

RULES AND REGULATIONS
TINK WIG MOUNTAIN LAKE FOREST
PROPERTY OWNERS ASSOCIATION
(TWPOA)

July 2024

(As per resolution of the Board of Directors these Rules
supersede all previously published Rules & Regulations)

1. Association Amenities and Services:

- a. Amenities provided by the Association including the clubhouse, pool and boat launch areas are for the use of property owners in good standing, members of their immediate family and guests. Property owners, not in good standing, and their immediate family will not be acceptable as a "guest" under these Rules and Regulations. Badges must be displayed at all times when using facilities.
- b. Services such as garbage collection are provided to members in good standing. Members not in good standing will be notified to make arrangements with the contractor for pick-up of their garbage.
- c. Use of the Clubhouse and its facilities by members in good standing for private parties requires prior approval of the Executive Committee.
- d. Property owners will be held responsible for the actions of their family member, guests, or renters while on properties of the TWPOA. Property owners will be responsible for all fines imposed on the guests.
- e. Property Owners are entitled, upon request through the TWPOA office, to a copy of the minutes of the most current month's Board meeting of a copy of any report submitted by the Community Manager or by a committee at the most current month's Board Meeting. Additional copies or copies of the minutes of Board meetings or reports prior to the above will be provided to property owners at the then prevailing administrative cost per page, plus postage.
- f. Distinct Badges will be issued for all property owners and guests. Property owners will be issued "property owner" badges for themselves and their immediate family, defined as dependents. Additionally, property owners will receive four (4) guest badges. Renters will receive guest badges. All badges will contain the lot number of the property owner. Such badges must be displayed by property owners, their immediate family or their guests at all times when using Community facilities, in and

around the clubhouse, Mallard Room, pool, picnic area, playground area, on the lake or when in one of the Community's reserve areas. Property owners will be held responsible for ensuring that their guests wear the appropriate badges (Violation \$25.00 penalty per violation.)

2. Roads:

- a. The maximum speed limit for all areas shall be twenty-five (25) miles per hour. The areas excepted from the general speed limit are the main entrances, the clubhouse, pool areas and over the bridge where applicable speed limit shall be ten (10) miles per hour. Reckless driving is prohibited (Violation = \$25.00 penalty per violation.)
- b. No metal tread vehicles shall be permitted on roads. Where such equipment is required, it must be trucked to work site and unloaded off the road. In addition, no vehicles in excess of 58,000 lbs. in weight shall be permitted on TWPOA roads except where otherwise posted. Road Bonds are required (Violation = \$200.00 penalty per violation and possible forfeiture of Road Bond.)
- c. Drain ditches and/or culvert pipes under the driveway to roads shall be so constructed and maintained so that there shall be no run-off of water onto the roadway. Whenever necessary, as recommended by the Road Committee or Township, a minimum twelve (12) inch PENNDOT approved culvert pipe must be installed under driveways which cross roadway drainage ditches. (Violation = \$50.00 penalty assessed after 5 days warning if not corrected by owner or proof of contract for repairs. Billing by TWPOA for correcting condition if not corrected by owner or proof of contract for repairs within thirty (30) days. Time periods start after receipt of the certified mail having been accepted or refused.)

3. General:

- a. No hunting, (with Rifle, Handgun or Bow) trapping or discharge of firearms (including air guns) is permitted at any time within the confines of TWPOA. (Violation = \$250.00 penalty per violation.)
- b. Camping, pitching tents or utilizing recreation vehicles for residence (temporary or permanently) is prohibited. (Violation = \$250.00 per each day of violation. One time warning)
- c. To prevent further eutrophication of Tink Wig Lake, no fertilizer containing phosphoric acid may be applied to any grass (lawn), flower or vegetable garden, shrubbery or trees on any lot contiguous to Tink Wig Lake, or on any lot within the TWPOA development bordering on or containing a stream or pond which feeds into

Tink Wig lake. (Violation = \$1,000.00 penalty per violation plus billing by Property Owners Association for expenses to correct condition.)

- b. No living trees within 35 feet of the Tink Wig Lake waterline may be cut, "downed" or removed. (Violation = \$250.00 penalty per violation plus billing by Property Owners Association for cost of replanting.)
- c. No living trees may be cut, "downed" or removed on any lot in excess of 1/2 the total square footage within that lot. (Violation = \$250.00 penalty per violation plus billing by TWPOA for costs or replanting.)
- d. Outside uncontained burning of any brush, trees or refuse is strictly prohibited. (Violation = \$100.00 penalty per violation. One time warning)
- e. No motor vehicle or any substantial part of one shall be kept on any lot or driven on TWPOA roads unless currently licensed and insured for operation on public highways. (Violation = \$100.00 penalty per violation plus \$5.00 per day if condition not corrected within thirty (30) days after receipt of the certified mail having been accepted or refused.)
- f. All ATV's including snowmobiles operating within the Tink Wig Community must be registered with the Department of Environmental Resources Snowmobile-ATV Unit as mandated under Pennsylvania's All-Terrain Vehicle Law. The registration decal must be properly displayed on the vehicle and all rules and requirements for its safe and proper operation must be adhered to. In addition, such vehicles, including Dirt Bikes, must be insured. Proof of insurance on such vehicles will be required at the time of registration with TWPOA office.
ATV's, dirt bikes, snowmobiles, Go-Carts

- 1. All vehicles of these types must be registered with the TWPOA office. (Violation \$100.00).
- 2. For any vehicles of these types, proof of insurance is required for registration.
- 3. Speed limits on all roadways shall not exceed 25mph.
- 4. ATV's
 - a. must be registered and insured in accordance with the State law.
 - b. riders under the age of 10 are not permitted to ride on any road, private or otherwise, except the property owner's/renter's property.
 - c. riders 10 to 15 are required to have taken and successfully passed an approved rider safety course. Upon completion of an approved safety course, a certificate will be received for verification that the rider is certified.
 - d. riders must wear a helmet.

5. When registered with the TWPOA, an identification plate will be issued for each vehicle. A fee will be charged to the property owner/renter for the plate cost.
6. Dirt bikes/Off-road Motorcycles:
 - a. helmets are required for anyone under the age of 18.
 - b. upon registration with TWPOA, a registration number will be issued for the dirt bike/off-road motorcycle.
 - c. the number must be displayed on the front of the cycle.
7. Go-carts:
 - a. a TWPOA registration must be displayed.
8. Snowmobiles:
 - 3, h. 8. Snowmobiles:
 - b. snowmobiles shall not be driven on the shoulders of the roads and not be used on TWPOA Common Property including TWPOA streets and shoulders of the roads except as defined by Pennsylvania State law relative to the use of streets.
 - h. 9. Violations a. After a one time warning a fifty (\$50.00) dollar violation will be assessed to the property owner/renter for violating any of these rules except where otherwise specified. (One time warning.)

Property Owners requiring more information about the All-Terrain Vehicle or Snowmobile Law should contact the Pennsylvania Department of Conservation and Environmental Resources, Snowmobile/ATV Unit, PO Box 1467, Harrisburg, Pa. 17120 or call 717-785-9227.

- i. Snowmobiles shall be driven only on the shoulders of the roads. (Violation = \$25.00 penalty per violation.)

Note - A items in General section after “i” will be relabelled to align with this change.

9. Violations:
 - a. a fifty (\$50.00) dollar violation will be assessed to the property owner/renter for violating any of these rules except where otherwise specified.

Property Owners requiring more information about the All-Terrain Vehicle Law should contact the Department of Environmental Resources, Snowmobile/ATV Unit, PO Box 1467, Harrisburg, Pa. 17120 or call 717-785-9227.

- g. Snowmobiles shall be driven only on the shoulders of the roads. (Violation = \$25.00 penalty per violation.)
- h. Property owners/renters are responsible for the actions of their pets. Dogs belonging to property owners/renters, or their guests must be licensed and are not allowed to roam within the property, except under their supervision. Dogs on Tink-Wig roads must be on a leash, the owner in control of the leash, and cleaned up after (Violation = \$25.00 penalty per violation).
- i. No pets are allowed in pool area, inside the clubhouse, Mallard room, office or
- j. common areas. Pets are allowed in the boat area for actively loading and unloading

- k. and on the roads and the parking lot. (Violation = \$25.00 penalty per violation. One time warning)
- l. Parking of motor vehicles shall be designated parking areas only. (Violation = \$25.00
- m. penalty per violation.
- n. PROPOSED
- o. Parking of motor vehicles shall be designated parking areas only. No parking or standing within 30 feet of an intersection. (Violation = \$25.00 penalty per violation. One time warning)

m. Play area: children under 12 years of age in the play must be under adult supervision. (Violation = \$25.00 penalty per violation. One time warning)

n. Defacing, vandalizing, destroying or applying graffiti to any of the properties under the jurisdiction of the Association i.e., clubhouse, Mallard Room, pool, pool house, common grounds etc., by any property owner, property owner's immediate family, guests or renters may result in criminal and/or civil prosecution. (Violation = \$250.00 penalty per violation plus billing by the Property Owners association to the owner for the cost necessary to correct the condition.)

m. Creating or maintaining a nuisance on another property owner's property or by the property owner in his/her own property that detracts from the general environment of the Tink Wig Community is prohibited. (Violation - \$25.00 per violation per day until property owner removes or corrects nuisance. One time warning)

n. The carrying of firearms of any kind or other instruments normally identified or used as weapons are prohibited in any Tink Wig Community facility and around the clubhouse area, pool area, picnic area, children's play area and on the Community's reserve areas. (Violation - \$100.00 penalty per violation.)

o. Property Owners, their dependents or guests may not enter upon Think Wig Lake when it is frozen unless the ice covering the surface of the lake measures at least 8 inches thick at anyplace on the lake. (Violation - \$25.00 penalty per violation.)

p. All vehicles of any type (e.g., automobiles, ATV's snowmobiles, dirt mobiles, etc., are prohibited from entering upon the iced surface of Tink Wig Lake. (Violation - \$25.00 penalty per violation.)

4. Boats:

a. All boats and other watercraft (canoes, rafts) to be used on Tink Wig Lake as well as watercraft transport trailers are to be registered with the TWPOA office. The numbered sticker issued by the office is to be conspicuously displayed on the front left side of the boat and on the tongue of the trailer. For the purpose of issuing boat

stickers, ownership will be established by either a bill of sale or a valid registration. Eligibility for boat stickers is limited to property owners and their immediate family as defined under Article III, Section 3 of the by-laws. (Violation = \$25.00 penalty per violation.)

- b. Boats or other watercraft may be launched from either a property owner's property or a designated launch area only. (Violation = \$25.00 penalty per violation.)
- c. Gasoline motors are not permitted to be used on boats or other watercraft in Tink Wig Lake, (Violation = \$25.00 penalty per violation.)
- d. Boats and trailers used to haul watercraft into or out of the lake or parked in the clubhouse parking area shall bear a valid and current sticker. (Violation - \$25.00 per violation. One time warning)
- e. Gate keys will be issued to property owners at their request for access to the boat launching area. Launch area users are to close and lock gate after their boats are either launched or after they are removed from the lake. A refundable security deposit of \$25.00 is required. The security deposit will be forfeited if the gate key is lost. A replacement key will require another security deposit of \$50.00. No additional gate keys will be issued to a property owner who has lost two keys.
- f. Property owners who are awarded lottery authorized boat rack spaces will be allowed to occupy such spaces from October 1, through September 30. Boats occupying boat racks will be no smaller than 10 feet and no longer than 16 feet length. Before receiving a boat rack space, lottery winners will be required to sign a form acknowledging receipt of a copy of the current rules of occupancy of the boat rack. Drawing for the boat rack spaces will be held on August 1st. The TWPOA office will mail a notice to remind owners if it is necessary to remove a boat from the boat rack spaces.
- g. Boat rack spaces not actually occupied by April 1, will be considered in default unless the property owner assigned to the boat slip contacts the office prior to April 1. These spaces will then be offered to the next alternate lottery winner on the list. If a property owner is initially assigned a boat slip between April 1 and September 30, the boat slip rental fee will be reduced by 50 percent.

5. Garbage:

- a. Household garbage and recycling must be placed in approved containers. Owners are responsible for keeping their property free of refuse, construction materials, etc. (Violation = \$100.00 penalty per violation. An additional \$25.00 per day until condition is corrected if condition is not corrected within ten (10) days after receipt of the certified mail having been accepted or refused)

- b. Bulky household items, e.g., refrigerators, washers, auto parts, etc. will be removed by the property owner notifying the garbage contractors. The property owner will be charged directly by the contractor for the pick-up of these items according to the contractor's fee schedule. (Violation = \$100.00 penalty. If the item is not removed within ten (10) days after receipt of the certified mail having been accepted or refused an additional fine of \$25.00 per day will be added until item is removed. Note: If item is on roadway, TWPOA will have item removed and will have owner billed by Contractor.)
- c. Leaving any garbage waste, debris, etc. in the lake, beach, pool, clubhouse areas or other common areas is prohibited. Receptacles are provided in such areas for waste to avoid litter. (Violation = \$25.00 penalty per violation. One time warning)

6. Rentals:

- a. In compliance with the Lackawaxen Township Zoning Ordinance regulations for R-1 zones, rentals of units within the community for periods of less than 30 consecutive days are prohibited.
- b. Property owners in good standing who rent their homes shall complete an application obtained from the TWPOA business office at least 5 days prior to the rental.
- c. Property owners planning to rent their homes shall pay an annual rental fee of 50% of the annual dues on an improved lot. All landlords currently renting shall be grandfathered until the end of their present contract. Proof of rental period shall be submitted.
- d. Rental passes, up to 4, shall be provided to the property owner for each rental period designated in the rental application.
- e. Failure to complete an application prior to the rental of a property shall be subject to a fine of \$200.00.
- f. Renters are subject to all the Rules and Regulations, By-laws, Covenants, etc. of the TWPOA.
- g. The property owner is responsible at all times for any actions of his guests and/or tenants.
- h. Failure of renters to comply with the Rules and Regulations, Bylaws, Covenants, etc. shall result in a fine of \$100.00 imposed on the property owner.

7. Construction:

No building or structure, including water system or sewage disposal shall be erected on any lot without first obtaining a permit from the TWPOA Architectural Control Committee. Contact TWPOA business office for details. (Violation = \$500.00 penalty per violation. If a permit is not obtained within ten (10) days after receipt of the certified mail having been accepted or refused an additional \$25.00 per day will be assessed.)

- a. Placement of a wind turbine on any lot in Tink Wig is prohibited.
- b. The minimum square footage for any single-family dwelling shall be 1120 square feet above ground, not to include the basement and/or garage. This requirement shall not apply to any homes or approved plans for new homes in place prior to the adoption of this requirement by the membership.

8. **RESTRICTIVE COVENANTS:** (Excerpt from Offering Statement dated 1973) The following restrictive covenants are contained in an instrument recorded in the Office of the Clerk of the County of Pike on July 26, 1973. They shall be perpetual unless otherwise specified and apply to the entire subdivision.

9. Docks:

- a. General - Dock owners must sign a release of any and all liability to TWPOA. docks are to be the sole responsibility of the owner. No structures will be permitted on docks. No electrical hookups will be allowed on docks. A permit is required form TWPOA prior to placing a dock on Tink Wig Lake. (Violation = \$500.00. If a permit is not obtained within ten (10) days after receipt of the certified mail having been accepted or refused an additional \$25.00 per day will be assessed). TWPOA reserves the right to revoke a dock permit if the owner is declared a member not in good stand or if the owner fails to maintain the dock.
- b. Floatation - Only "floating" docks securely anchored above the full water line are permitted. Permanent, non-floating docks are prohibited. Floats shall be made up of flotation material and an encasement around the floatation material. The use of new or recycled plastic drums or metal drums is prohibited. Floatation material shall be extruded polystyrene, expanded polystyrene or copolymer of polyethylene and polystyrene. Floatation material shall have a water density of 0.9lbs/cu. ft., be of consistent quality throughout the float, beads shall be firmly fused together and there shall be no voids inside the casement. Floatation material shall have a water absorption rate of less than 3.0lbs/cu. ft. at seven (7) days when tested by the "Hunt Absorption Test". The float must be certified to meet this test either by the manufacturers literature or a letter signed by the president of the float manufacturing company. Certification must also contain a statement which guarantees the minimum thickness of the encasement. The encasement shall be solid polystyrene or a

polyurethane type coating, both shall be watertight and have a minimum thickness of .125 inches. All floats shall be warranted for a minimum of eight (8) years against sinking, becoming waterlogged and cracking, peeling, fragmenting, losing beads and shall not be subject to damage by animals. A copy of the manufacturer's warranty shall be included with the certification of water absorption and encasement thickness. All dock owners must produce a certificate of assurance.

- c. Placement - Docks must be placed a least fifteen (15) feet for side lot lines. Docks shall be built at right angles to the shoreline. Dock frames are to be made of marine grade aluminium or other approved, non-rusting, non-corroding material. Docking on all docks shall not be pressure treated. All docks shall be constructed so that they can be removed upon request of TWPOA. Docks to be held in place of sliding sleeve assembly.
- d. Dimensions - Walking areas may be no more than six (6) feet wide. Docks may not extend more than twenty (20) feet from the shoreline. Docks shall not exceed 84 square feet in size.
- e. Visibility Requirements - Reflectors are required on all corners of the terminals of all docks facing open water and every six (6) feet on both sides of walkways leading from the shore to the terminals. All reflectors must be between eighteen (18) and thirty-six (36) inches above the water line.