

**ARCO
RULES
REGULATIONS
&
GUIDELINES**

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INTRODUCTION

For the benefit of ARCO members who may not be familiar with the history and current governance of the Averill Lakes area, the following information is provided.

All the land now owned by the ARCO membership was originally owned by Champion Realty Company (the camp lots & common land), individual lots were leased by campers from Champion Realty Company.

The maintenance of roads, water wells, etc. was the responsibility of Champion Realty Company - rules regarding use of camp lots and other lands were established by Champion in addition to local, state, and national regulations as established.

An informal campers organization started talks with Champion for purchase of lots in 1994. As negotiations progressed, it became evident that a formal organization was needed to represent all campers in the buyout negotiations and also serve as a governance to oversee management of the area after the purchase was completed. A total of 142 camp lots and over 200 acres of common land were included in the buyout. Each camp owner paid a cost established by Champion, which included the camp lot and an equally prorated share of the common lands. 140

Therefore, ARCO (Averill Recreation Camp Owners) association was established in 1998 with approval of campers in attendance at the 1998 annual meeting. Each member of the seven-member Board of Directors was elected by the membership for staggering terms of 2 or 3 years.

ARCO derives its authority from a consensus of members in attendance at each annual meeting and from special meetings that may be held if necessary. All policy decisions and other matters carried out by ARCO are approved by the membership.

ARCO has legal responsibilities that were approved by the membership and are included in the buyout agreements. They are as follows:

1. required membership in ARCO by all lot owners
2. management of the common lands
3. management of the water wells
4. management of rubbish removal and dumpster
5. maintenance of the roads owned by ARCO and those ARCO has deeded rights of way
6. establish an annual budget and annual fees to carry out the responsibilities of ARCO which includes costs for the above items and others as approved by the membership, such as liability insurance, snowplowing, postage, supplies, etc.

7. establish and collect annual assessments based on the budget approved by members and prorated equally to all campers
8. administer rules and regulations as approved by the membership to carry out the responsibilities outlined above
9. authority to assess liens on camps delinquent in payment of assessments

We encourage each ARCO member to become actively involved in activities and responsibilities required for management of ARCO and this pristine part of Vermont.

RULES AND REGULATIONS FOR COMMON LANDS

As indicated in the introduction, ARCO has legal responsibilities for management of common lands, roads, water wells, rubbish removal and others. These responsibilities require rules and regulations to protect all of our interest, as is the case in any jurisdiction where governance is required to protect the environment, individual members and the association. The rules and regulations are approved by the membership. It is the responsibility of all members to be familiar with, understand and abide by them.

Rules and Regulations pertaining to the common lands, including Big Averill Beach, Little Averill boat access area, roads, water wells, and rubbish removal.

1. In general, the use of common land other than foot traffic or for recreational purposes requires approval from the Board of Directors.
2. Removal, cutting or destruction of live trees, plants, shrubs, etc on common lands is prohibited.
3. No permanent construction, improvements, or fixtures of any type is allowed on common land including roads.
4. No powered vehicles such as ATVs (All Terrain Vehicles), unregistered vehicles, off-highway recreation vehicles, dirt bikes, 3&4 wheelers, doodlebugs, or (snowmobiles) are permitted on any roads, rights of way or common lands. This is to prevent costly repairs to roads and environmental damage as well as for safety. (Snowmobiles are permitted on approved snowmobile trails.)

5. Pollution of any source of water is prohibited. No drains, sewers or wastewater outlets shall empty on to the ground surface or into any lake, pond, bog, stream or other water source.
6. No water wells can be located, constructed, or operated on common land.
7. No garbage or debris shall be disposed of on common lands, roads, and beach or fishing access areas.
8. Use of common lands, beach areas, roads, etc. shall not be such as to constitute a nuisance or annoyance to others in the vicinity or cause a diminution of the value of property in the area. (Amended 09/02/01 to read: All dogs are to be on a leash and /or under the control of the owner at all times while on the beach areas)
9. No fires of any type are permitted on common lands.
10. No barriers, gates, etc are allowed which would restrict access over roads, rights of way, or common lands.
11. No signs or other displays are allowed within any of the roads, rights of way, or common lands. Temporary weekend function signs may be used, however, they must be removed within 24 hours after the function.
12. Corner posts and property pins indicating boundaries shall not be disturbed or removed.
13. Parking must be off the roadway so as to not obstruct traffic flow.
14. All members are responsible to inform their invitees, guests, employees, and agents of ARCO rules and regulations and insure that they abide by them when visiting.
15. Exceptions to some of the rules and regulations may be made by ARCO. The exceptions will generally be specific and short term only. Requests for exception to any rule must be made in writing to the Board of Directors 30 days prior to a scheduled meeting.
16. Members are responsible to insure that any activity conducted by them or their legal guests on common lands, roads, rights-of-way, beaches, access areas, etc. are in compliance with ARCO rules, federal, state, county and local laws, ordinances, and rules.

RULES AND REGULATIONS PERTAINING TO PRIVATELY OWNED LOTS

ARCO's legal responsibilities relating to each member's privately owned lot is limited. The Board of Directors and membership are not inclined to manage the use of each member's lot. The need to apply common sense in the use of each member's lot is nevertheless obvious. For these reasons, the use of each member's lot is based on a set of guidelines, which have been approved by the membership.

Some legal responsibilities are required of ARCO and the membership as part of the buyout agreements. Other laws, rules and regulations have been in place for many years that do place restrictions on the use of privately owned lots. These are as follows.

1. Lots shall be limited to noncommercial and non-professional residential recreational purposes and is further limited to such uses so as not to conflict with any applicable local ordinance, federal or state statutes, rules or regulations including without limitation, zoning ordinances and regulations.
2. Property owners shall not use the property as a year round residence.
3. Owners shall not request any public or private utility to provide electrical, telephone, cable or television or other services to or on the property.
4. Corner posts and property pins indicating boundaries of each lot or the common lands may not be removed or disturbed.
5. Owners shall not pollute or create a source of pollution of any waters on or adjacent to the property. Existing toilet facilities and wastewater disposal systems must comply at all times with all federal, state and local requirements. No drains, sewers, or wastewater outlets shall empty onto the surface of the ground or empty into any lake, pond, bog or stream.
6. All water wells shall be located, constructed and operated on the lot in strict compliance with all applicable federal, state, and local rules, regulations, statutes and ordinances.
7. Parking for each lot must be off the roadway as to not obstruct travel or maintenance of the roadway.
8. Owners have the right to remove trees from their lot in order to create a clearing thereon in which to perform any improvements on the property so long as owner's removal of such trees, etc. does not cause waste upon the common land. Any other removal, cutting or destruction of live trees, plants or shrub growth on their lot within 75 feet of any lake or stream is prohibited. Owner recognizes and

acknowledges that state laws strictly regulate any shoreline alteration or improvements such as docks, piers, beaches, dredging or filling that could affect water quality or wildlife habitat.

9. Owners shall be familiar and fully comply with all federal, state and local statutes, rules and regulations relating to outdoor fires or burning of any type on the property and shall be familiar and fully comply with all hunting, fishing and other game laws applicable in the area in which the property is situated.
10. It will be the lot owners responsibility to inform their invitees, guests, employees, and agents of the rules, regulations and guidelines and ask them to abide by them while visiting.
11. Solid wastes shall be deposited in municipal or other approved (not the dumpster) solid waste disposal areas. Solid wastes are items such as windows, scrap metal, old grills, iron pipes, toilets, appliances, etc.

GUIDELINES FOR USE OF PRIVATELY OWNED LOTS

The following guidelines have been carefully developed, reviewed, and approved by the membership in order to have consistency, safety, and proper maintenance of the aesthetics and general orderliness in the area.

1. Each lot owner is asked to work with ARCO and the other lot owners in maintaining the area as it has been for several years in the past. The past preservation of this area as a remote recreational camp area is what makes this spot so unique. It is important to notify the Board of Directors of violations of the policies, procedures, and guidelines in an attempt to protect each ARCO member and the environment. Fires out of control can affect us all. Trash, when not disposed properly can affect us all. Abuses of the environment can affect us all. So we all need to work together to keep this beautiful corner of the world intact.
2. In order to prevent uncontrolled fires on our lots or common lands, any and all chimneys on the property shall be equipped with adequate spark arrestors. The opening of any chimney shall be at least three feet (3') horizontally and ten feet (10') vertically from any overhanging tree or tree branches. Brush resulting from the clearing of any property shall not be piled on adjacent lands or along the bank of any stream or shore of any lake or pond. Owner acknowledges and agrees that the owner shall dispose of brush, by reduction to small size or chip form and scattering of the residue over this lot, or by removal to an approved landfill.
3. Owners shall keep their property neat and clean at all times and shall dispose of all garbage and debris by removing all such material from the property and properly disposing of same in accordance with applicable federal, state, county, and local laws, rules, and regulations. Solid wastes shall be deposited in

municipal or other approved (not the dumpster) solid waste disposal areas. Under no circumstances shall garbage, trash or any other waste be dumped into or otherwise disposed of on the common lands, in lakes, ponds, or streams or along any road.

4. The use of the property by owner shall not be such as to constitute a nuisance or annoyance to other owners in the vicinity, or of such a nature as to cause a diminution in the value of the other property owners in the vicinity.
5. The use of tents, campers, travel trailers or other types of recreational equipment on the property for permanent living accommodations is discouraged. Owners may use such recreational equipment on the property during the period starting with spring opening of the roads to November 30 of each calendar year provided that such equipment shall be removed from the property from December 1 until the spring opening of the roads, of each calendar year. Temporary living quarters of any sort, including but not limited to trailers, and travel trailers are permitted only while permanent living quarters are being constructed and shall comply with all federal, state and local statutes, rules, ordinances and regulations
6. Please be considerate of your neighbors in running generators late at night or early in the morning. (Recommended hours are 7 am to 10 pm.)
7. Owner(s) are responsible for all their invitees, guests, employees, or agents actions during their visit to the area. It will be the lot owners responsibility to inform their invitees, guests, employees, and agents of the rules, regulations and guidelines and ask them to abide by them while visiting.
8. For emergency purposes, it is suggested that each lot owner place a sign, with the assigned lot number, where clearly visible from the road. For aesthetic purposes, we suggest that sign size not be larger that 18" in length and 12" in height.