



**RULES AND REGULATIONS**  
**Of**  
**WALKER LAKESHORES LANDOWNERS**  
**ASSOCIATION**

**Prepared by**  
**Rules and Regulations Committee**

**And**  
**Approved by**  
**Board of Directors**

**2006**

**With Current Amendments as of November 2008**

## I. INTRODUCTION

The following Rules and Regulations have been adopted by the Walker Lakeshores Landowners Association (WLLA) according to the provisions contained in the Bylaws. The WLLA is incorporated as a not-for-profit corporation founded over 40 years ago to administer and maintain the common properties, facilities, and amenities in or owned by WLLA and to provide recreational, cultural, and educational opportunities for its members. Its Bylaws can be found in Appendix III of this booklet. These Rules and Regulations are intended to govern the conduct of Walker Lake (WL) landowners, members of the Walker Lakeshores Landowners Association, tenants, and guests.

The majority of the following Rules and Regulations are based primarily on existing restrictions found in Deed Covenants (see Appendix I) for the four development areas under WLLA aegis. Others stem from Shohola Township, Pike County, and Commonwealth of Pennsylvania Laws and/or Regulations. Still others consist of policies that have been adopted as of 2008 by the WLLA Board of Directors and/or members of the Association.

**The Rules and Regulations are also based on the need to assure personal and group safety, consideration for the rights of others, and to provide for appropriate maintenance of all WLLA property and equipment.**

Notwithstanding anything to the contrary in these Rules and Regulations, WL landowners are bound by their own Deed Covenants and Restrictions.

### A. DEFINITIONS

- 1) WL LANDOWNERS are defined as persons or entities who own property in one or more of the four subdivisions of the Walker Lake area: Pennsylvania Lakeshores, Inc., Walker Lake, Inc., Hinkel Estates, and Maple Park.

- 2) LANDOWNERS IN GOOD STANDING are defined as WL landowners who have paid their assessments (or WLLA-prearranged installments thereof) and any outstanding liens or arrearage owed to WLLA in full.
- 3) MEMBERS OF THE ASSOCIATION are defined as those WL landowners who, in addition to paying lake and/or road assessments, have joined the WLLA by paying annual dues. Fees, dues, and assessments are set by the WLLA Board of Directors. Members of the Association have privileges beyond those of landowners in good standing.
- 4) MEMBERS IN GOOD STANDING are those who have paid current dues.
- 5) LANDOWNERS NOT IN GOOD STANDING are defined as owners who have not paid assessments. They are not entitled to the facilities and amenities described below.



## **B. PRIVILEGES**

- 1) All Walker Lake landowners who have paid lake and road assessments where applicable but are not members of the Association in good standing are entitled to:
  - a) Put a boat on the water
  - b) Use the lake
  - c) Fish and boat
  - d) Receive all WLLA directories and communications for the general membership.
  - e) Landowners in good standing (assessments paid, but not membership dues) may attend General Membership Meetings, but may speak and/or vote only on agenda items which are directly related to the amenities for which the landowner has paid current assessments.
  - f) All landowners will receive a copy of the current Rules and Regulations and all newsletters.

- 2) All Association members in good standing (dues paid) are also entitled to the above and to the following additional privileges:
  - a) Right to use managed beaches, boat landings, tennis court, basketball court, and picnic areas herein called Amenities. A fee set by the Board of Directors may be levied for boat storage. ALL WLLA MEMBERS UTILIZING THE AMENITIES ARE REQUIRED TO PROMINENTLY DISPLAY THE APPROPRIATE AND TIMELY IDENTIFICATION BADGES, TAGS, OR STICKERS (see II – Identification below).
  - b) Use of the Clubhouse as per the regulations described herein.
  - c) Eligibility to become part of WLLA's governing body, stand for election, serve on committees, vote annually for Directors, actively participate in all meetings open to the General Membership, vote on changes to the Constitution, budgets, and other matters.
  - d) Participation in all WLLA activities at the Clubhouse (e.g. parties, exhibits, etc.) as well as those other activities sponsored by WLLA Committees, i.e. Crime Watch, Planning, Youth, Legal, Rules & Regulations, etc. They may also be appointed by the President to membership on the various standing committees (see Appendix III).
- 3) WLLA retains the right to add, suspend, change, or terminate defined Privileges.

## **II. IDENTIFICATION**

### **A. TYPES OF IDENTIFICATION**

There are four types of Association IDs: (1) Individual tags, (2) Vehicle tags/stickers, (3) Watercraft stickers, and (4) Raft and Dock stickers which will be issued at the WLLA Office upon payment of assessments.

- 1) Individual tags are issued annually for each member of an assessment paid household.
- 2) Vehicle hangtags or stickers will be issued for each vehicle of a household in good standing. These are permanent IDs and are to be updated annually with a current “date sticker” which will be issued upon payment of assessments for each motorized vehicle.
- 3) Boat and watercraft stickers are permanent IDs to be updated annually with a current “date sticker”, which is issued upon payment of lake assessments.
- 4) Raft and dock stickers are issued to waterfront owners upon payment of lake assessments.

## **B. RENTER’S IDENTIFICATION**

Renters will be issued appropriate IDs upon presentation of a CURRENT YEAR FORM obtained from and signed by the landlord who in turn has proof of paid assessments and dues.

- 1) Special limited “renter” IDs may be obtained at the office. These shall be limited to the period of the rental contract.

## **C. AFFIXING LOCATION**

IDs should be affixed as follows:

- 1) Individual tags shall be visibly displayed. (This applies to children as well as adults)
- 2) Vehicle stickers - left rear bumper or rear window; hangtags should be hung from the rearview mirror when parked.
- 3) Boat stickers - displayed on the stern and left of gunnel.
- 4) Dock stickers and Raft stickers - above the water and readily visible.

## **D. INDIVIDUAL IDENTIFICATION**

Current individual tags must be worn when using the WLLA beaches, picnic grounds, swimming areas, tennis and basketball courts, boat landing and storage facilities, and during any

restricted events. They are also required for fishing on the lake in the summer, as well as ice fishing in the winter. Lost IDs will be replaced for a fee set by the Board of Directors (see Section IV, D).



## **E. LAND VEHICLE IDENTIFICATION**

- 1) Only vehicles which may be lawfully operated (insured and licensed) on the public highways of the Commonwealth of Pennsylvania may be operated on the roads, streets, drives, and other rights-of-way owned or controlled by Walker Lakeshores Landowners Association. Such motor vehicles shall only be operated by drivers licensed to operate motor vehicles on the said public highways. Without limitation of the foregoing, the use of all terrain vehicles, dirt bikes, dune buggies, pocket bikes, golf carts, motorized trail bikes, snow mobiles, racing carts, tractors, riding mowers and vehicles of similar design or nature are specifically prohibited from use on any lands owned, operated, controlled, or maintained by Walker Lakeshores Landowners Association.
- 2) Upon written application, substantiated with appropriate medical proof as required by Walker Lakeshores Landowners Association, exceptions to the prohibition against use of the aforesaid prohibited vehicles may be made for legitimate medical necessity.
- 3) Violation of this rule shall result in the imposition of a \$500.00 fine for the first offense, a \$750.00 fine for the second offense, and a \$1000.00 fine for each subsequent offense.

## **F. WATERCRAFT IDENTIFICATION**

- 1) Current Walker Lake ID stickers must be affixed to all watercraft (including rafts, motorboats, canoes, kayaks, paddleboats, rowboats, sailboats, sailboards, etc.) when using the WLLA boat landing and storage areas and the lake itself.

- 2) All motorized watercraft, whether electric or gasoline powered, must carry up-to-date Commonwealth of Pennsylvania registration or other state registration stickers in addition to WLLA identification. This identification enables WLLA to identify owners whose watercraft/boats/rafts have floated down the lake or to trace them when reported stolen or missing.
- 3) Guests may NOT bring their own boats or other watercraft onto the lake.
- 4) Rental watercrafts are not allowed on the lake.
- 5) Jet skis are not permitted on the lake.



## **G. DOCK IDENTIFICATION**

Permanent ID stickers, for ownership identification, are available for waterfront landowners who own docks or floats. All docks and floats must carry IDs. They are of primary value when winter ice loosens moorings and docks float away with the spring thaw. The IDs enable the Association to identify and notify owners.

When docks or floats break loose and float down to the dam, the owner (if it can be determined) will be notified and requested to retrieve it. If the dock or float cannot be identified or is not retrieved by the owner, WLLA will remove the dock from the lake and charge the owner for the cost of the removal (see Section IV, D).

## **H. TELEPHONE ID**

All WL Landowners should make available the telephone numbers of both their lake property and (if relevant) their alternate home numbers. Unlisted numbers will be honored and used only for notification in emergencies. They will not be made available to anyone except the Office personnel, under property owner privacy regulations.

### III. OWNERSHIP RESPONSIBILITIES



#### A. OBLIGATIONS OF PROPERTY OWNERS

- 1) A property owner who has purchased property in a private residential development has the right to travel over development roads and to access lake waters. Property owners are liable for payment of dues (pursuant to their deeds) and assessment fees intended for the maintenance of the development's facilities, even if not mentioned in their deeds. Furthermore, the court has ruled that the assessment is for the right to use, not the use itself. The obligation remains even if the amenity is never used.
- 2) The Commonwealth, County, and Township all assess taxes, either directly or indirectly; these cover only state and township roads, costs of the permit office, schools, and a part-time police officer who monitors Pennsylvania laws and township regulations. The Pennsylvania State Troopers monitor both state and county roads and regulations; neither of these is responsible for WLLA roads and property.
- 3) All property owners are urged to carry liability insurance and homeowners insurance. WLLA is not liable for accidents, personal injury, or damages to personal property.

#### B. ASSESSMENTS, ARREARAGES, AND LIENS



Because the maintenance of the amenities is dependent upon the collection of dues and assessments from property owners, certain restrictions apply. Assessments are set by the Board of Directors, as needed, to cover the budget and for long-range planning purposes.



- 1) Landowners who have not paid assessments by April 1<sup>st</sup> will incur a finance charge. Those who are more than one year in arrears will be reported to a collection agency and liens will be placed on the property. If necessary, court action will be taken. These property owners forfeit their landowner rights.
- 2) Under the Uniform Planned Communities Act, all property owners in the process of selling property in the Walker Lake Community are REQUIRED to purchase a Resale Certificate Package when selling their property. The fee for the Resale Certificate Package is \$200.00 to be paid by the Seller.
- 3) WLLA will not deed over a property to a WL landowner who is not a landowner in good standing (see Introduction). All deeds transferred by WLLA will contain a restriction mandating that any subsequent lot owner to whom the property is transferred must also maintain yearly membership in the WLLA.
- 4) Capital improvement fees, equal to the previous year's assessments, are charged to new purchasers of both improved and unimproved properties. Exceptions are for intra-family transfers and for purchasers of property that is reconveyed within 18 months of each other. Moneys so obtained must be used solely for capital improvements.
- 5) WLLA has the right to purchase any property in arrears. This property may be declared "green" or be owned by WLLA directly. Property that is designated "green" may not be developed or sold. WLLA property, which is not designated green, may be developed (within the Shohola Township zoning code), sold, or otherwise used.



## C. USE OF PROPERTY

### 1) Tree and Shrub Cutting on Currently Developed Property

In an effort to maintain the ecological balance of the lake and surrounding watershed and to preserve the rural environment and value of properties at Walker Lake:

a) Clear cutting of trees and undergrowth is prohibited

b) After April 21, 2008 a tree protection zone will be maintained within ten feet (10') of all property lines on developed property. Portions of the tree protection zone that have been cleared prior to this date are exempt from the rule.

c) The tree protection zone does apply to portions of currently developed property where live trees and undergrowth are growing within ten feet of the property line. With the exception of the driveway and utilities, no live trees or shrubbery may be cut down or removed from the tree protection zone.

FINE FOR VIOLATION

\$1000 per tree

d) The cutting of live trees and shrubbery and clearing of brush for New Construction must comply with the WLLA Rules and Regulations, Section IV. H. 10.

- 2) No one is allowed to cut down trees, pick berries or flowers, remove soil, or dump leaves or other debris on the property of another landowner.
- 3) Property owners may not authorize or grant "passes" or "permits" to non-residents for use of the roads or the lake. Property owners must obtain passes for their guests from the WLLA office.
- 4) Invasive Plants
  - a) Purple Loosestrife is a plant that is not native to Pennsylvania and is a real menace to the ecology. It

has rose-purple flowers and extremely deep roots. It prefers moist organic soil, but can survive both drought and floods. It has tiny seeds and one plant can produce one million seeds in one year. The seeds are widely spread by wind, water, on the feathers of birds, on the fur of animals, and in general with any object with which they come in contact. Broken pieces can regenerate and further the spread. The plant growth becomes very dense and crowds out natural vegetation, grasses, weeds, etc. It destroys the habitat for birds and small woodland creatures. Left alone, it can literally take over large segments of land. Landowners are urged to never put this plant in gardens or window boxes. If the plant is found on your property, you are urged to dig it up carefully, so as not to break off pieces or stems and dispose of it in the garbage. The roots are deep and care should be taken to remove as much of the whole root as possible. Do not burn it because that produces reseeding. Pennsylvania, as well as many other states, has declared Purple Loosestrife a noxious weed.

- 5) All septic systems must be in compliance with all applicable regulations. They should be cleaned at appropriate intervals and otherwise maintained in good condition. Suggestions for proper maintenance:
  - a) Clean the tank every three years. Households of low usage can probably manage with five years.
  - b) Do not use more than one shower at a time, or when running a dishwasher.
  - c) Avoid using a garbage disposal, as these add tremendously to the amount of solids entering the tank. This would also decrease the time between cleanings.
  - d) Install a lint trap on washing machines.
  
- 6) Oil tanks should not be buried, if possible. Owners should be aware that underground tanks, as they age,

- acquire rust, and often leak oil into the soil. The Department of Environmental Protection is adamant that such tanks be removed. The fine for contaminating the soil is substantial.
- 7) Noise Levels. Everyone should be aware that sound travels in all directions from the source, and that the lake amplifies these sounds. Thus, property owners should take care that boom boxes, radios, singing, and loud talking cannot be heard by your neighbors.
  - 8) Waterfront property owners may construct a boathouse. It requires a Shohola Township building permit and is subject to Shohola Township building code, which requires it to be built at least 50 feet from the high water mark of the lake.
  - 9) Renting Property
    - a) Property owners who rent their houses are personally responsible for the behavior of their tenants. They must be sure that each tenant (whether short-term or long-term) has a copy of the Rules and Regulations and understands that they must be followed. Charges for tenants who violate these rules and regulations will be assessed to the property owner.
    - b) When leasing a property, the owner must complete a Rental Agreement Form (available at the WLLA office). This form requires that the owner and tenant complete and sign the agreement. It is the property owner's responsibility to get the required form and to provide a copy of the completed agreement to the tenant, as well as to the WLLA Office.
    - c) Each property owner must inform the WLLA Office of his/her telephone number and that of the tenant.
    - d) Use of Association properties is restricted to property owners and their guests. Renting of lots (including their amenities, such as fishing and boating privileges) is strictly forbidden.
    - e) Tenants must present a current rental agreement signed by the property owner to the WLLA Office in order to obtain any IDs.



## D. COVENANT REQUIREMENTS

1) Property owners and their tenants have certain responsibilities to the community. These derive directly from the wording of the covenants found in the various deeds. (Not all covenants are in agreement on particular provisions. Where there are discrepancies, the rules and procedures are based on the most liberal or general stipulation). The Covenants can be found in Appendix I.

2) Covenant Prohibited Structures. The first structure built on a property must be a livable house, which conforms to all applicable building/health codes and has been granted a certificate of occupancy. The use of any temporary “residence” structures (including recreational vehicles and motor homes) on a property while construction of a home is under way is specifically forbidden. This includes, but is not limited to, trailers, shacks, tents, RV’s, basements, garages, barns, or any other outbuilding. An exception to this rule may be granted by the Board of Directors while replacing a home that has been destroyed by fire or other natural disaster. No outbuilding may be converted into a second home on any lot or combination of lots without a proper permit from Shohola Township. Waterfront owners are permitted to construct a boathouse, but require a Shohola Township building permit to do so.

## E. WATERSHED RESPONSIBILITIES

1) Responsibility for the watershed. WL landowners (and tenants) are responsible for maintaining proper drainage from contiguous roads and culverts contiguous to their property, as well as from their own lawns and property. This includes avoiding the dumping of leaves, dirt, sand, or other debris into the culverts and drainage ditches. Culverts adjacent to one’s own property should be cleared on an “as needed” basis. Likewise, landowners MUST use

phosphorous-free fertilizers, soaps and detergents wherever possible because the phosphorous seeps out from the leaching fields and drains into the lake, even from higher up on the mountain. One source of phosphorous-free fertilizers is:

- a) PLM Lake & Land Management, P.O. Box 132, Caledonia, MI 49316, tel. 616-891-1294

2) All lakes have a limited life. It is important to keep the lake healthy and prolong its life as long as possible. The following, all of which harm the lake either directly in its weed-fish-chemical water balance or indirectly by adding silt or unsightly objects, are strictly prohibited:

- a) Throwing rocks, beverage cans, bottles, plastic products, and other debris into the lake
- b) Adding sand to the lake bottom of private beachfronts
- c) Washing objects or pets, or bathing in the lake with soap or detergent
- d) Permitting any infant, child, adult, or pet to pollute the lake with urine or feces
- e) Painting of docks or floats while they are in the lake

3) Dumping **any** chemicals, unauthorized weed killers, petroleum products, septic waste, tires, or other debris into the lake or any inlets to the lake is prohibited. Where necessary to retain or improve water quality, the WLLA Lake Committee will resolve the problem with or without the use of chemicals.

## **IV. GENERAL**

### **A. ASSOCIATION OFFICE/ADDRESS NOTIFICATION**

The WLLA Office is located adjacent to the Clubhouse. It is the repository for records, documents, Rules and Regulations, and all WLLA-owned property. The Board of Directors establishes procedures, fees, etc. for WLLA-owned or controlled equipment, which may be borrowed, rented or otherwise used by individual landowners. Each property owner is responsible for reporting a Rules and Regulations

current address and phone number to the WLLA office personnel. This is necessary to maintain accurate records regarding membership, to foster open communication, and to credit the payments of dues and assessments.



## **B. TRESPASSING**

Trespassing upon the property of another landowner without permission is prohibited. Persons who do not own lakefront property are restricted in access to and from the lake to the WLLA beaches and boat landing areas. Maple Park landowners have a private access to their boat landing and beach area. Boats may not be launched from or stored on the swimming areas. Trespassing includes the dumping of leaves on other landowners' property without permission.

## **C. COMPLAINTS OF VIOLATIONS OF RULES AND REGULATIONS, BYLAWS, AND DEED COVENANTS**

Anonymous complaints cannot be honored. For the Board of Directors to follow up on a complaint, the following procedure **MUST BE FOLLOWED**. Do not call the office and expect action to be taken. The person making the complaint will go to the Association Office and fill out and SIGN a Complaint form. (The name of the complainant will NOT be given out) Once the Board has a complaint in writing, it will try to take action to settle the issue.

## **D. SCHEDULE OF FINES FOR VIOLATIONS OF RULES AND REGULATIONS**

- 1) Fee for lost beach badge - \$5.00
- 2) Recovery of loose float – cost of recovery plus \$50.00 fine (WLLA will determine if weather conditions warrant imposing fine)

- 3) Dumping of leaves, branches, and other yard debris on other than one's own property - \$500.00 first offense, \$750.00 second offense, and \$1000.00 third offense
- 4) Dumping of household garbage, tires, and other debris in violation of the "Junkyard Ordinance"- \$500.00 first offense, \$1000.00 second offense
- 5) Vandalism – The Association offers a \$1000.00 reward for conviction of perpetrators. If they are minors, the parents will be held responsible. We will seek restitution from the individual or (if minors) the parents.
- 6) Trespassing of any motorized vehicle on the dam – arrest, \$5000.00 fine, and restitution and/or repair costs
- 7) Improper use of tennis courts (roller skating, skate boarding, walking dogs, ATVs, etc.) - \$100.00 first offense, \$250.00 second offense, \$400.00 third offense
- 8) Tree removal from tree protection zone - \$1000.00
- 9) Operation of unauthorized vehicles (ATVs, etc.) on WLLA roads and property - \$500.00 first offense, \$750.00 second offense, \$1000.00 third offense and each occurrence thereafter.

## **E. POSTING OF HOUSE NUMBERS**

In order to facilitate the response of emergency fire and rescue services and in accordance with Shohola Township Ordinances, house numbers shall be posted as follows:

- 1) All principal structures in Shohola Township shall have a house number sign containing the address assigned by Pike County for the 911 emergency call system.
- 2) All house number sign blades shall be a minimum of four (4) inches and a maximum of nine (9) inches in height and the lettering shall be a minimum of three (3) inches high, in a reflective material in contrast to the background color of the sign.
- 3) Obstructions (including snow) shall be removed to permit the sign to be visible for a distance of not less than fifty (50) feet from the sign in both directions.
- 4) House number signs may be mounted flat on the wall of the principal structure facing the addressed street or no



- more than fifty (50) feet from the edge of the street shoulder.
- 5) The bottom of the house number sign shall be between four (4) and eight (8) feet above the ground elevation where the sign is mounted.



## **F. SPEED LIMITS/PARKING**

The speed limit in the community is 25 miles per hour unless otherwise posted. Parking is not permitted on WLLA roads at any time, but is of particular concern during times that snow plowing, sanding, road repair, and/or passage of emergency vehicles would be impeded. A vehicle ID sticker or hang tag is required when parking on WLLA property, including boat landing areas, beach parking areas, and the Clubhouse/Office parking area.

## **G. PROCEDURES & REGULATIONS**

Copies of Procedures and Regulations and the forms which **MUST** be filed by owners (and/or tenants) who wish to lease their property are available in the WLLA office.



## **H. CONSTRUCTION**

- 1) Information regarding procedures, regulations, and a statement of required fees for landowners and/or builders who plan to undertake major construction projects is available in the WLLA Office.
- 2) A permit from Shohola Township is required prior to the construction, addition, or structural alteration or portion thereof, prior to any such construction. This includes clearing or excavation of land. No permit is necessary for

- normal maintenance activities, which do not structurally alter a building or a structure.
- 3) Prior to any building construction, permits from Shohola Township must be obtained and copies provided to the Association. Requirements of Shohola Township include setbacks, non-conforming lots, septic systems, and well locations as well as structures.
  - 4) Garages are subject to the same setback limits as are houses. A garage may not be used for residential purposes.
  - 5) The addition of porches or decks to an existing structure requires a Shohola Township building permit. Porches are defined as a roofed patio or deck. Check with Shohola Township regulations with respect to design and acceptable materials.
  - 6) Fences are permitted with certain restrictions. Check with Shohola Township with respect to specific requirements.
  - 7) A single, private swimming pool is permitted, per dwelling unit as an accessory use to the residential structure, provided that such a swimming pool is for the use of the residents of the dwelling unit or their guests. The pool must maintain the same yardage as the principal structure and may not occupy more than 10% of the lot area. The pool must have an appropriate cover and fence for safety purposes.
  - 8) A permit is required for all signs within Shohola Township. Regulations concerning signs are extensive and can be found in the Shohola Township Zoning Regulations. A copy of this regulation may be purchased at the Township Office. A copy is also available for use within the WLLA Office. Signs for sale of individual properties do not require permits.
  - 9) Property owners are responsible for the actions of their contractors. If a contractor damages Association property, including roads and drainage facilities, the property owner shall be liable for any and all costs incurred by the Association to effect repairs.
  - 10) Tree and Shrub Cutting for New Construction  
Every effort should be made by owners and contractors to preserve and protect trees and shrubs. The natural

ecosystem of forest canopy, understory plants and natural leaf mulch are the best and most effective defense against storm water runoff and degradation of waterways. In an effort to maintain the ecological balance of the lake and surrounding watershed and to preserve the rural environment and value of properties at Walker Lake:

- a) Clear cutting of trees and undergrowth is prohibited
- b) A tree protection zone must be established within ten feet (10') of all property lines. With the exception of the driveway and utilities, no live trees or shrubbery may be cut down or removed from the tree protection zone.

FINE FOR VIOLATION

\$1000 per tree

c) Replacement Trees

In addition to fines, trees removed from the tree protection zone in violation of this rule must be replaced. Replacement trees shall be nursery grown and caliper shall be a minimum of 2" in diameter measured at 6" above the ground line.

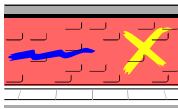
TREE REPLACEMENT TABLE

Removed Tree(s) Diameter at Breast Height (4 ½ ft from ground)	Replacement Trees Number of Replacements
< 4"	1
4 – 8"	2
8 – 12"	3
13 – 18"	5
19 – 24"	6
25 - 30"	7
31 – 36"	8
37 – 40"	9
> 40"	10

- d) Areas of earth disturbance in the tree protection zone will be mulched to hold topsoil in place after replacement trees have been planted. Use of

native understory and groundcover plantings is strongly encouraged since they best prevent erosion and storm water runoff.

e) Homeowners may request WLLA Board of Directors or its designated representative's approval to remove trees for good and reasonable cause such as dangerous conditions, encroachment, diseased, dying trees, or upon a reasonable replacement and landscaping plan which enhances and fulfills the goals of this rule in accordance with the Tree Replacement Table in Section IV, H, 10c above.



## **I. VANDALISM**

Individuals who commit vandalism or other acts of malicious mischief or damage to WLLA property will be prosecuted. Suits to recover costs, repair of damage, and other related expenses will be instituted against vandals - regardless of age. PARENTS OR GUARDIANS WILL BE HELD STRICTLY RESPONSIBLE FOR THE ACTION OF THEIR CHILDREN OR GUESTS. OWNERS ARE RESPONSIBLE FOR THEIR TENANTS and are subject to legal action when warranted. WLLA offers a \$1,000 reward to any person who provides information leading to the arrest and conviction of anyone damaging or vandalizing Association property or private property.

## **J. COMMERCIAL ENTERPRISE**

No commercial enterprise of any sort, including those related to boating, fishing, swimming, in or upon the lake is permitted. WLLA landowners may not issue "permits" or "passes" for persons who are not WLLA property owners or visiting guests. Personal businesses, which do not require the coming and going of clients and which do not require heavy machinery or produce unusual loud sounds, are permitted. (See Shohola Township Zoning Regulations)

## **K. PERSONAL NOTICES**

Official notices may be posted on the Bulletin Boards, which are located outside of the Clubhouse and at the beaches and boat landing areas. Signs posted around the community to advertise community events must be removed promptly by the event sponsors once the event is over.

## **L. USE OF ALCOHOLIC BEVERAGES**

- 1) The use of alcoholic beverages on WLLA property must be expressly approved by the Board of Directors.
- 2) Use of alcohol at the clubhouse during private parties requires the sponsor to carry appropriate liability insurance.
- 3) Use of alcoholic beverages is strictly prohibited on boats (including while fishing or riding in the craft), on beaches, and in picnic areas. No exceptions!
- 4) At WLLA approved events where alcoholic beverages are present, sponsors are directly responsible for establishing and enforcing procedures for the proofing of attendees who may be under 21 years of age.



## **M. REFUSE DISPOSAL**

All WLLA households are responsible for proper disposal of garbage and refuse. This material must be disposed of by:

- 1) Being taken in person to an authorized collection depot or contracting with one of several garbage/refuse disposal firms. (See Pike County or Tri-State Telephone directories)
- 2) Refuse, which is placed outside waiting for contracted disposal pick-up, shall be placed in covered, unbreakable containers or tightly tied plastic bags. Care should be taken not to attract bear or other animals by leaving plastic bags containing food refuse out overnight. The

- landowner is responsible for cleaning up any scattered material produced by bags being torn open by animals.
- 3) The Association trash barrels are not to be used by landowners for depositing of their household garbage or refuse.
  - 4) Landowners who have not contracted for garbage or refuse pick-up at WL must take their garbage with them or dispose of it personally at an authorized collection depot.
  - 5) Landowners are responsible for the removal of construction debris in a timely manner.
  - 6) Landowners may not burn household garbage or toxic materials.

## **N. EXTERNAL PROPERTY MAINTENANCE**

- 1) Landowners shall not store or accumulate anything unsightly, i.e. trash, rubbish, derelict junk cars, or other non-functional motorized vehicles, garbage, or toxic chemicals on the outside of a home, vacant lot, garage, shed, or outbuilding in the community. Property owners are prohibited from dumping or storing any of the aforementioned (including leaf piles) on the property of WLLA or that of another WL landowner. After due notification, violators may be sued in civil court.
- 2) Locating of clotheslines, storage sheds, etc. in front of houses is strictly prohibited. They are restricted to back and side yards.



## **O. GENERAL NUISANCES**

Property owners shall not contribute to or produce other noxious conditions, e.g. excess smoke, foul odors, or loud noise, which might interfere with the ability of other property owners to fully benefit from the enjoyment of their property. Should any condition described in “M” and “N” above repeatedly and continuously occur despite one or more warning notices, WLLA may take whatever

legal action is necessary to ASSURE COMPLIANCE WITH THE AFOREMENTIONED RULES AND REGULATIONS. The property owner making the complaint however must be willing to file a written complaint at the WLLA Office in order for the Association to be in a position to deal with it.

Residents are prohibited from using power equipment before 8:00 am and after 9:00 pm. Of particular concern is the use of chain saws, leaf blowers, lawn mowers, weed trimmers, as well as loud audio equipment. Major construction is forbidden on Sundays and calendar holidays.

## **P. ECOLOGICAL CONCERNS**

- 1) With the exception of one's own property (see Section III, C, 1-Tree and shrub cutting on currently developed property), no one may cut, dig, damage, chop, destroy or remove trees, shrubs, plants, ground cover, and/or dead wood on any property in the community. It should also be noted that the state flower, the mountain laurel, is protected by the laws of Pennsylvania.
- 2) Waterfront landowners who wish to work on their shoreline must seek advice and obtain guidance from the Pike County Conservation District and check Shohola Township Ordinances.
- 3) It is strongly urged that people **NOT** feed the wild animals. There are major reasons for this:
  - a) When one is no longer present, the animals can starve because they have come to expect to be fed by people and no longer learn to forage for themselves.
  - b) These animals are never completely tamed. They are wild animals by nature. If partially tamed via feeding, they become a community nuisance. They strip young leaves from trees and bushes, chew up flower gardens, and trample lawns (if not, yours, then someone else's in the community). Food left out for deer, bird feeders, or hummingbird trays attract bear and coyotes. These animals have been known to break into houses once they have found food nearby.

- c) All wild animals may carry diseases such as Lyme disease and other diseases.
- d) Feeding geese and ducks leads to heavy fecal pollution. They stop migrating, settle into the community, multiply rapidly, and become a general nuisance. The Federal Government regulates programs to minimize geese population.



## **Q. FIRE REGULATIONS**

Shohola Township Fire Regulations apply to all Walker Lake Subdivisions. As of June 1, 2004, (subject to change) these are:

- 1) No fire shall be set or maintained:
  - a) Within 25 feet of any building
  - b) On a public or WLLA road
  - c) When wind speed causes blowing of burning material
  - d) Unless 10 feet is cleared around the area
  - e) Unless a working water hose or operable extinguisher is on the site
  - f) When an official burning ban is in effect
- 2) No fire shall be left unattended at any time.
- 3) For fires over 25 square feet in area, advance notification must be provided to the Shohola Volunteer Fire and Rescue or the Pike County Communication Center.
- 4) Automatic fire alarms must be registered with Shohola Township. A copy of the Registration Regulations, requirements, procedures, application forms, and penalties for violations are available at the Clubhouse Office.
- 5) Contained, outdoor fires are permitted as follows:
  - a) Conventional Bar-B-Q's or outdoor fireplaces.
  - b) Enclosed burning barrels with spark-control screen cover.
- 6) Open fires require a permit from the Shohola Volunteer Fire and Rescue or permission from the Pike County



- Communication Center (296-7700). Open fires include campfires or bonfires, which may be part of a WLLA supervised social or recreation function.
- 7) No outdoor fires of any kind will be permitted during times of drought emergency. Anyone discovering or responsible for accidentally starting an open fire must immediately report it to the Shohola Volunteer Fire and Rescue (296-7700 or 911).
  - 8) It should be noted that under Shohola Township Ordinances, there are severe penalties and fines for violation of fire regulations:
    - a) A person intentionally starting a fire, which endangers another person (including a firefighter), may be subject to penalties up to 20 years in jail and a \$20,000 fine.
    - b) If a fire causes the death of a person (including a firefighter), whoever intentionally set the fire may be charged with murder.
    - c) Deliberately transmitting a false alarm is punishable by up to 5 years in jail and a \$10,000 fine

*(“From the Commonwealth of Pennsylvania Crimes and Offenses, Title 18, Section 3301 & 4905”)*

- 9) Disposal of leaves in the fall is often a problem. They can be burned in a burn barrel with a spark control screen cover. If the pile is too large and requires an “open fire”, call the Fire Department for permission. Leaves may not be disposed of by placing them on the property of others or in any culverts.

## **R. FIREWORKS**

- 1) Pennsylvania law requires the possession of a Pennsylvania State Pyrotechnics license by anyone possessing or using explosive fireworks. These include all firecrackers from “lady fingers” to “cherry bombs”, roman candles, skyrockets, etc.
- 2) Non-explosive fireworks may be enjoyed without a license. These include such items as sparklers, snakes, waterfalls, etc.

## **S. RISK / NOTIFICATION**

The use of WLLA-owned property and equipment is at the user's own risk. Should an accident or an injury be sustained during use of a WLLA facility, the WLLA Office and/or a WLLA Officer must be notified as soon as possible. The Office phone is 296-7788.

## **T. SECURITY**

- 1) Police services are provided by the Shohola Police and the Pennsylvania State Police. They are reached at 570-559-7359 or 911 in an emergency.
- 2) WLLA residents have the authority to notify trespassers to leave Association property.
- 3) WLLA personnel may also tag cars without IDs that are using the various roads and parking areas. They may, in addition, check the beaches and report trespassers (by calling the Township Police or the State Troopers, as appropriate).

## **U. FIDUCIARY RESPONSIBILITIES OF BOARD MEMBERS**



## **AND COMMITTEE CHAIRS**

- 1) Fiduciary means trustee. Thus, fiduciary responsibilities are obligations which one accepts as a consequence of having accepted a position as a member of the Board of Directors or Chairperson of a committee. In carrying out the duties of their position, a person not only takes appropriate action as a function of that position, but also is often viewed as representing the Association itself over and above the specifics of the action taken and regardless of whether or not the perception is true.

Most Board and Committee actions carry some financial implication either by outright cost or expenditure, for ultimate maintenance or for outright prevention of problems. Thus, they carry an implication of potential liability for the

Association as well as for the Board member or Committee Chair. For this reason, all Board Members and Committee Chairs are urged to keep in mind that while acting in good faith for the Association, they also take into account factors that can affect the fiduciary position of the Association and themselves. To this end, the following should be considered when making decisions:

- a) Be sure that the action or decision is clearly within the scope of one's authority as defined by the Rules and Regulations or Constitution and Bylaws. If there is doubt, consult the Board of Directors as a whole.
- b) Whenever specialized knowledge is relevant or required for a decision or action, seek advice from qualified experts.
- c) Conduct all appropriate Association business in such a manner as to avoid the appearance of favoritism for family, friends, or special interests. In this regard, it is totally inappropriate to accept gifts or special favors from anyone involved in business relationships with the Association.

## **V. COMMON AREAS**



### **A. THE LAKE AND DAM**

- 1) The waters of Walker Lake belong to the Commonwealth of Pennsylvania under the control of the Fish and Boating Commission. The land under the water (lake bottom) belongs to WLLA.
- 2) The dam at the end of the lake is under the jurisdiction of the Bureau of Dam Safety of the Pennsylvania Department of Environmental Protection and Homeland Security. It is regularly inspected for compliance with both state and federal regulations.
- 3) Protection of the dam is of vital importance. The surface and approach are covered with a soft area of grass. It is

- also very vulnerable to pressure. Driving of any wheeled vehicles on the dam is strictly prohibited.
- 4) Vandalism to the dam is both a State and Federal offense with fines as high as \$10,000. Parents/Guardians should be aware of this if their children are operating these vehicles, because they will be personally liable for their children's offenses.
  - 5) Draw downs, when necessary for repair of the dam, will result in fishing privileges being suspended. Lakefront property owners, who wish to perform maintenance to their waterfront lots during a drawdown, must obtain permits from the Pike County Conservation District. These permits should be requested at least 6 months before the actual drawdown. When working on the waterfront, one can manually remove debris or hand-rake the sand, but use of any kind of machinery requires an additional permit. This type of permit must be obtained from the Fish and Boat Commission.



## **B. BOATING**

- 1) Boats propelled by gasoline motors in excess of 5.5 horsepower are prohibited on Walker Lake.
- 2) All watercraft owners using the lake should have a copy of the "PA Boating Handbook" and its current supplement. To obtain these call 1-800-723-4741. The regulations with respect to boating apply to the use of ANY watercraft, e.g., motorboats, sailboats, rowboats, paddleboats, kayaks, rafts, etc.
- 3) A boat must be operated in a responsible manner. Pennsylvania state law prohibits operating a small boat while:
  - a) Anyone on the boat is standing
  - b) Intoxicated
  - c) Consuming an alcoholic product
  - d) Within prohibited marked areas
  - e) Loaded beyond its safe carrying capacity

- 4) State law requires one Coast Guard Approved, wearable, life jacket or VEST on board for each person in a boat. Children, 12 years of age and under, **MUST WEAR** life jackets while riding in a boat. (Note: As of May 1, 1995, the old orange life vests are no longer acceptable. **THROWABLE CUSHIONS or RING BUOYS NO LONGER SUFFICE** for any kind of vessel). However, they are required as additional protection for boats 16 feet or over and are recommended for smaller vessels. These State requirements are frequently checked by the game warden.
- 5) All watercraft less than 40 feet long **MUST** carry some mechanical means of making a sound signal audible for a distance of at least one-half mile. An athletic coach's whistle is acceptable. The device **MUST** be readily accessible to any operator or passenger in the boat. It must be physically present in each vessel (all kinds, including kayaks, paddleboats, etc.) It should also be noted that the game warden takes this seriously and fines violators.
- 6) Navigation lights (running lights) are required to be displayed on all boats on the lake between sunset and sunrise and during periods of restricted visibility.
- 7) All single-hull boats less than 20 feet in length must have a permanently displayed, visible to the operator, capacity plate. Older boats without a plate can acquire one through the Fish and Boat Commission (1-800-723-4741).
- 8) All boats, including canoes powered by gasoline or electric engines, must be currently registered in the Commonwealth of Pennsylvania and carry a current State sticker in addition to the WLLA ID. The State license number of such registered boats must be recorded with the office personnel at the Clubhouse Office. This helps in retrieval of "missing boats." Gasoline powered motors may not exceed 5.5 horsepower, and must have an underwater exhaust and operate in a non-polluting condition. This requirement does not exempt the owner from having a WLLA boat sticker.
- 9) The marked, designated swimming areas of the Clubhouse Beach and Sandy Beach (when marked) are

- OFF LIMITS** to boats. No boat may be operated, anchored, or docked within 100 feet of the designated area when anyone is in the water. There are two designated boat-launching areas, one adjacent to the dam and the other adjacent to Sandy Beach.
- 10) Deliberate capsizing of boats (with the exception of formal boating instruction or proper use of kayaks) is strictly prohibited.
  - 11) The Fish and Boat Commission suggests that all gasoline-powered boats, regardless of length, carry a fire extinguisher. They also recommend that boaters carry oars or paddles, a lined anchor, a bailing device, and a cell phone.
  - 12) The use of alcohol, while boating, greatly increases the chances of having a boating accident. Alcohol affects balance, coordination, and judgment. It is illegal to operate a boat while under the influence of alcohol or other controlled substances. Penalties include fines up to \$7,500, 2 years imprisonment, and loss of boating privileges for up to 1 year.
  - 13) Boating accidents must be reported, (in writing), by the operator and/or owner, to the WLLA office at (570-296-7788) and to other appropriate emergency agencies. Additionally, reports must also be registered with the Fish and Boat Commission when:
    - a) A person is injured and requires advanced medical treatment, beyond first-aid (see form for reporting in the back of the PA Boating Handbook)
    - b) Damage to the boat or other property totals more than \$2,000, or there is total loss of a vessel
    - c) A person disappears or dies
  - 14) Operational Requirements state that it is illegal to:
    - a) Operate a boat at greater than slow, minimum height swell speed (slow-no-wake) when within 100 feet of shorelines, floats, docks, ramps, swimmers, downed skiers, anchored moored, or drifting boats, or areas marked with "slow-no-wake".
    - b) Operate faster than slow, minimum height swell speed (slow-no-wake) when within 100 feet to the

- rear or 50 feet to the side of another boat that is underway, unless in a narrow channel.
- c) Operate within 100 feet of any person towed behind another boat.
  - d) Cause a boat to become airborne or to leave the water completely while crossing another boat's wake when within 100 feet of the boat creating the wake.
  - e) Operate a watercraft in a reckless, negligent or dangerous manner. Boats must be operated at a rate of speed that does not endanger the life or property of any person.
  - f) Fail to keep a proper lookout or fail to maintain a safe speed so that the boat operator cannot take proper and effective action to avoid a collision.
  - g) Weave through congested traffic.
  - h) Operate a powered watercraft not equipped with railings or other safeguards at a greater than slow speed minimum height swell speed (slow-no-wake) while a person is riding on the bow deck, gunwales, transom or motor cover.
  - i) Tow more than one person at a time behind a PWC or tow anyone behind a PWC with a capacity of two persons or fewer.
  - j) Operate a pontoon boat while a person is riding outside the passenger carrying area.

*("From Pennsylvania Fish and Boat Commission Boating Regulations, 2004 Update")*

- 15) When the WLLA Boat Docking Areas must be cleared for maintenance work, **ALL BOATS MUST BE REMOVED**. Announcement of such maintenance plans will be posted on the Clubhouse Bulletin Board, at the Boat landings, and stated in the Newsletter. Boat owners are responsible for being aware of these announcements without receiving individual notification. In the event of an emergency, all boats will be removed from the WLLA boat landings.
- 16) Privately owned boats must be stored either on the owner's property or in one of the boat storage areas close to the dam or near Sandy Beach. Each WL

Landowner in good standing is allowed to store one boat. Unused space may be allotted for additional boats after all initial requests from other WL Landowners in good standing have been satisfied.

- a) Boats, which are left unattended in non-designated areas for 24 hours or more, may be removed and stored at the expense of the owner.
- b) All boats stored at the Boat Docking Area **MUST** display a current ID sticker (see ID Section). Boats without a current ID will receive a timely warning, *only if it is possible to identify the owner*. Continued violation will lead to collection and storage of the boat by the WLLA at the expense of the owner.
- c) Zebra Mussels are mollusks, which attach themselves to boats, trailers, fishing tackle, etc. in infected waters. This mussel filters microscopic plants from the water, thus depleting oxygen, resulting in loss of fish and plant life in the lake. It can become a serious plague. The mussels appear to “travel” from one body of water to another when people move boats, trailers, and equipment from an infected body of water to another. Thus far, Walker Lake has escaped infection. However, any property owner who brings boats or equipment from another body of water is **URGED** to examine and scrub their boats and equipment when bringing them into the community. These mollusks can survive for long periods attached to boats stored on land.



## C. FISHING

- 1) All persons 16 years of age and over must have a Pennsylvania State license to fish in the lake waters of Pennsylvania. Resident licenses are available only to permanent residents of the Commonwealth (evidence of property tax payment alone does not constitute permanent residence). All others over the age of 16 must



obtain either a seasonal non-resident license or a tourist license (good for 5 days). An additional current Trout / Salmon permit (stamp) is required to fish for trout or salmon in Pennsylvania waters. It should be noted that trout might be among the fish to be found in Walker Lake. Only persons with a permit (or a legal exception, see PA Fishing Regulations and laws) may “take, kill, or process a trout.” Current rules and regulations as to size, type of fish, and season are designated in the booklet that is issued with the fishing license each year.

Residents who are 65 years and older can obtain a lifetime license.

- 2) Fishing or casting lines is prohibited within 50 feet of the designated swimming areas at the Clubhouse and Sandy Beach facilities at all times.
- 3) Ice fishing is subject to the same regulations as fishing from a boat and requires the wearing of a WLLA ID tag.
- 4) The cleaning of fish on any WLLA owned property, on the lake, or at the lakeside is prohibited.
- 5) All persons fishing are responsible for disposal of trash.
- 6) Use of any chemical or electrical attractant or chumming is strictly forbidden.

#### **D. BEACHES**

- 1) Swimming and the use of beach areas are at the risk of the swimmer, bather, or landowner. **PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN.**
- 2) Children twelve years of age and under **must** be accompanied by a responsible person, at least 18 years of age who is accountable for their conduct and safety. No child five years of age or younger is permitted in the water without supervision of an adult 18 years of age or older who **must be in the water with the child.** WLLA personnel or volunteers **MAY NOT BE HELD RESPONSIBLE** for the safety or supervision of WL Landowners’ children, guests, renters, or private property.
- 3) There are no lifeguards on any Walker Lake Beach. Swimming is at one’s own risk.

- 4) Game playing is permitted on the beach, provided such games do not interfere with the safety and reasonable enjoyment of the beach by others.
- 5) No running, pushing, shoving, loud music, rough play, or foul language is permitted on the beaches. There is no smoking on any WL beach property.
- 6) Objects made of glass, juice bottles, soda cans, or objects having sharp edges shall not be brought onto the beaches or into the water.
- 7) Food and beverages (non-alcoholic) may be brought onto the beaches, but are not permitted in the water.
- 8) Consumption, possession, or sale of alcoholic beverages and/or illegal drugs is prohibited at the beaches. (See section IV K-1 above) All garbage/refuse generated by beach users **MUST** be disposed of in the appropriate on-site containers. If containers are full, such refuse must be taken back to one's place of residence.
- 9) With the exception of animals trained and used by disabled persons, no pets of any kind are permitted on the beaches.
- 10) The use of small floats, tubes, toys, masks, and snorkels are permitted in the swimming area provided that their use does not interfere with the safety and enjoyment of the water by other swimmers.

## **E. DOCKS**

- 1) Waterfront property owners may have one dock per residence.
- 2) Local and state permits are required for new docks.

## **F. BUFFER STRIPS - Recommended**

- 1) Buffer strips consist of areas of land, adjacent to the shoreline, which are left to natural vegetation. Their purpose is to assist in the control of pollution, stabilization of shoreline banks, and as a deterrent for the geese, which pollute the shore area and lake.
- 2) They should be at least 15 feet wide. Access to the lake through the buffer strip should be provided through a mowed footpath or a stepping stone path.



## G. TENNIS AND BASKETBALL

- 1) Any WLLA Member in good standing (or a family member or renter, whose property owner has paid current membership dues) is entitled to one hour of “reserved” court time each day and may sign up 24 hours in advance. This does not preclude a member from using the court for more than one hour at a time if there are no reservations for the added time and the court is unoccupied.
  - a) Reservation sign-up sheets will be posted in the court 24 hours in advance of the scheduled playing times.
  - b) Reservations are forfeited ten minutes past the hour reserved.
  - c) Players on the tennis court must relinquish the court to persons with reservations.
  - d) Tennis shoes are required in order to preserve the court’s surface.
  - e) Anyone who has not paid both dues and assessments (including children) may not use either the tennis court or the basketball area.
  - f) Observers and those waiting to get on the court are asked to remain outside of the fenced enclosure.
- 2) The basketball hoop is now located in a separate area, requires appropriate shoes, but does not require a sign-up reservation. It does require Association membership.
- 3) Activities on the tennis court, other than tennis are forbidden. Among prohibited activities are:
  - a) Use of bicycles, skates, skateboards, or motor-driven vehicles of any kind, and the use of any kind of equipment that could damage the court’s surface.
  - b) Playing of music or use of sound equipment, which can interfere with players’ concentration.
  - c) Bringing into or consuming any food or beverage in the fenced court area.

- 4) Pets are **not permitted on the court or inside the fenced enclosure** at any time.

## H. THE READ CLUBHOUSE

The WLLA Clubhouse is located at the juncture of Walker Lake Road and Lake Shore Road. It contains the large recreation room and basement and the WLLA Office. Its maintenance comes from membership dues and partially from lake assessments.

The Clubhouse is normally reserved for WLLA meetings, business affairs, and sponsored events. However, at times when none of these is scheduled, individual WL Members in good standing and/or Board of Directors approved organizations may rent the Clubhouse. Persons who rent the clubhouse must pay a rental fee (as set by the Board of Directors) and present proof of liability insurance to cover the event. A security deposit must be paid, as well. This deposit is set by the Board of Directors and is refundable provided there is no damage or extraordinary cleaning required following the private event. A rental agreement with regulations is available in the WLLA Office.



## I. ROADS

- 1) The roads, which bound the four WLLA subdivisions, are *of four* kinds: State roads, Shohola Township roads, WLLA-owned roads, and owner-owned roads.
  - a) Twin Lakes Road is a state road and is maintained by the Pennsylvania Department of Transportation.
  - b) Lee Road, Parkers Glen Road and Maple Drive (between Twin Lakes Road and Mohawk Road only) are Township roads maintained by Shohola Township.
  - c) WLLA roads consist of those roads in the Pennsylvania Lakeshores subdivisions adjoining

or north of Walker Lake Road on the east side of the lake, and East Shore Drive.

- d) West Shore Road is not WLLA maintained, but is privately cared for by the landowners who own it.
- 2) The Board of Directors has established a road maintenance policy. The Association will not construct roads to undeveloped lots. The initial road construction shall be the obligation of the landowner desiring the road to be put in. It shall be the landowner's obligation to seek contributions from the other lot owners serviced by and benefiting from the road. After initial completion of the road according to Walker Lakeshores Landowners Association road guidelines, the Association will assume the responsibility for the maintenance of the road.
- 3) All WLLA roads may be closed to vehicles and equipment exceeding 10,000 pounds for up to eight weeks during thaw conditions and must be reviewed weekly by the Association. Such restrictions must be posted on each road intersecting a public road. The only heavy-duty vehicles permitted on roads during this restricted time are scheduled delivery vehicles and trash removal vehicles.
- 4) No WL Landowner may cause or contract for excavation across a WLLA road for any purpose, including the installation of a septic system or well line on a lot across the road from the Landowner's home. An exception may be made for a Landowner whose existing house was constructed prior to 1995 Shohola Township regulations. If a replacement septic system is required and if no contiguous property is available for installation of said system(s), a lot owned by the Landowner which is sited across the road from the Landowner's home may be used. In such a case, the Landowner must apply for permission in advance from WLLA and agree to pay for the repair and restoration of the road to its condition prior to the excavation. All applicable local, county, and/or state permits must be obtained prior to application to WLLA.

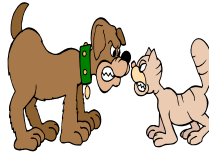
## **J. POWERED LAND-BASED VEHICLES**

- 1) All vehicles must give way to emergency vehicles, snowplowing vehicles, as well as to road repair vehicles.
- 2) Automobiles and motorcycles must display a current WLLA ID.
- 3) As noted previously (Section II, E-Land Vehicle Identification), snowmobiles, ATVs, golf carts, dune buggies, mini-bikes, go-carts, etc., are forbidden on WLLA roads and properties. There is a mandatory fine for any offense.

## **K. HUNTING, TRAPPING, WEAPONS**

- 1) Hunting within the community is specifically PROHIBITED AND FORBIDDEN. This includes use of any of the following in pursuit of game: Pistol, rifle, shot gun, pellet gun, B-B gun, slingshot, crossbow, and bow and arrow.
- 2) For reasons of public safety, recreational use of firearms within the WLLA community (even on one's own property) is STRICTLY PROHIBITED. Individuals who wish to engage in such recreational use should use the various commercial firing ranges available in the surrounding community.
- 3) Recreational use of bow and arrow on one's own property is PERMITTED, provided that all pertinent safety provisions (e.g. target backstops, etc.) are complied with. This includes making certain that the location of the target and allowable distance is such that projectiles do not crossover to the property of other lot owners, WLLA property, or the lake.
- 4) The discharging of any weapon is totally prohibited. With a Federal permit, a variety of noisemaking and other techniques are permitted to try to control the geese. WLLA keeps a ready watch for new available and permitted devices to handle this problem.
- 5) Trapping for household rodent control is permitted. Other forms of trapping are prohibited. WLLA hires a state-approved trapper to remove beavers because of the damage they do to the trees and because of the huge

hutches they produce on the lake. The beavers are trapped and released on State Game lands.



## L. PETS, OTHER ANIMALS

- 1) Deed Covenants restrict the total number of household pets to two (2) per household.
- 2) Legal household pets, both cats and dogs, must be licensed and immunized and wear appropriate tags as provided by the Commonwealth of Pennsylvania law. Aside from such pets, no livestock or poultry of any kind may be raised, bred, or kept on any lot. Animal breeding for commercial purposes is not allowed.
- 3) With the exception of trained guide animals, no pets of any kind are permitted on any WLLA facility.
- 4) PA Dog Law provides stiff fines for persons who allow their dogs to run free. All dogs six months or older in PA must be licensed. Licenses may be obtained at the Pike County Administration Building. ALL PETS, which go outside, are required to wear ID tags.
- 5) It is the responsibility of the WL Landowner or pet owner to have the animal under control at all times. Pennsylvania law states:
  - a) "It is unlawful to allow your dog to run at large. Owners are responsible for all damages caused by their dogs, and may be fined by the Association for such damages".
  - b) "ALL DOGS MUST BE UNDER CONTROL. This means that when your dog is not on your property it must be under the DIRECT CONTROL of you or your handler. The best way to control your dog is with a leash. Remember, dogs are PERSONAL PROPERTY. You are LIABLE for any DAMAGE caused by your dog."
  - c) WLLA interprets "under control" to mean "obedience-trained at heel" or on a leash.

CONTROL on one's property is defined as, fenced, leashed, or obedience-trained "under command".

- d) Owners must remove the droppings, which occur when pets are being walked.
- 6) All cats must be immunized and wear appropriate tags, as required by Commonwealth of Pennsylvania law.
- 7) Every effort should be made to confine cats to one's property or leashed when outside. However, cats, which are permitted to run free, should BE NEUTERED.
- 8) Abandonment of any pet is strictly prohibited under Commonwealth of Pennsylvania law. It is subject to the same state fines as dogs running free. These fines are substantial.
- 9) It is advisable to have both male and female dogs spayed and neutered unless they are owned for breeding purposes. However, it should be remembered that the deed covenants prohibit breeding household animals. This minimizes interference with your neighbors.
- 10) Complaints about animals which bite, bark continuously, run free or uncontrolled should be reported to the Pike County Humane Society at 570-296-7654, or the Animal Control Officer at 570-488-9526.

## **VI. AMENDMENTS**

Amendments to the Rules and Regulations may be proposed by any member of the Board of Directors. Proposed Amendments should be made at one meeting and voted on at the next meeting of the Board. A majority vote is required for approval of an Amendment.