



# Indian Trails Club Association, Inc. Rules & Regulations

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# INDIAN TRAILS CLUB ASSOCIATION, INC.

## RULES AND REGULATIONS

The following rules and regulations, updated as of **September 23, 2012** are for the Members of Indian Trails Club Association, Inc., pursuant to the powers provided to it by covenants, conditions and restrictions and by-laws of the Association. The intent of these rules and regulations is to supplement and in no way or manner negate, circumvent or obviate restrictions and covenants of the purchase agreement.

### 1) Definitions

**A. Amenities** – Any and all of the common property, including, but not limited to, roads, recreational facilities, lawn area, dock, and clubhouse owned and/or maintained by Indian Trails Club Association, Inc.

**B. Association** – Indian Trails Club Association, Inc., a not-for-profit corporation organized and existing under and by virtue of the corporation laws of the Commonwealth of Pennsylvania, and charged with the duty and authority of promulgating, enacting and enforcing certain rules and regulations, by-laws, covenants, conditions and restrictions in the community known as Indian Trails.

**C. Board** – The duly elected Board of Directors of Indian Trails Club Association, Inc.

**D. Common Area** – Any and all of the common property including, but not limited to, roads, recreational facilities, lawn area, and clubhouse, owned and/or maintained by Indian Trails Club Association, Inc.

**E. Property Owner** – Any individual or corporation owning property within the community known as Indian Trails (ITCA).

**F. Violation** – An infraction of the rules and regulations wherein a warning/fine is imposed/specified.

A warning letter will be sent out to a property owner upon receipt of the first complaint against such owner. Complaints may be submitted to the Board via phone, letter, in person or email. The Board will determine if a violation has been committed. Following this, if one more written complaint from a different person for the same offence is received, an automatic fine will be imposed. The party can either pay the fine or appear before the board to plea the case.

**G. Hearing** – An informal proceeding brought before the Board of Directors at which evidence and arguments may be presented on the matter at issue.

**H. Agreement** – Property purchase restrictions and covenants.

## **2) Alcoholic Beverages**

Consumption of alcoholic beverages in the community is regulated pursuant to the provisions enacted by the Commonwealth of Pennsylvania. It is a violation of these rules and regulations for any person under the age of 21 to consume alcoholic beverages within or about any common areas and/or facilities owned by the Association.

Violation of this section shall constitute a Class One Violation

## **3) Animals**

The owner is responsible for the behavior of his/her pets. Pets must be under the control of the owner at all times. No pet owner shall allow his/her pet to engage in noise or conduct which may create a nuisance within the community. Pets are not permitted to roam unattended anywhere within the confines of Indian Trails. No animals of any kind shall be raised, kept, bred, maintained or intended for any commercial purpose. Members walking dogs on Community Property must carry and use a Pooper-scooper.

Violation of this section shall constitute a Class One Violation

**4) Public Area** (clubhouse, dock, lawn area, boat area, basketball court, parking lot area, etc.).

The Association does not maintain any beaches for the purpose of swimming at Little Log Tavern Lake. It is understood that pets may use the waterfront provided that:

- Other ITCA Members are not present in the area, or clearly do not object to the pets presence.
- The animal is under the owner's control at all times.
- The owner picks up/cleans up after the animal.
- It is understood that during April 15 – September 15, pets may use the waterfront between 8:00 – 10:00 AM and 8:00 – 10:00 PM.

The dock shall at all times be free of chairs, rafts, tubes, and/or any encumbrance of like type. The access road to the lake is for dropping off only; no parking is permitted. There shall be no loud radio playing at the lakefront facilities or any activity which constitutes a nuisance. Boats shall be confined to the designated boat area. Boats shall not be tied to the dock. Powered boats on the lake may only use electric motors. No fishing off the public dock at any time.

Members, their families and guests must wear ITCA issued Identification Badges at the dock and lake. One "Resident" Badge worn by the homeowner/landowner will suffice for all guests in the party and, absent the homeowner/landowner, one "Guest" badge will suffice for all guests in the party. Persons at the dock/lake will be asked to leave the community if they are unable to produce the ITCA issued Identification Badge and will be considered "trespassing".

Violation of this section shall constitute a Class One Violation.

## **5) Facility Usage**

The use of all Indian Trails Club Association facilities is restricted to property owners in good standing and to their guests, provided that the user does not create or cause to create a nuisance. The Board of Directors reserves the right to deny facility usage to the offenders for a limited time period set by the Association.

## **6) Fishing**

All persons over the age of sixteen (16) years old must possess and display a current Pennsylvania fishing license. The Association, by reference thereto, hereby incorporates the fishing laws of the Commonwealth of Pennsylvania in these rules and regulations. Notwithstanding anything herein, the Association may impose a fine for violation of this section regardless of whether or not an individual has been cited and/or fined by the Commonwealth of Pennsylvania.

Violation of this section shall constitute a Class One Violation.

## **7) Garbage (effective January 1, 2013)**

Garbage removal in Indian Trails is the responsibility of the homeowner. Service will be privately contracted between the garbage removal service and the homeowner directly as of January 1, 2013. The Board of ITCA recommends that all residents utilize the same carrier to obtain the best rate for this service. The rules are as follows:

- Any ITCA member that chooses to deviate from the recommended carrier must provide the chosen carrier's name and contact information along with the pick-up schedule to the Board of Directors for security purposes and gate access.
- Garbage containers must be stored indoors or secured out sight and reach of animals until the morning of the scheduled pick-up.
- Containers are to be promptly collected by the homeowner on the day of pick up by the end of the day.
- Any garbage that has been dropped or scattered must be cleaned up within 24 hours.
- Any item(s) put out by the homeowner that the carrier leaves behind, is to be removed from the end of the homeowner's driveway and disposed of by the homeowner by other means.
- Only garbage cans provided by the carrier are to be used. No plastic trash bags of any type are permitted outside the container. All trash must be placed in the container supplied by the carrier.
- Part-time residents using private pick-up service must make arrangements to ensure someone will be available to put their garbage out and collect and secure their containers in their absence.

- There will be no trash containers supplied by the Association at the Clubhouse or at the lake. All trash generated by you at these locations must be removed by you from the premises before leaving the area.
- Garbage dumping anywhere on the common grounds of ITCA will be subject to fining.

Violation of this section shall constitute a Class Three Violation.

## **7 B) Littering**

Any and all littering is strictly prohibited on ITCA properties by the membership, their families, and guests.

Violation of this section shall constitute a Class Three Violation.

## **8) Lot Maintenance**

Each homeowner and/or property owner is responsible for the reasonable maintenance and repair of their property and to keep said premises in such a condition and appearance so as not to degrade the rest of the community.

Violation of this section shall constitute a Class Two violation.

## **9) Recreation Vehicles**

The following vehicles are not permitted on Indian Trails property or roads at any time (including, but not limited to): Snowmobiles, quads, motorbikes, trikes, mopeds, dirt bikes and ATVs. Motorcycles are permitted if used as primary transportation.

Violation of this section shall constitute a Class Two Violation.

## **10) Motor Vehicles**

Residents, their families and guests are expected to adhere ITCA speed limit signs, stop signs or any other road signs related to motor vehicles within the confines of ITCA.

Violation of this section shall constitute a Class Two Violation per infraction occurring simultaneously or subsequently to any other infraction.

## **11) Signs**

No person shall display any sign other than for the purpose of lot identification within the confines of Indian Trails.

Violation of this section shall constitute a Class One violation.

## **12) Trees and Bushes**

The cutting and gathering of dead wood within the community is permitted with the consent of the owner of the subject property. The cutting of live trees on any property including the owner's property is not permitted except with written permission of the Association. Exception to this restriction is applicable to emergency situations only wherein live trees or parts thereof may be cut and/or removed immediately by the property owner with subsequent notice to the Association. The clearing and burning of any nature of any brush, leaves or trees is strictly prohibited without written approval of the Association.

Violation of this section shall constitute a Class Four Violation

## **13) Structures and/or Additions**

Prior to the start of any buildings and/or additions, a complete set of construction plans must be submitted to the Architectural Committee for approval. The clearing of land may not be undertaken unless approval has been granted.

Violation of this section shall constitute a Class Four Violation.

### **13A) Home Rental/Leasing**

The rental/leasing of homes in ITCA for periods less than one year in length is prohibited per ITCA BY-LAWS - Article XII – Building and Property Section 12.2.

Violation of this section shall constitute a Class Five Violation.

## **14) Class Violation Fines**

Violations shall carry with it fines as follows:

Class One.....	\$25.00
Class Two.....	\$50.00
Class Three.....	\$100.00
Class Four.....	\$500.00
Class Five.....	\$1,000.00

For each repeated offense, the fine will go up one Class. All property owners and guests' privileges shall be suspended until any and all fines imposed herein are paid in full.

## **15) Enforcement**

Collection of fines and assessments by the Association shall be as provided for under the By-Laws of the Association and the Agreement.