

PMLA RULES AND REGULATIONS

(adopted 4-14-2023)

1. All owners, guests and tenants must abide by the Pocono Mt. Lake Association Rules and Regulations.
2. Owners are responsible for the observance of and compliance with the Association's Rules and Regulations by their guests. Owners are financially responsible to the Association for any damage done by their guests, friends, family members, tenants and/or renters. Owners are responsible to the Association for any fines and/or penalties levied against them.
3. In order to utilize the Association's facilities, owners must be paid up members of the Association and in good standing.
4. **Owners who wish to rent or lease their property **MUST BE MEMBERS IN GOOD STANDING AND** are required to notify the Association and pay a mandatory yearly assessment fee. The amount of the yearly assessment will be determined by the Board of Directors.**
5. **Owners who rent or lease their property must provide a copy of these Rules and Regulations to their renters and tenants.**
6. **All owners who rent or lease their property shall comply with all Kidder Township Ordinances and all PMLA Rules, Regulations, Covenants, and ByLaws, and must provide the Association, during each and every year in which their property is rented or leased, with a complete copy of their Kidder Township Rental Application and the Kidder Township Certificate of Occupancy within ten (10) days of receiving the Certificate from Kidder Township.**
7. **All owners renting or leasing their property shall register all tenants/lessees with the Association through the Association's website. Such registration must be submitted forty-eight (48) hours prior to the beginning of each rental period. Changes to registrations may be made via email to PMLA. Failure to timely register renters/lessees or the filing of an incorrect or incomplete registration shall result in a \$500 fine. Fines for subsequent violations will be as determined by the Board.**
8. **All fees and fines not paid within 30 days of the date of imposition thereof shall be subject to a 25% late charge.**
9. Owners must wear community identification badges at the recreational area and lake at all times. **All guests, tenants and lessees, regardless of age, must wear community identification badges at the recreational area and lake at all times.** Admittance to such areas will not be permitted without a badge. If an owner wishes to use the recreational areas and facilities of Association for a private affair consisting of a group of twenty-five (25) or more guests, the owner must contact the Association to rent the pavilion. Non-members are not permitted to rent the pavilion. Owners using the pavilion shall follow all pavilion rules and regulations established by the Board of Directors.
10. Swimmers under the age of 12 years old must be accompanied by a responsible adult 18 years of age or older. Swimming from boats is prohibited. Motor boats and motorized water craft are

not permitted on the lake.

11. All watercraft must be registered with the Association and must be owned by a Property Owner. Boats and kayaks are not permitted to be left unattended or overnight at the lake unless placed in a reserved spot on the boat rack. Boat rack spaces can be reserved by contacting the Association. Unattended boats and kayaks not placed in a reserved spot on the boat rack or the beach will be considered abandoned and removed by the Association.

12. Pets are not permitted on the at beach any time. Pets are not allowed to roam freely throughout the development. Owners, guests, **tenants and lessees** must follow all laws of the Commonwealth of Pennsylvania, Carbon County and Kidder Township as they pertain to leashes and the curbing of pets.

13. Trash must be placed in proper animal proof containers and is collected each Monday. Littering is not permitted. Glass is not permitted on the beach. No burning is permitted within the Association during a burn ban and/or without a proper permit from the local municipality or fire authorities if required.

14. Hunting or the use of firearms is not permitted within the development.

15. Fishing will be permitted during open seasons, as specified by the laws of the Commonwealth of Pennsylvania and the Pennsylvania Fish and Game Commission. In order to enhance the fish in the Association lakes, the Board of Directors will control the population of the fish in the lakes by utilizing either a catch and release or catch and keep system. Signs will be posted to indicate which method is in place each year.

16. Use of recreational vehicles is not permitted after 11 P.M. All recreational vehicles shall display a current PMLA registration tag and current sticker at all times. Recreational vehicles are not permitted on the paths around the lakes, on the beach, or in the playground or field. Recreational vehicles which are not registered to PMLA Owners are not permitted in the development.

17. Parking on the road is not permitted between December 1 and March 31.

18. Speed limit is as posted. All persons must proceed with caution through the development and comply with all Pennsylvania motor vehicle laws at all times. All vehicles within the Association must be properly registered **with the Pennsylvania Department of Transportation**. No unregistered vehicles are permitted at any time either on Association property or any property within the community. Badges must be worn at all times by anyone fishing in the PMLA lakes.

19. Quiet Time is 11P.M. Till 7 A.M. No owner shall create, nor allow a guest, **tenant or lessee** to create, a general nuisance in the form of abusive and profane language, loud noise after during Quiet Time”, health and safety hazards, or any other action or condition which is detrimental to the welfare of the members of the Association.

The Association has the right to deny the use of all facilities for any infractions of these Rules and Regulations. All complaints must be made in writing, signed, and sent to Pocono Mt. Lake Association, 26 Lehigh Drive, White Haven, PA 18661 or placed in the designated box in the mail enclosure at the entrance to the development.