation:** No shoreline shall be altered in any way *without proper approval. There are separate applications for landscape improvement permits and disclaimers for the properties on Beaver and Deer lakes. White sand is not allowed on the shoreline of private property.* (8/18/01)

31. **Satellite Dish:** (See Building Regulations, Article VII, Section 17)

32. **Tree houses, above or in-ground pools** are not permitted. Children's wading pools are permitted.

33. **Storage:** No storage above ground shall be permitted with the exception of registered cars, registered boats, R.V.s, and firewood.

34. **Speed Limit:** The speed limit at Wallenpaupack Lake Estates is 20 M.P.H., unless otherwise posted.

35. **PA. Motor Vehicles Laws:** No person shall operate a car or truck unless such operation conforms to the laws of the Commonwealth of Pennsylvania for operation on public roads.

36. **Vehicle Insurance:** All vehicles must be insured.

37. **Mufflers:** All vehicles must have the proper muffler system to insure the peace and tranquility of WALLENSPAUPACK LAKE ESTATES. The Security Guard shall have the power to immediately revoke the privilege of any vehicle that does not conform.

38. **Stickers:** Vehicles of owner members must display *a current (8/18/01) WALLENSPAUPACK LAKE ESTATES* sticker. It is to be placed on the rear of the vehicle in such a manner so as to be as easily visible. Security should be able to clearly see the sticker while patrolling. *Caution:* Stickers placed behind tinted glass may not be easily visible and could be subject to a fine. (7/16/09)

39. **Towing:** Motor vehicles shall not tow persons in any manner, (sleds, inner tubes, skaters, etc.).

40. **Dry (8/18/01) Hydrants:** It is illegal to park a vehicle at a dry hydrant access area.

41. **Parking:** Vehicles shall not be parked or left standing on roads, *shoulder or right of ways (8/18/01)* or parked in designated No Parking areas. They are a hindrance to emergency vehicles and traffic. If need be, vehicle will be removed by licensed tow and will be towed at owner's expense.

42. **Handicapped Parking:** Parking is prohibited, unless vehicle displays an authorized handicapped parking identification.

43. **Abandoned Vehicle:** If a vehicle remains on the property of the Association for a period in excess of forty-eight (48) hours, it shall be classified as abandoned and the vehicle will be removed by a licensed tow and will be towed at the owner's expense.

After a period of one hundred eighty (180) days, the vehicle, camper, boat, or other personal property not claimed, shall be deemed abandoned, and may be sold after appropriate legal proceedings to satisfy any judgments.

44. **Unregistered (junk) vehicles - are not allowed in Wallenpaupack Lake Estates. Defined by the vehicle code of the Commonwealth of Pennsylvania, this is a vehicle which cannot be driven on the highways of the commonwealth because it is inoperable, unregistered or it fails to meet the standards of inspection set by the Pennsylvania motor vehicle code, and further, which is parked in open view. Violators will be issued citations. (8/18/01)**

Property owners having any unregistered vehicles, whether covered or uncovered, on their property will be subject to a citation. If the vehicle in question is presently or subsequently registered, proof must be brought before the CRC for citation to be revoked. (8/18/01)

45. **Recreational Vehicles Registration:** *There shall be no new registrations of ATV's.* All recreational vehicles must be registered *Yearly with WALLENSPAUPACK LAKE ESTATES. Please see C. Registration under the RV Rules and Regulations.*

There are limits to size and capacity of such vehicles, and modes of operation, indicated in the Recreational Vehicles portion of these regulations.(8/18/01)

46. **Vehicle Curfew:** There is a curfew for all recreational vehicles. Golf Cart operation is allowed between the hours of 7:00 AM to 11:00 PM. There is an existing 15-minute grace period after WLE functions. Between Memorial Day and Labor Day, ATV operation is allowed from 8:00 AM to sunset. From Labor Day to Memorial Day, ATV operation is allowed from 8:00 AM to 11:00 PM. There will be a 15-minute grace period after any WLE function. The operator must then follow a direct route from the WLE function to his/her home.

47. **Golf Carts:** No golf cart shall be recharged by use of Wallenpaupack Lake Estates' electrical supply.

48. **Vehicle Storage:** Boats, boat trailers, *travel (8/18/01)* trailers or any other type of vehicle or equipment must not be

stored or parked on the road shoulder or right-of-way.

49. **Fishing:** Fishing in WALLENPAUPACK LAKE ESTATES is subject to Pennsylvania State fishing laws. Everyone 16 years or older fishing in WALLENPAUPACK LAKE ESTATES , must have a current Pennsylvania fishing license.

50. **Hunting:** Hunting and trapping is strictly prohibited on Wallenpaupack Lake Estates premises. The use of air guns, pellet guns, sling shots, and bow and arrow is prohibited. Discharging any weapon or carrying an unregistered or loaded firearm is strictly prohibited. **Violators will be prosecuted.**

51. **Bicycle Right-of-Way:** Pedestrians and bicyclists have the right-of-way over motor-driven vehicles. Cyclists are to obey all WALLENPAUPACK LAKE ESTATES Rules. Bicycles ridden after dark must have a light operating. Bicycles are to be equipped with a headlight and red rear reflectors for night riding on the roads and common areas.

52. **Fireworks:** PURSUANT TO PENNSYLVANIA STATE LAW, THE USE OF FIREWORKS IS PROHIBITED IN THE DEVELOPMENT. Anyone caught lighting firework in the Estates will be issued a \$500 fine. In addition, if any fireworks are thrown from and RV, driving privileges for the driver will be suspended for one year.

53. **Wild Animals:** *Open feeding of any wild animals (deer, bears, raccoons, etc.) is forbidden in WLE. The one exception will be bird feeders, suspended above the ground so as to inhibit access by ground animals. (5/19/01)*

54. **Loud Music:** *No playing of loud music on any radio device at all designated amenity areas. (8/17/02)*
(Loud music being defined as a sound that can be heard on an adjoining property.)

55. **Violations & RV Suspension:** If a “serious” violation is issued to an underage driver, their WLE driver license is to be suspended until driver attends driver school again. “Serious” does NOT include routine traffic violations but things such as “serious” malicious mischief, disorderly conduct (8/13/05)

56. **Graffiti, Defacing & Destruction of WLE Property:** A \$500 fine will be imposed for placing graffiti, defacing or destruction of WLE property. \$250 of the fine will be paid to the individual providing information leading to the arrest and conviction of individual(s) committing the offence.

W.L.E.P.O.A. SECURITY AND RULES ENFORCEMENT

PURPOSE: Overall - To maintain order, to protect the safety, health and welfare of the Community, and to assist in case of emergency.

The WALLENPAUPACK LAKE ESTATES Security Department is responsible for enforcement of Rules and Regulations. The Private Security Force will be under the direction of a Security Chief who will be directly responsible to the General Manager.

Directives or conduct and duties of the Security Force will be issued by the Security Chief. The Security Force will not carry any type of lethal weapon, nor will any member of the Security Force have same in his possession while on duty. Security Force will make use of FM radio for emergency use and in carrying out their duties.

1. It shall be the responsibility of the Security Force to take necessary action to quell public disturbances, protests or demonstrations that endanger public safety or threaten damage to property.
2. Security personnel shall be responsible for controlling public assemblies, in order to avoid potential conflicts between individuals, which threaten to damage property.
3. It shall be the responsibility of the WALLENPAUPACK LAKE ESTATES Security Force to enforce all Rules and Regulations, including patrolling lakes and streams of the community. The Security Force shall prepare written reports of

violators for consideration by the Citation Review Committee.

4. WALLENPAUPACK LAKE ESTATES Security will respond to any call for an alleged crime and will, if necessary, notify the owner of the WALLENPAUPACK LAKE ESTATES property. The Association assumes no responsibility for private property.
5. WALLENPAUPACK LAKE ESTATES Security will take appropriate action relative to a trespasser incident, in compliance with the By-Laws of W.L.E.P.O.A.
6. WALLENPAUPACK LAKE ESTATES Security will respond to any call within WALLENPAUPACK LAKE ESTATES in a medical or fire emergency. Appropriate action will be taken to notify the proper emergency service and arrangements will be made to escort the responding emergency vehicles to the scene of the emergency.
7. WALLENPAUPACK LAKE ESTATES Security will enforce Rules and Regulations relative to vehicle registration, tenant and guest registration. Appropriate registration stickers will be issued to each trailer or motor vehicle upon proper authorization at the Administration Office. This will include, but not be limited to, valid insurance card and/or vehicle registration. Guest passes will be issued to tenants, visitors, or guests according to requirements of the Rental and Guest Policy. Appropriate records will be kept of the above transactions.
8. Private Searches - In the event that WALLENPAUPACK LAKE ESTATES Security deems it necessary to search a vehicle within the Development, it can be legally done with the voluntary permission of the person involved.
9. In the event of a crime or accident, WALLENPAUPACK LAKE ESTATES Security, if possible, will take necessary photos of the scene. Copies of the photos will be given to the Security Chief, who may supply copies to interested parties at a modest fee.

WATER & SEWER LEAK REPAIRS

1. When a leak is detected and the location of the leak is discovered, it will then be determined who will be responsible to make the repair.
2. The property owner is responsible for both their water and sewer lines from where they connect to the main lines at the street to their home.
3. The property owner will be contacted as soon as possible by the Association when a leak is discovered on their property. Conversely, property owners should contact the Association as soon as possible if they discover any leak on their property.
4. The property owner has 72 hours from the time of notification to contact a contractor to make the necessary repairs. If the repairs cannot be made within the 72 hours, the office must be notified. If, at any time, however, a malfunction of the water and/or sewer system occurs upon an individual property, and the property owner cannot be notified, or the leak is not repaired in a reasonable amount of time, the Association has the right to immediately enter upon that property to make the necessary repairs, or contact a contractor of its choice to do same. Upon completion of the repair, the Association will return the site, as closely as possible, to its original condition. Afterwards, the property owner will be billed for the time and materials of the repairs by WLE or the cost of an outside contractor's service.
5. If the leak should occur under the Association's roads, the outside contractor repairing the leak is responsible for filling and tamping with the proper material for the road surface. The Association will make the final top coat repair on the surface.
6. Line ruptures of any kind and or nature inside or outside the home of a PO will be the responsibility of the

PO. The PO will be assessed up to a minimum of ten man-hours based on time and half to compensate the POA for the Department of Sewer and Water to locate and address the origin of the leak. The PO will also be assessed for the water loss based on water meter reading. (10/18/08)

7. A \$500.00 fine will be issued to any property owner who's lack of proper winterization results in a major break and consequently requires attention by the Sewer and Water Department.

WATER METERS

1. Water meters must be installed in every residence.
2. Water meters, or parts, damaged by abuse or freezing, are the responsibility of the property owner to replace. Certain "freeze-ups" of the meter may be covered by the manufacturer. Meters and freeze plates are available through the P.O.A. There will be a fee for any installation done by the Association.

WATER DRAINS

1. No storm or surface water drains such as cellar, gutters, down spouts, or sump pumps, may be connected to our sewage system.

MISC. WATER & SEWER

1. A pressure valve must be installed in each residence. (12/17/05)
2. The curb valve must be located and "marked/flagged". (12/17/05)

USE OF BUILDING FACILITIES

1. Use of building facilities to be restricted to property owners in good standing and their guests. Rules are posted in each facility and must be followed. All members, guests, and renters must have on their person either a membership or guest badge.
2. The property owner will be held responsible for any damage incurred by their family members or their guests.
3. Adult Lodge and Beaver Lodge will be opened on request.

Beaver Lodge Policy: Amended: July 14, 2003

1. ***General Rule - Open upon request of property owners. Property owner must be in good standing. Parties to be limited to Friday or Saturday nights to be reviewed by the Recreation Committee and the General Manager. All parties are at the discretion of the Board of Directors. All parties between Memorial Day and Labor Day must end by 9:00PM. No live bands; DJ's will be allowed with restrictions of limited decibels set by the Association. At the discretion of the Board an off duty security WLE officer is to be hired to (by) the property owner having the party. The security officer is responsible for monitoring the decibel level and maintaining proper order of the party; a security deposit may be required. All parties must be supervised by at least one property owner.***
4. The Adult Lodge may be used for those 21 years old and over with the exception that a person 18 years and over must be accompanied by an immediate family member of a property owner at least 21 years old and in good standing. (3/15/08)

5. Children under 8 years of age using any facility must be accompanied by an adult, who will have full responsibility for the child's safety and conduct.
6. All facilities and equipment in the Game Lodge must be used properly and not abused. During periods of extreme activity, the time limit for the use of recreation equipment will be adjusted to ensure that all parties have an opportunity to use the equipment.
7. All rules stated under club and Organization Use of Facilities apply to an individual's use of facilities.
8. Individual(s) responsible for activity or those using facility are required to sign in and out on sheet posted at the site ***and adhere to posted or written closing time of facility. (8/18/01)***
9. ***No playing of loud music on any radio device at all designated amenity areas. (8/17/02) (Loud music being defined as a sound that can be heard on an adjoining property.)***
10. No one under the age of 21 is permitted to drink alcohol in any of the buildings.

COMMERCIAL AND OTHER VEHICLES

1. (a) Contractors will be issued bumper stickers renewable annually to be displayed on the **rear bumper**.

(b) ***Commercial Vehicle Parking: No commercial vehicles over 7,500 lbs. gross weight may be parked on WALLENPAUPACK LAKE ESTATES property except when active construction is in progress.(8/18/01)*** (See Building Regulations, Article VII, Section 12)
2. The location of registration stickers issued by WALLENPAUPACK LAKE ESTATES Security is as follows:
CARS/TRUCKS: (VANS, MOTOR HOMES): Passenger side rear bumpers or window.
3. ***School Bus Stops: Passing a school bus with flashing red lights will result in a \$100 fine in Wallenpaupack Lake Estates. On state roads it is a \$100 fine, 5 points on your license and your license suspended for 60 days. (8/18/01)***

POOL RULES

1. The swimming pools and their facilities will be open to members and their guests **ONLY WHEN A LIFEGUARD IS ON DUTY**.
2. All members, guests, and renters using the pool must display WALLENPAUPACK LAKE ESTATES badges and register with the lifeguard on duty by signing their name, lot and section number. The lifeguard has authority to ask those who do not comply to leave the pool.
3. Children under 8 years of age must be accompanied by an adult, who will ***remain in the pool area and (8/18/01)*** have full responsibility for the child's safety and conduct.
4. Smoking, beverages, food, glass or any breakable objects are not permitted in the pool area.
5. Lifeguards shall have complete authority over all activities related to water events.
6. No running, shoving, pushing or throwing of people or objects into the pool will be tolerated.
7. No frisbee, ***tennis balls (8/18/01)*** or hard objects are permitted to be thrown in swim area or beach area.
8. ***Spitting, spouting water, blowing the nose or discharging body waste in the pool is strictly prohibited. (8/18/01)***

9. All trash shall be deposited in containers provided for that purpose.
10. Swimming aids are the only floating objects permitted for that purpose.
11. No cut-offs are permitted to be worn in the pool.
12. First Aid kits are in the possession of the lifeguards and Security personnel on duty.
13. Anyone found in any of the pools when a lifeguard is not on duty, will be subject to a fine.
14. No pets will be allowed in the pool area.
15. BACK DIVES AND/OR FLIPS ARE NOT PERMITTED OFF THE SIDES OF THE POOL.
16. *Absolutely no water guns are permitted at the pool facilities (8/18/01).*
17. *For safety purposes, it is recommended that (8/18/01)* Individuals with long hair will be required to wear a bathing cap while in the pool.
18. *Swim diapers are mandatory for infants and children who are not toilet trained . (8/18/01)*
19. *No playing of loud music on any radio device at all designated amenity areas. (8/17/02)*
(Loud music being defined as a sound that can be heard on an adjoining property.)

BEACHES

1. Beach areas will be open for swimming as posted. Only during that time will swimming be permitted and only when a lifeguard is on duty. The lifeguard on duty will have the responsibility of the beach area. **LIFEGUARD MUST BE ON DUTY IN ORDER TO SWIM AT DESIGNATED BEACH AREA.**
2. Glass containers or any breakable objects and food are not permitted in the beach area.
3. Trash shall be deposited in containers provided for that purpose.
4. No pets will be allowed on beaches.
5. No open fires will be allowed on beaches.
6. No frisbees or hard objects are permitted to be thrown in the beach areas.
7. Children under 8 years of age must be accompanied by an adult who will have full responsibility for the child's safety and conduct.
8. Members, guests, and renters must display WALLEENPAUPACK LAKE ESTATES badge. Lifeguard has authority to ask those without badge to leave beach.
9. Horseplay is prohibited.
10. Speed limit at the beach areas is **10 m.p.h.** and is so posted.
11. All rafts not equipped to be safely occupied by three (3) or more occupants must stay within one hundred (100)

feet of shoreline. Rafts are not permitted in the designated swim areas.

12. *No playing of loud music on any radio device at all designated amenity areas. (8/17/02)*
(Loud music being defined as a sound that can be heard on an adjoining property.)

SAUNAS

1. No one under the age of 15 is permitted in the saunas unless accompanied by an adult. The sauna is to be used with caution. Aged persons or anyone suffering from poor health should not use the saunas. The facilities are to be used only at your own risk. Please use safety precautions that are listed outside the saunas.
2. The temperature of the sauna will be limited and controlled by the lifeguard.
3. All metal objects should be removed from your person prior to entering the sauna.
4. Individuals should sit on a towel while in the sauna.
5. No smoking, drinking or eating shall be allowed in the sauna.
6. Horseplay is prohibited.

TENNIS COURTS

1. All members, tenants, guests and renters must display WALLENPAUPACK LAKE ESTATES badge.
2. Shirts must be worn while on the tennis courts.
3. Tennis shoes or sneakers with a smooth, solid sole must be worn on the courts.
4. Reservations for courts may not be made more than 24 hours in advance and will be accepted on a first come, first serve basis.
5. The General Manager shall be the final authority on all reservations.
6. No reservations shall be for more than one hour. An option of making an additional hour reservation is available when court time is not being used.
7. The General Manager, at his discretion, will have the authority to adjust the amount of time which individuals are allowed to use courts during periods of extreme activity.
8. Tennis courts are not to be used when nets are lowered.
9. Tennis courts are not to be used for any purpose other than tennis.
10. All tennis equipment is to be provided by those participating.

SPORTS EQUIPMENT

Some sports equipment is available for members. It will be the responsibility of each individual signing for sports equipment to return the equipment in as good condition as it was at the time it was signed for. A deposit will be required for use of some sporting equipment.

LAKES

1. Swimming is only permitted in Deer Lake *and Beaver Lake (8/18/01)* at a designated area under the supervision of a lifeguard.
2. All children under 9 years of age and non-swimmers must wear lifesaving devices while boating.
3. Power (motor) boating is prohibited on all interior lakes. *Boating on Lake Wallenpaupack as well as Deer and Beaver Lakes, is regulated by laws enforced by the Fish and Boat Commission (8/18/01).*
4. Canoeing, sail boating, row boating, paddle boats and electrical motor boating and fishing only are permitted on all interior lakes, provided the necessary license required by State Law is obtained. When boating, care should be taken to stay well away from the swimming area.
5. No refuse or sewage shall be disposed of in the lakes.
6. *All water-craft kept at common areas on Deer and Beaver Lakes must be registered yearly at the office. All unregistered water-craft, will be removed at the Property Owners expense and Property Owner is subject to a fine. Boats not claimed in 180 days will be deemed abandoned (8/18/01).*

PARK AREAS

1. All refuse must be disposed of in the containers provided.
2. Open fires are prohibited.
3. No pets are allowed in the park areas.
4. No camping is permitted in the park areas.
5. Vehicles are not allowed in park areas.
6. *No playing of loud music on any radio device at all designated amenity areas. (8/17/02) (Loud music being defined as a sound that can be heard on an adjoining property.)*

CAMPGROUND RULES

Amended: December 13, 2003

- 1) **SEASON:** *The Wallenpaupack Lake Estates Property Owners Campground shall be open for seasonal, weekend and daily camping from May 15 to October 15.*
- 2) **SEASONAL SITES:** *There shall be a maximum of nine (9) water and electric sites rented to seasonal campers. Seasonal sites may only be occupied by property owners or their immediate family. Camping units and all camping gear must be removed from seasonal sites by October 15.*
- 3) **SITE RENTALS:** *There shall be a maximum of three (3) sites rented by one property owner for the same period of time. W.L.E. home renters may not rent campsites.*
- 4) **LENGTH OF STAY:** *Excluding seasonal campsites, each campsite may be rented for a maximum length of time of two (2) weeks.*

- 3.) Only Property Owners in Good Standing May Have Use of a Marina Slip.
- 4.) A Property Owner Is Allowed One Slip, Regardless of How Many Properties He May Own in the Development.
- 5.) Boat Slips Are Non-transferable upon Sale of a Home or Lot.
- 6.) There Will Be Only One Water craft per Marina Slip.
- 7.) The Water craft must Be Registered with the Office Before it Is Docked in a Wallenpaupack Lake Estates Marina Slip. This Includes, a Contract Form, a Current Copy of the Boat Registration, and a Current Copy of the Liability Insurance.
- 8.) The Water craft That Is Registered with the Administration Office Is to Be the Only Boat in That Slip. If You Are Purchasing a New Boat or You Will Be Using a Different Boat Besides Your Own, the Office must Be Notified of the Change. If the Office Is Not Notified of the Change, a Citation Will Be Issued to the Property Owner.
- 9.) The Property Owner Cannot Lend or Borrow Their Marina Slip to Anyone.
- 10.) Only Family Members Living in the Same Household May Have Use of the Marina Slip.
- 11.) The Administration Office must Be Notified If the Marina Slip Will Not Be Used by the Property Owner for the Current Boating Season.
- 12.) If the Slip Will Not Be Used by the Property Owner for the Current Boating Season, the Slip must Be Subject to the next Person on the Waiting List for One Season Only.
 - (A) If the Property Owner Does Not Use or Sublet the Marina Slip During the Current Boating Season, He Will Automatically Lose His Slip.
- 13.) When a Slip Becomes Available the First Person on the Waiting List Will Be Notified by the Administration Office. The Property Owner Will Have a Grace Period of Fifteen (15) Days to Respond to the Offer of the Available Marina Slip. If There Is No Response, the Slip Will Be Offered to the next Person on the Waiting List.
- 14.) A Property Owner Can Only Sublet Their Marina Slip for Two Consecutive Years. If the Property Owner Does Not Use the Slip for the Third Year, He Will Automatically Lose His Slip.
- 15.) Due to the Amount of Water Space Between the Slip Fingers, Your
Water craft Cannot Exceed Twenty-four (24) Feet in Length or Eight and a half (8 1/2) Feet in Width.
- 16.) Rubber Snubbers Must Be Used on Your Mooring Lines. This Is to Prevent Ropes from Breaking and to Prevent Wear and Tear on Our Docks.
- 17.) All Canopies That Can Be Brought Down, Must Be Brought down When the Boat Is Being Docked in Our Marina. The Canopy Acts as a Sail and Pulls on the Slip Fingers When the Wind Blows or the Water Is Rough.
- 18.) Anyone Launching a Boat or Parking in the Assigned Areas must Display a Current Wallenpaupack Lake Estates Bumper Sticker or Guest Pass on Their Vehicle. Non-Wallenpaupack Lake Estates Members Will Be Considered Trespassers, and a Citation Will Be Issued.
- 19.) There Will Be No Parking of Recreational Vehicles with Trailers Attached to Them in the Golf Cart, Rv Parking Zone.

Rules

- 1.) No Alcoholic Beverages or Picnicking on the Docks.
- 2.) No Animals Are Allowed on the Docks.
- 3.) No Water Skiing Within 100' Feet of the Docks.
- 4.) All Boats must Be Secured with Rubber Snubbers, and Secured in a Manner That Will Not Damage the Docks.
- 5.) No Wakes Within 100' Feet of the Docks.
- 6.) No Loitering or Horseplay Allowed on the Docks.
- 7.) No Littering.
- 8.) No Swimming from the Docks.
- 9.) Anyone Caught Tampering with the Boats or Docks Will Be Prosecuted.
- 10.) No Fishing from the Docks.
- 11.) No Boat Mooring at the Ends of the Docks.
- 12.) Speed Limit Is 5 M.p.h. Within 100' Feet of the Docks.
- 13.) No Transferring of Drivers of Water Vehicles from the Docks.
- 14.) Water Vehicles May Not Be Placed on the Docks, Attached to the Docks, or Stored on Land Within the Marina Areas.
- 15.) No Unauthorized Water Vehicles Will Be Permitted in the Marina.
- 16.) All Protective Bumpers Attached to the Docks Including Carpeting, Fire Hoses, Etc. must Be Removed at the End of the Boating Season. If Maintenance Has to Remove Your Hardware from Your Slip, You Will Be Cited with a \$25.00 Fine for the Removal. There Is No Guarantee That You Will Get Your Hardware Back.
- 17.) Styrofoam or Tires May Not Be Used.

GUEST POLICY

PURPOSE: WALLENPAUPACK LAKE ESTATES recognizes that due to the nature of WALLENPAUPACK LAKE ESTATES as a private recreational community, there will be many occasions when W.L.E.P.O.A. members and tenants will invite guests to join them at WALLENPAUPACK LAKE ESTATES The membership must assume that some control must be exercised on guests' of amenities.

POLICY: It is the policy of WALLENPAUPACK LAKE ESTATES to extend the use of the WALLENPAUPACK LAKE ESTATES amenities to guests of members in a reasonable and unencumbered manner to the extent possible, so long as the membership is not inconvenienced by such usage. Rules and Regulations regarding guest usage are established to implement the policy as stated. It is assumed that the membership will comply with the Rules and Regulations and W.L.E.P.O.A. insists that members who do not comply or attempt to circumvent the Rules be subject to punitive action.

A. Definitions

1. Guest - A person other than the owner who has been authorized to enter WALLENPAUPACK LAKE ESTATES by the owner or his/her agent. Agent may include Tenant.

2. Guest Pass - Auto identification card issued to allow access to private home. This allows no amenity use.

B. Admittance of Guests

1. When the member is at WALLENPAUPACK LAKE ESTATES , guest will be admitted only on prior written or oral notice to the *Administration Office (8/18/01)*.

2. When the member is absent from WALLENPAUPACK LAKE ESTATES , prior written request *or oral notice (8/18/01)* is required for admittance of guests, which shall include the following information:

- Name of POA Member and Signature
- WALLENPAUPACK LAKE ESTATES Address
- Home Address
- Section # Lot #
- Name of Guest(s)
- WALLENPAUPACK LAKE ESTATES Phone Number
- Address of Guest(s)
- Home Phone Number.

C. Identification of Guests for Amenity Use

1. All guests shall be in possession of, and display, an ID badge for the period of time they are Guests in WALLENPAUPACK LAKE ESTATES , in order to utilize amenities.

2. Children age 6 and under will not be required to have guest passes or ID's.

3. ID badges will be issued at *the Administration Office (8/18/01)*.

D. Use of Amenities

1. Guests utilizing amenities shall follow all policies and procedures as established for members including, and where appropriate, registration.

E. Fees

Fees may be adopted by the Board of Directors with approval of the membership.

CLUB ORGANIZATION USE OF FACILITIES

1. All clubs or organizations wanting to use the facilities for meetings, must be made up of members in good standing with WALLENPAUPACK LAKE ESTATES .

2. Clubs and organizations must submit an application to the Board of Directors for approval.

3. Use of facilities may not exclude other property owners.

4. Clubs and organizations must be self-supporting.

5. Fund raising for any causes or groups outside of WALLENPAUPACK LAKE ESTATES must be approved by the Board of Directors.
6. Meetings must be scheduled at office to avoid conflicts.
7. Officers of groups will be responsible to see that rules for the use of facilities are observed.
8. The Board of Directors will announce approval of a club or organization to use the facility so that there will be no question as to its status.
9. Group must be in conformity with the law, public policy and purpose of W.L.E.P.O.A.. Amended 5/16/98

WALLENPAUPACK LAKE ESTATES
OCCUPANCY/RENTAL RULES & REGULATIONS

REVISED 02/19/04

- A. These Rules & Regulations shall apply, in every instance, to any residential property within Wallenpaupack Lake Estates occupied/used by persons other than their owners.
- B. All such occupancies/uses of property as described in Paragraph A, including, but not limited to, rentals, tenancies of any kind and guest occupancies, shall comply with these Rules and Regulations.
- C. All such occupancies/uses shall be reported in advance by the property owner to Wallenpaupack Lake Estates Property Owners Association (Association):
 1. At least five (5) days before the property occupancy, the property owner shall present to the Association a copy of the lease, rental or other agreement, or other documentation (e.g., affidavits) satisfactory to the Association that shall provide for the occupancy/use of a subject property by other than the property owner, along with the established fee. Non-compliance will result in a \$100.00 fine.
 2. The required notification by the property owner to the Association shall, in addition to other required information, include the full names of the lessee and occupants and the address and telephone number of the property owner.
 3. Before commencement of the property occupancy or lease, the property occupant/renter shall initially obtain from the property owner any and all membership badges. Thereafter, badges can be obtained from the Association. Vehicle I.D. must be obtained from the Association.
 - (a) Any costs in connection herewith shall be borne by the non-property owner.
 - (b) At the time of securing the identification, the occupants/tenants of the property shall be responsible for procuring copies of all pertinent Rules & Regulations for W.L.E. and complying with same.
 - (c) Notwithstanding anything included herein, the property owner shall also be responsible for providing the property occupants/tenants with copies of all Rules & Regulations of the Association for the W.L.E. community.
- D. All property occupants and tenants shall comply with any and all of the covenants, conditions and restrictions

governing the W.L.E. community and the subject properties, the Association By-Laws, Rules & Regulations and any and all other duly enacted policies or legislation of the Association during the term of occupancy/tenancy.

- E. Under any circumstances, property within the W.L.E. community shall not be occupied, used, leased or rented by an entity or group of persons, other than as a single-family residential unit.
- F. At or before the commencement of the occupancy/tenancy, the property owner or the occupants/renters shall pay to the Association, the required occupancy fees then in effect for the Association as promulgated by its Board of Directors. Failure of payment will result in the Property Owners not being in good standing, and therefore, the disallowance of property occupants/renters from use of the Association facilities and amenities of the W.L.E. community. Delinquent fees are subject to the same procedures addressed in rule (J). The Property owner must stay current with all Association assessments and fees to allow property occupants/tenants to obtain and/or use identification badges for access to and use of common area facilities/amenities.
- G. Any and all violations of any of these rules/regulations, or any of the covenants, conditions, restrictions of the W.L.E. community and its lots, or the general rules and regulations of the Association, shall be communicated directly to the occupants/tenants at the address of the subject property and to the property owner at the address provided to the Association. Notification to both of these reported addresses shall constitute sufficient notice to such persons.
- H. Such notice shall include the nature of the violation and the specified sanction, including the amount of any fine, which may be levied by the Association against the lot, pursuant to its general rules and regulations. The notice of any sanction and/or fine shall be processed pursuant to the fine and/or enforcement provisions of the general rules and regulations.
- I. Any sanction imposed and/or fine levied in this fashion, pursuant to these rules/regulations or the general rules and regulations of the Association shall be the sole and exclusive responsibility of the property owner.
- J. If any fine levied in this fashion is not paid, the fine shall be added to the current assessment account for the lot as a lien against the subject property as any assessment of the Association, which may be collected as any Association lot assessments, including by a lawsuit against the property owners for a court money judgment against them.
- K. Nothing herein shall be deemed to limit the Association and its selection of remedies in its attempts to enforce its remedies and any and all of its rules and regulations, and the W.L.E. lot covenants, conditions and restrictions. The Association shall also have the right to seek equitable enforcement of same in the appropriate Court.

Last Rule Update (7/16/09)

Additions to the General Rules & regulations regarding Sewer & Water:

1. Water meters are to be installed in every residence.
2. Pressure valves are to be installed in every residence. **(12/17/05)**
3. Curb valves must be located and “marked/flagged”. **(12/17/05)**

An addition to the General Rules & Regulations regarding building:

911 numbers must be displayed outside every home. The Township and County require that old lot numbers be removed from the outside of your house. The new 911 address numbers must be at least 3” and placed so they are clearly visible from the road. The required signs have a dark green background with reflective numbers on both sides of the sign, to be placed on a post minimum 4’ to 6’ high. They are to be placed on the right or left of the driveway closest to the house, approximately 10’ feet from the edge of the road and visible from the road during all 4 seasons, that is, they are not to be obstructed by snow in the winter and foliage in the summer.

(12/17/05)

The Adult Lodge will be for use of persons over 18 years of age. (9/18/05)

An addition to the General Rules & Regulations:

There will be a fine of \$500 for placing graffiti, defacing or destruction of WLE property. \$250 of the fine will be paid to the individual providing information leading to the arrest and conviction of individual(s) committing the offence (12/17/05)

An addition to the General Rules & Regulations:

If a “serious” violation is issued to an underage driver, their WLE driver license is to be suspended until driver attends driver school again. “Serious” does NOT include routine traffic violations but things such as “serious” malicious mischief, disorderly conduct (8/13/05)

An update to The General Rules & Regulations regarding pets:

Pets: Barking dogs must be kept in the enclosed part of the house *and must not be a disturbance to any neighboring property.* (8/18/01) *When dogs are out of the house, they do not have to be leashed if they are on your property. However, the property owner must be present and the dog must be kept under the owner's control.* (2/25/06) Noisy pets are to be controlled by their owner. Dogs, cats and other pets are not allowed to enter the clubhouses, swimming areas or game courts, beaches or any common area. Pets must be licensed and inoculated, according to Pennsylvania State laws. It is the responsibility of the owner of the pet to clean up and remove animal excrement of their pets. *Cats are also expected to be leashed and/or kept in the possession of the owner. Cats must be maintained on owners property.* (8/18/01)

Change to the Sewer and Water Rules & Regulations:

Line ruptures of any kind and or nature inside or outside the home of a PO will be the responsibility of the PO. The PO will be assessed up to a minimum of ten man-hours based on time and half to compensate the POA for the Department of Sewer and Water to locate and address the origin of the leak. The PO will also be assessed for the water loss based on water meter reading. (10/18/08)

An update to the General rules and regulations

The age of use for the Adult Lodge has been reverted back to 21 years old and over with the exception that a person 18 years and over must be accompanied by an immediate family member of a property owner at least 21 years old and in good standing. (3/15/08)

An update to the General rules and regulations

38. **Stickers:** Vehicles of owner members must display *a current* (8/18/01) WALLENPAUPACK LAKE ESTATES sticker. It is to be placed on the rear of the vehicle in such a manner so as to be as easily visible. Security should be able to clearly see the sticker while patrolling. *Caution:* Stickers placed behind tinted glass may not be easily visible and could be subject to a fine. (7/16/09)