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*Sandy Shore Property Owners Association*

*Community Rules and Regulations*

*Revised, May, 2011*

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Sandy Shore Property Owners Association  
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1. Introduction

The community rules and regulations are in place to enhance the safety and security of persons and property in our community. The intention is to give members, their families and guests the expectations of community life in Sandy Shore, which are for everyone's benefit.

1.1 Relevant Law

All property owners, guests, tenants and visitors to the Sandy Shore Community are required to obey and adhere to all federal, state, county and township laws and ordinances, Sandy Shore deed covenants and Sandy Shore Community rules and regulations. By-laws of Sandy Shore, Locust Grove and the Water company. In addition, rules and regulations of Brookfield Renewable, U.S. that apply to use of Lake Wallenpaupack and its shoreline, are also to be obeyed.

1.2 Application

These rules and regulations apply to all persons who own property in the Sandy Shore Community as well as their family members, guests and tenants.

By resolution of the Executive Committee of the Locust Grove Company (reference: Article V, Section IIb of the By-Laws of the Locust Grove Company) and Article II of the SSPOA By-Laws, responsibility for enforcement of these Rules and Regulations is vested with the Rules and Regulations Committee.

1.3 Rules and Regulations Committee

The Rules and Regulations Committee is charged with enforcing and administering rules and regulations including making recommendations for changes to the SSPOA Board of Directors and the Executive Committee of the Locust Grove Company. The Rules and Regulations Committee consisting of:

Sandy Shore Property Owners Association - 2 members of the Board  
Locust Grove Company - 2 members of the Board of Trustees  
Additional SSPOA members as needed with the Chairperson  
selected by the committee.

1.4 Amendments

Amendments to these rules and regulations require approval of the SSPOA Board of Directors and, where applicable, the common use property of Locust Grove, must receive approval by the executive committee of the Locust Grove Company.

#### 1.5 Reporting violations

Any member who observes any violation of these rules and regulations may report a complaint by phone or in writing to any member of the rules and regulations committee. Details, such as description, date, time, photos should be included.

#### 1.6 Appeals of violations

Members who received notice of a violation of the rules and regulations may appeal in writing within thirty days from the date of such notice. The Committee shall respond to the member within thirty days of receipt of the appeal. All appeals by the committee are final, no additional appeals may be made.

#### 1.7 Enforcement

Enforcement of the rules and regulations not just the responsibility of the board, but the responsibility of every member of Sandy Shore. When a member observes a violation, that member should politely address the violating party and explain the rule that is being broken.

For serious infractions of rules and regulations, such as incidents that involve safety and security of the community, direct and immediate action of the Board of Directors may be appropriate. In such instances, the Board reserves the right to notify the State Police, County and / or Municipal Officials.

When appropriate, a violation of a rule or regulation will result in a written warning from the Committee. If the violation is not remedied or is repeated, a fine will be assessed. Subsequent violations will result in additional penalties. The amount of any fine or penalty is published in the rules and regulations. Fines must be paid within 30 days from the issue date of a violation notice.

When a fine is not paid, the Committee will file a complaint with the Civil Magistrate. In the event the action of the Magistrate rules against the member who is found to be in violation of the rules and regulations, court costs will be added to the sum of the outstanding fines, in addition, the Committee may then recommend to the Boards of Directors that a lien be placed against the property of the member or further legal action

## 1.8 Fees and Fines

Violation of the Community Rules and Regulations are subject to the following fees and fines:

**First offense** – written warning

**Second offense** - \$150

**Third offense** - \$300

Each offense thereafter incrementally increasing ***each time by \$500***

## 2. Community Rules and Regulations

Because each member is financially responsible for compliance with these rules and regulation by family, children, guests and tenants, their personal behavior is to be supervised at all times. The following rules apply to all within the Sandy Shore Community.

### 2.1 Pets/Animal Control

Dogs must be leashed at all times, and under control by their owners at all times. All pets must be licensed and inoculated. The identification of the pet should be attached to a collar worn by the pet.

Dogs are not allowed on the beach, picnic area, ball field or any other Locust Grove property. The exception is when the owner is passing through the common use area to get to the dock area for boarding a boat. The dog must be kept on a leash and under full control of the member or guest at that time.

The owner or person supervising a pet on a leash is responsible for cleaning up and removal of pet waste.

Persistent dog barking is prohibited at any hour of the day or night.

### 2.2 Unregistered Vehicles

Unregistered, unlicensed and abandoned vehicles are prohibited from being operated, parked or stored on your property in public view or driveway.

### 2.3 Vehicles/Car tags

Car tags are required on all vehicles. While required for parking on common use properties for Locust Grove, having car tags displayed also facilitates identification of vehicles of members and guests when using community roads and when parked at residences. Car tags are available from the SSPOA Board at a nominal cost.

The car tag is to be displayed and attached to the vehicle's rearview mirror. In the event a vehicle has no rearview mirror, the tag is to be placed printed side up in plain view on the dashboard or window to facilitate identification of its sponsoring member.

The owner of any motor vehicle utilizing the roads in the Sandy Shore Community must comply with the laws of the Commonwealth of Pennsylvania. Vehicles must have current registration, inspection and insurance from the owner's issuing state.

### 2.4 Motorized Recreational Vehicles

Use of motorized recreational vehicles on Sandy Shore and Locust Grove roads is prohibited. Motorized recreational vehicles, commonly called Off Highway (OHV) and All-Terrain Vehicles (ATVs), are four-wheeled, self-propelled vehicles not qualifying for registration with the Commonwealth of Pennsylvania Department of Transportation. This includes mopeds, scooters, dirt bikes and trail bikes and snowmobiles.

Golf Carts/UTV are permitted based on the following guidelines and proper registration received:

- a. All vehicles, electric or gas, must be stocked from factory and cannot exceed 15 mph on Sandy Shore roads and property. No engine modifications are permitted. No governor modifications or oversized tires.
- b. Vehicles must have working head and taillights for safety for using vehicle when it's dark. The headlights must be white and illuminate at least 100 feet in front of you. The taillights must be red and visible from 500 feet. Vehicles without headlights/taillights can only be used during daylight hours.
- c. All drivers must be at least 16 years of age and have a valid drivers' license.
- d. Passengers in vehicle cannot exceed seating capacity.
- e. Vehicle owner must be a Sandy Shore Property owner and must provide proof of valid insurance coverage of vehicle, including state registration (if state permits such registration).
- f. Renters are not permitted to register or use these vehicles.

- g. All vehicles must be registered with SSPOA and have a valid vehicle tag and registered each year.
- h. A maximum of one vehicle is permitted for each household.
- i. Vehicle registrations will not be approved if you are not in good standing with Sandy Shore, Locust Grove and Water Company.
- j. Vehicles are not permitted on any lawn areas in Locust Grove.
- k. Parking in Locust Grove, Pavilion, and Beach area only in vehicular parking spaces.
- l. Violation of any of Sandy Shore and Locust Grove rules and regulations will result in termination of vehicle privileges, and subject to fines.

## 2.5 Compliance with Sandy Shore Road Plan

Each member is to comply with the approved road plan.

## 2.6 Licensing and Registration

Automobiles, motorcycles and trucks that use the roads of the community must have current registration, inspection and insurance from the owner's issuing state.

## 2.7 Vehicle Parking

Automobiles, trucks or other motor vehicles must be parked in such a manner as to facilitate prompt passage along community roads by emergency and commercial vehicles.

Motor homes, travel trailers and campers belonging to members, guests and renters are permitted to be parked on the member's property. Overnight and/or extended use of these vehicles is prohibited while parked in the Sandy Shore Community.

## 2.8 Vehicle Speed Restrictions

All motorized vehicles are restricted to speeds not to exceed 15 miles per hour on community roads. This limitation includes acceleration from a standing stop and upon entering/exiting community roads to/from the State Highway (Lake Shore drive).

## 2.9 Burning

Burning of vegetation and leaves is subject to the ordinances of the Township of Paupack, Wayne County. When authorized, these regulations require that any burning be attended at all times by a supervising adult. Burning of household garbage is prohibited. With authorized burning, each member is expected to take



into consideration the potential for smoke and vapor to be offensive and even harmful to neighbors. The concerns of neighbors should be accommodated as much as possible.

2.10 Construction and Tree Cutting

All changes and improvements to private or common property must conform to the applicable municipal building codes. Tree cutting or other work performed by owners or contractors must be done between 8 AM and 7 PM weekdays and Saturday. Sunday hours are from 10 AM to 5 PM.

2.11 Contractors' Damage

Owners are financially liable for any damage to roads, trees, utilities and drains that are caused by contractors performing services for said owner.

2.12 Harassment

Oral harassment, consisting of terms of abuse, foul language or other slur of a member by another member, is forbidden. Written harassment consists of direct or implied threats or persistent nuisance letters. Oral and written harassment are both prohibited.

2.13 Defacing of Property

Destruction, defacing, removal or disturbing of private or common property is prohibited.

2.14 Drainage Ditches

Each owner is to maintain the drainage ditch and / or swale along the road front. Ditches are to be kept free of obstruction and leaves and in good repair.

2.15 Firearms

Firearms of any caliber are not to be discharged in the Sandy Shore Community. Permits and registration are required for firearms as stated by state and local ordinances.

2.16 Fireworks

Use of any kind of fireworks in, on or over property comprising Sandy Shore community or Locust Grove is prohibited.

2.17 Garbage and Trash Removal

Each owner shall properly stow garbage and other trash within secured containers outdoors. No more than one week is to elapse between placement of garbage outdoors and its removal by the owner or a local authorized contractor.

Appliances and oversized items that do not fit in the regular trash container must be removed by an appropriate waste disposal company or authorized local contractor and must be removed within 7 days.

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of waste, trash, rubbish or garbage.

Improper disposal of rubbish or garbage or dumping of said waste on vacant, unoccupied, or other public or private property is prohibited.

2.18 Property

All premises and exterior property shall be maintained free from grass, weeds, and underbrush in excess of 12 inches. All noxious weeds shall be prohibited.

2.19 Noise

Persistent dog barking at any time of day or night is a nuisance and is prohibited. Persistent noise emanating from any motorized vehicle, machine, radio, television or other electronic devices is prohibited between the hours of 11 PM and 7 AM. Outside of these hours, the owners of such equipment that originates persistent loud noise are to respect the rights of neighbors to reasonable quiet in the vicinity of their homes.

2.20 Pools

Above-ground or in-ground swimming pools are prohibited in the community except temporary children's pools, where the depth is less than one foot, and permanently mounted hot tubs that are securely fenced.

2.21 Trespassing

No member, tenant or guest shall trespass upon the property of any other member of the Sandy Shore community without the permission of its owner.

2.22 Short Term Rentals

It is the policy and regulation of Sandy Shore that no property and/or home within our community shall be used, rented, advertised and/or occupied for Short Term Rentals. Short Term rentals are defined as any rental, in which the owner of the property and/or home is paid for the rental thereof, for the durations of less than 30 days. Specifically,

- a. No property owner tenant, resident and/or occupant of Sandy Shore shall rent, sublet, or lease their property and/or home as a "Short term rental", "vacation rental" or otherwise for less than 30 days.

- b. Properties and homes shall not be used for business or commercial purposes including renting, sub-leasing, or leasing properties and/or homes as short-term rentals.
- c. No owner, lessee, or resident shall allow, rent, sublet, or lease a property and/or home in a transient or hotel manner.
- d. No owner, tenant, resident and/or occupant shall directly or indirectly, by any method whatsoever, advertised or otherwise solicit any arrangement that violates this policy.
- e. Violation of the section shall be enforced through the following fines established by the board.

### 2.23 Long Term Rentals

It is the policy and regulation of Sandy Shore that property owners may rent their property and/or home for 30 days or more, providing they have submitted the Rental Notification form within the appropriate time frame along with a copy of their signed lease agreement, signed long term rental rules and regulations agreement, and acknowledgement that the tenant will abide by the Sandy Shore rules and regulations.

## 3. Locust Grove Pavilion Beach area and Docks

- 3.1. All facilities in Sandy Shore and Locust Grove are for the exclusive use of members, their families, friends, tenants and guests. The following rules apply to activities in and around the beach/pavilion/docks area:
  - 3.2. Alcoholic Beverages  
Drinking alcoholic beverages by persons under the age authorized by statute in the Commonwealth of Pennsylvania is prohibited.
  - 3.3. Athletic Field  
Climbing on the baseball backstop or basketball backboard is prohibited.
  - 3.4. Bathrooms  
The bathroom facilities in the pavilion are *normally* open daily during summer months, from May through September and, at other times of year, for special occasions. Use of these facilities by members and guests should follow customary limitations regarding materials to be disposed.

Members and guests are expected to report promptly any poor or out-of-service condition in or around a restroom to an officer of Locust Grove or the Association.

3.5. Boat Ramp

Temporary use of the boat ramp by an authorized vehicle is permitted only for the duration of a launch or retrieval of a watercraft. Vehicles used for these purposes must always be attended by a properly licensed operator.

3.6. Car Tags

Car tags are required on all vehicles that access the parking areas, beach, picnic grounds, ball fields and other Locust Grove facilities.

3.7. Chairs and Lounges

Beach chairs and lounges may be used during beach season and may be stored in the chair rail provided. All stored chairs and lounges are to be removed before docks come out each year. Failure to do so will result in any chair being removed without notice and discarded.

3.8. Fires

Open beach fires are prohibited. A cooking fire is permitted in the picnic area when it is contained within a commercially manufactured portable grill. The owning member of the grill must be present to attend to any cooking fire.

3.9. Horseplay

Running, pushing, ducking, shoving on the docks and on and around the docks and swimming platform is prohibited. Throwing rocks and initiating other actions that may result in injury to persons or property are forbidden.

3.10. Late Night Gatherings

Informal gatherings after 11 PM at the beach, on docks or in the picnic or recreation areas are permitted only when at least one adult member of the community is present.

3.11. Parking of a Boat Trailer

Boat trailer parking is permitted in designated areas. Parking of a boat trailer must be at a ninety-degree angle to the roadway such that the space taken is limited to

that normally used by one vehicle. No overnight trailer or vehicle parking is permitted.

### 3.12. Pavilion Rules

The pavilion is a multi-use facility intended for meetings, parties and other gatherings. No bicycles or motorized recreational vehicles are permitted inside the pavilion. Also, no skating of any kind is allowed.

### 3.13. Pavilion Rental

Members may rent the pavilion upon securing approval of two members of the Board of Trustees of Locust Grove and through the Secretary of Locust Grove.

Use of kitchen facilities, however, is limited to Locust Grove members only.

A rental agreement accompanied by a fee and a deposit is required. The renting member is responsible for ensuring all persons who use the pavilion comply with all rules and regulations. No more than one permit will be issued for the same period of time. No use of these facilities or the beach area is to continue after 11 PM under any such rental contract.

### 3.14. Picnic Grounds and Facilities

Picnic tables are placed in the beach area for leisure uses by members, family and guests. Use of ramps for skateboards is prohibited.

Putting picnic tables together to accommodate large gatherings is permitted but common courtesy among members suggests limiting such actions to no more tables than need to support any one group.

Trash generated at picnic tables is to be deposited into the receptacles provided at the pavilion or, if these are full, trash is to be removed to the member's residence for disposal.

### 3.15. Playground Equipment

Use of playground equipment is at the risk of each member or guest. No SSPOA or Locust Grove staff support is on site to supervise its uses. Uses are limited to children under the age of fifteen. In each instance, such use is to be supervised by an adult person.

### 3.16. Smoking

Littering is a serious problem, especially that caused by smokers. Persons choosing

to smoke are expected to dispose of all residues in butt cans, where available, or to place butts, matches and other residue into personal receptacles. Failure to do so may result in a fine or, if repeated, in loss of membership privileges.

### 3.17. Swimming

There is no lifeguard on duty at the beach or in the authorized swimming area. Members, tenants, guests and all others swim at their own risk. Members are to instruct their guests with regard to the rules that govern swimming.

3.18.1 Swimming is permitted inside the roped area only. Adherence to Pennsylvania regulations for water safety is required.

3.18.2 Swimming in, around or under boat slips is forbidden. Swimming under the swimming platform and walkway is also prohibited.

3.18.3 Swimming alone is prohibited; that is, even an adult is not to swim in the designated area when no one else is nearby to assist in the event of an emergency.

3.18.4 Non-swimmers and learners are to wear approved flotation and safety devices while on the swimming dock or in the water. The behavior of children in the water is to be monitored constantly by the adult person responsible for their conduct and safety.

### 3.18. Swimming Platform

The following restrictions apply to activities on the swim platform at all times of day or night.

3.19.1 No diving.

3.19.2 No chairs or lounges.

3.19.3 No food or drink.

3.19.4 No horseplay. Horseplay includes running, pushing, wrestling and/ or any act that might result in injury to a person or property.

### 3.19. Trash

Locust Grove provides trash removal services once weekly during the summer months.

Trash, generated by members and guests in the vicinity of the beach/pavilion/docks area, is to be placed in the refuse receptacles furnished. Disposal of trash in refuse receptacles in the beach area at other times of year is prohibited.

Using refuse receptacles at the pavilion for disposal of household trash is prohibited. Violations may result in fines and/or revocation of membership privileges.

3.20. Docks

The following rules apply to the permitted use of docks:

3.22 Boat Slips and Nearby Walkways

No chairs, umbrellas or lounges are to be set up, used or stored on any boat dock or boat slip ramp.

3.23 Smoking

No smoking is permitted in, on and around the docks. This includes those times of year when docks are out of the water and stored on the grounds. Violating this rule is a serious offense and may result in penalty fees, suspension of dock privileges or even immediate revocation of membership privileges.

3.24 Watercraft

All watercraft are to keep clear of the roped swimming area.

3.25 Water Skiing

Use of the docks for launching or recovering persons on water skis is prohibited.