

LAKEMONT FARMS HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

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**Lakemont Farms Homeowners Association
Rules and Regulations**

Section I: Statement of Purpose

Ownership of property in Lakemont Farms is subject to the Declaration of Covenants, Conditions and Restrictions, and to the Amendment to the Declaration of Covenants, Conditions and Restrictions of the Lakemont Farms Homeowners' Association, Inc. as recorded in the Recorder's Office of Allegheny County, Pennsylvania, and the By- Laws and Rules and Regulations of said Association.

Restrictions are necessary in a master plan community to insure that all Residents may enjoy the benefits of the highest standards of safety, comfort and privacy. It is important to understand that the lifestyles of the Residents of any community will vary so widely that it requires adherence to the Restrictions of the Association so that respect for the rights of all may be maintained.

The Rules and Regulations were originally adopted by the Lakemont Farms Homeowners Association's Board of Directors on the 19th day of February 1991 and were subsequently Revised by duly authorized resolution(s) in accordance with the above-mentioned documents.

Adopted 2/19/1991

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Section II: General Unit Owner Responsibilities

1. Unit owners will be held liable to the Association for all costs, including fines imposed in accordance with the By-Laws, resulting from the repair and/or replacement of any common area or other property of the Association caused by vandalism, willful neglect, or accident. Furthermore, unit owners will be held liable for the actions of their family members, guests, employees, and pets.
2. In the event of the sale of any unit, all unit owners must:
 - A. Notify the Association or its Managing Agent at least thirty (30) days in advance of the settlement date.
 - B. Provide the Association or its Managing Agent with the name(s) of the new unit owner(s).
 - C. Deliver a Resale Certificate, prepared by the Association or its Managing Agent in accordance with the Uniform Property Act of Pennsylvania, to the new owner(s) and acknowledge the delivery of such.

Revised 1/1/2025
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Section III: Variance Application Procedures

Many of the regulations related to unit owners making changes to landscaping, grounds, and home improvements require that the unit owner applies for and receives a variance approval prior to initiating the change. Below are the procedures for the Variance Application Process.

1. Unit owners can initiate variance approval in a number of ways:
 - A. Download the Variance Request Form from the HOA website:
<https://lakemontfarms.info/documents>
 - B. Submit a variance request via the resident's portal on the management company's website:
<https://portal.cmamgt.com/community/new-request>.
 - (1) Click "Requests" on the left-side menu, then the "Submit a Request" tab and select "ARC Request."
 - (2) Download and complete "LFH Variance Request.pdf"
 - (3) Fill in the fields on the webpage.
 - (4) Upload request form and other documents."
 - (5) Click "Submit Form" button at the bottom of the page.
 - C. Request the LFH Variance Request form from the management company via U.S. mail, email, or phone:

Lakemont Farms Homeowners Association
c/o Community Management Professionals, LLC
200 Commerce Drive, Suite 206
Moon Township, PA 15108
support@cmamgt.com
412-279-9280 extension 210
2. The completed application and all necessary documentation must be forwarded by the unit owner to the management company via U.S. mail (see address above), via email to support@cmamgt.com, via fax to 412-269-7780, or by using the resident's portal on the management company's website: <https://cmamgt.com>.
3. Necessary documentation shall consist of the following:
 - A. Copy of the building permit, if required by South Fayette Township. If the township does not require a building permit, please include a statement to that effect.
 - B. Detailed plans with specifications of the nature, kind, shape, dimensions, materials, and location of the proposed change.
 - C. Copies of emails or letters sent to immediate neighbors on both sides, front, and back of the unit owner's property. This is a notification that the unit owner is requesting a variance; it is not a request for their permission.
4. The application and supporting documents will be reviewed, and the property may be inspected by a member(s) of the board.
5. The Lakemont Farms Homeowners Association Board of Directors will make a recommendation in a timely manner.
6. The board will take a vote on the variance approval request and may approve, approve with contingencies, or deny the request. The board reserves the right to continue any review until they

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have gathered all the facts and documents.

7. The management company will notify the unit owner, in writing, of the outcome of this review.
8. The unit owner requesting a variance approval has the right to request a hearing before the board to discuss the decision. A hearing date will be scheduled between the owner and the board.
9. Any resident or unit owner who begins an alteration without first obtaining the needed approval is subject to a \$100.00 to \$1000.00 fine as outlined in Policy Resolution #3 updated June 30, 2020 and posted on the Lakemont Farms website (<https://lakemontfarms.info/documents>).
10. Alterations completed without board approval are subject to an additional penalty of up to \$1,000.00.
11. All alterations must begin within one hundred eighty (180) days of approval. Failure to begin work within this time period will require resubmission of the variance request application for a new approval. The entire project must be completed within one hundred eighty (180) days. Time extensions require a new variance request.
12. The following rules (also found under Section VIII Landscaping and Grounds, Access for Landscaping and Maintenance Activities) apply during the construction process:
 - A. Under the Uniform Planned Community Act, unit owners shall afford the Association and other unit owners access reasonably necessary for maintenance, repair, and replacement.
 - B. Owners in multi-family structures such as duplexes, triplexes, and quads, shall provide access to other owners within the same structure for reasonable landscaping, maintenance, replacement, or repair activities.
 - C. Owners in single-family structures and owners in multi-family structures shall provide access to the Association, including its agents and assigns, to perform maintenance, repair, replacement, or repair activities on common ground.
 - D. Activities that require heavy equipment, vehicles, or extended access require a written access agreement between owners, or between the owner and the Association.
 - E. Restoration and repair of any damage to the traversed area is required.
13. Any unit out of compliance with variance regulations shall forfeit privileges of pool, clubhouse, and recreational courts for a period determined by the Board not to exceed one (1) year.

Revised 1/1/2025
Revised 5/20/2020
Revised 1/08/2008
Revised 7/11/2006
Revised 2/18/1992
Adopted 2/19/1991

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Section IV: Compliance with Rules and Regulations

1. How to report non-compliance with a specific statement in the Rules and Regulations:
 - A. Any resident may report a violation to the managing agent's office by identifying the nature of the violation including the specific section/subsection of the Rules and Regulations, along with the address of the resident violator.
 - B. Unless witnessed by the management agent's representative or any member of the board, two (2) valid violation reports must be filed in order for a violation to be considered a valid offense.
2. Potential consequences for non-compliance with the Rules and Regulations (except for Pet Rules as noted in 4. below):
 - A. Loss of the privileges of pool, clubhouse, and recreation courts for a period determined by the Board and not to exceed one (1) year.
 - B. Imposition of a fine of one hundred dollars (\$100.00) every thirty (30) days for each violation until the violation has been corrected. Non-payment of fines, within five (5) days after receipt of an invoice will be turned over to the local magistrate or the association's legal counsel for enforcement of collection. The mortgagee of the unit will be notified in writing of the pending legal action. (as per Policy Resolution #1 effective on October 21, 1992, and revised in June 2020 and posted on the Lakemont Farms website: <https://lakemontfarms.info/documents.>)
3. Failure to obtain variance approval or non-compliance with variance restrictions to home improvement Rules and Regulations may require the homeowner to remove their home improvement at their own expense.
4. Consequences of violating the Pet Rules:
 - A. At first offense, a written warning will be issued to the unit owner.
 - B. Second offense will incur a fine of \$25.00. Subsequent offenses will be subject to a fine of \$50.00 per occurrence.
 - C. If no further violation occurs within six (6) months of the date of the last offense, the violation process must be repeated, i.e., there must be two valid violation reports filed unless witnessed by the management company or a board member.

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Section V: Late Charge Policy

1. All fees are due to the management company on the first day of each month.
2. Any fee in excess of ten dollars (\$10.00), which is not paid by the tenth (10th) day of each month, will be assessed a late payment fee of five dollars (\$5.00).
3. As directed in Article IV Section 8 of the Lakemont Farms Homeowners Association Declaration, any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at a rate of six percent (6%) per annum. (Declaration document is posted under "Documents" on the HOA website: <https://lakemontfarms.info/documents>)
4. Any assessment, including late charges and interest, not paid within ninety (90) days after the due date may be referred to legal counsel for collection. If the delinquent assessment, including late charges and interest, remains unpaid after one hundred twenty (120) days, legal counsel may be directed to bring an action at law against the owner or record the debt as a lien against the property in question.
5. The association or its managing agent reserves the right to use discretion in the assessment of late payment fees in special cases.

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Revised 3/31/2019
Revised 1/08/2008
Revised 4/09/2007
Adopted 2/19/1991

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Section VI: Parking Regulations

1. Only routine vehicle maintenance that can be completed in less than one (1) day may be performed on any vehicle parked on any driveway. No maintenance is permitted to be performed on any community roads.
2. Parking on all lawns is prohibited.
3. On-Street parking is permitted only on a temporary basis and if space is not available in resident's garage or driveway and is permitted by South Fayette Township ordinance.
4. Street parking is not permitted on Parkside Drive and cul-de-sac. This is an emergency access road for the senior living community. Signs prohibiting parking are posted at both ends of the street. Township police can be called regarding violators.
5. Vehicles should be removed from the streets for snow removal.
6. Any vehicle rendered not drivable due to damage, mechanical failure, invalid registration plate or expired state inspections may be parked for no more than 72 hours on any roads or driveway. Cars may not be stored under a covering for more than 72 hours.
7. Trailers, motor homes, recreational vehicles, boats, or heavy-duty commercial vehicles may not be parked on any road or driveway.
8. Commercial vehicles belonging to outside contractors may be parked on roads or driveways during normal working hours unless otherwise posted for no parking. Prior permission from the Management Company or the Board is required for overnight parking of any commercial vehicle on the roads. Permission should be accompanied by a specific length of time. For example: for seven (7) days, ten (10) days, etc.
9. No parking is permitted in the Clubhouse parking lot or on Portman Lane leading to the clubhouse except if the resident and/or their guest is in attendance at the recreational complex. No overnight parking is permitted at any time.
10. Perpendicular parking is not permitted on the roads, especially the cul-de-sacs, at any time.
11. No parking is permitted in the blue outlined area on Portman Lane that is posted for handicap drop-off near the pool.

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Revised 1/2008
Adopted 2/19/1991

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Section VII: Garbage and Recycling Regulations

1. If stored outside the unit, garbage and recycling shall be kept in clean, sound containers in the rear yard only.
2. Garbage and recyclables may be placed at the curb no earlier than 6:00 PM the night before collection. All containers must be removed from the curb on the day of the collection services.
3. All requirements for refuse removal or recyclable material pickup as imposed by the refuse hauler and/or South Fayette Township should be adhered to.
4. The dumpster near the clubhouse is for garbage generated at the Recreation Areas ONLY. Residents should not deposit personal refuse in this area.

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Revised 5/30/2020
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Adopted 2/19/1991

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Section VIII: Landscaping and Grounds Regulations

Failure to obtain an approved variance request or non-compliance with variance restrictions stated in these rules and regulations may require the homeowner to – at their own expense - remove their home improvement or otherwise revert the change(s) that they have made.

Basketball Hoops

1. Permanent basketball hoops are restricted to the rear of the property if a rear driveway exists.
2. All basketball hoops must be kept in good condition.
3. Basketball hoops may not be used between the hours of 9:00 PM and 9:00 AM.
4. Portable or non-permanent basketball hoops may be used at the street front on the cul-de-sac streets of Gander, Jeana, Mallard, and Swan.
5. Portable and non-permanent basketball hoops are NOT permitted on Lakemont, Lakeview, Portman, and Parkside.
6. All basketball hoops must be removed from street fronts when not in use.
7. All permanent basketball hoops require variance approval.

Building Materials

Storage of building materials and construction/demolition debris on unit property is prohibited except during an active building/renovation project. All project construction/demolition debris must be removed within 30 days of project completion.

Fencing

1. Cyclone fencing is strictly prohibited.
2. Invisible fences require a posted manufacturer sign in a visible location.
3. All visible fencing requires variance approval and must meet township setback ordinances.

Firewood

1. All firewood must be neatly stacked in the rear of the unit in a horizontal manner.
2. A firewood stack shall measure no more than four (4) feet high by four (4) feet deep by ten (10) feet long.

General

1. Residents are responsible for maintaining the front, side, and rear yards of their units.
2. Residents are responsible for maintaining all landscaping of their unit in a manner which is consistent with neighborhood standards.
3. Variance approval is not required for general landscaping changes.

Grass

All grass must be maintained at a height of no more than six (6) inches.

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Holiday Decorations

All holiday decorations are to be removed no later than 30 days after the holiday. Outside lights do not have to be removed during inclement weather. However, they do need to be kept turned off.

Landscaping Walls

1. All landscaping walls greater than three (3) feet high must have a French drain and require variance approval.
2. Corner rail and similar types of landscaping fencing require variance approval.
3. Retaining walls require variance approval.

Memorial Trees or Plaques

No memorial trees may be planted on common areas nor are any plaques or recognitions to be placed anywhere on common areas.

Miscellaneous Structures

Outdoor fireplaces, fire pits, greenhouses, chicken coops, above-ground gardening tables or the like require variance approval and must comply with township ordinances.

Play Equipment

Swing sets, trampolines, and other play equipment (other than basketball hoops that are covered by separate restrictions) are restricted to the rear of the property and require variance approval.

Planting in Common Areas

No trees, shrubs, bushes, or plants are to be planted on any common areas without board approval. Violators will be required to remove the rogue planting and incur the cost of restoration.

Satellite Dishes

1. Variance approval is required for installation of a satellite dish.
2. Installation must be made in a professional manner.
3. All wiring must be securely fastened to the building.
4. Installation of the dish may have no adverse impact, either physical or visual to any neighbor.
5. The dish must be installed in a manner to make it inconspicuous and be compatible with the existing exterior of the unit.
6. The maximum size of the disk is eighteen (18) inches in diameter.
7. Non-functioning or obsolete dishes must be removed.
8. Additional information regarding satellite dish restrictions approved November 12, 1996 can be found in Policy Resolution #4 posted on the Lakemont Farms website (<https://lakemontfarms.info/documents>)

Tents

Installation of a party tent requires variance approval if it is installed for a period exceeding two weeks. Conditions for installing party tents were approved February 11, 1997 - Policy Resolution #5 posted under "Documents" on the HOA website: <https://lakemontfarms.info/documents>.

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Trees

1. No healthy tree greater than six (6) inches in diameter measured two (2) feet above ground level is to be removed without the express written authorization of the board.
2. In addition, the board may mark certain trees, regardless of size, as not removable without written authorization.
3. The board uses the variance application process as the system for review and approval of any tree removal requests. Tree removal requests may have conditions attached to the approvals (replanting or replacement) depending on the location of the tree and the impact on neighboring properties.
4. Residents are responsible for the removal of any dead tree, stump, shrubbery, including those showing significant damage or disease.
5. Trees meeting the size or designation requirement of 1 and 2 above require a variance application. Emergency situations, such as a tree that has fallen onto a roof, driveway, etc. do not require a variance prior to removal, but the paperwork should be filed with the management company to document the work.
6. Normal pruning of trees does not require a variance application.
7. Homeowners who claim that trees or shrubs have a shared property line with either a neighbor or the common areas must submit either a professional survey or a photo of the Allegheny County online Records showing evidence of the claim when submitting a variance request. Any expense related to a professional survey or online land records will be incurred by the homeowner submitting the request.

Unit Identification

For emergency purposes, each unit is to have VISIBLE numerical identification on either the mailbox, mailbox post, or unit itself.

Access for Landscaping and Maintenance Activities

1. Under the Uniform Planned Community Act, unit owners shall afford the association and other unit owners access reasonably necessary for maintenance, repair, and replacement.
2. Owners in multi-family structures such as duplexes, triplexes, and quads, shall provide access to other owners within the same structure for reasonable landscaping and maintenance activities.
3. Owners in single-family units and owners in multi-family structures shall provide access to the association, including its agents and assigns, to perform maintenance, repair, and replacement activities on common ground.
4. Activities that require heavy equipment, vehicles, or extended access require a written access agreement between Owners, or between the Owner and the association.
5. Restoration and repair of any damage to the traversed area is required.

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Revised 5/9/2000

Revised 5/30/2020
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Revised 2/18/1992

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Adopted 2/19/1991

Revised 5/14/2002

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Section IX: Home Improvement Regulations

Failure to obtain an approved variance request or non-compliance with variance restrictions stated in these rules and regulations may require the homeowner to – at their own expense - remove their home improvement or otherwise revert the change(s) that they have made.

Additions and Deletions

All exterior unit additions and/or deletions require variance approval.

Awnings

1. Awnings require variance approval.
2. Replacement of an existing awning, except for replacement in-kind color, fabric, etc., requires variance approval.

Brick

Any repairs or replacements must match the original material and color.

Concrete Pads

Any use of concrete pads, except for walkways, patios, shed bases, or air conditioning bases requires variance approval.

Decks, Patios, and Walkways

1. Existing drainage patterns may not be disturbed.
2. Existing utility lines and/or pipes may not be disturbed.
3. Setback ordinances must be met.
4. Deck staining must be natural or non-contrasting in color, otherwise a variance approval is required.
5. Shingles, if used, must match unit shingles.
6. Concrete, Omni stone, paving stones and brick are permitted.
7. A free-standing patio pergola requires variance approval.
8. Construction of all decks and patios require variance approval.

Driveways

1. Any change in size, material or dimension requires variance approval.
2. There are no requirements for sealing and minor repairs.

Garage Doors

1. Garage doors may be painted original color.
2. Any change in the original style and/or color requires variance approval.

Lighting

1. Any change in original style and/or color of the fixture(s) requires variance approval.

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2. Interior lighting changes have no requirements.
3. Permanent landscape light requires variance approval. (Temporary solar lights do not require variance approval.)

Mailboxes

1. Mailboxes and posts must be repaired or replaced in accordance with the original design when showing signs of deterioration or rust.
2. Any structural change requires variance approval.

Painting - Exterior

Any change in paint color on any portion of unit requires variance approval. Color changes will not be unreasonably withheld provided they do not create an unsightly contrast.

Pools and Hot Tubs

1. No pools are permitted.
2. Hot tubs are permitted and do require variance approval.
3. Hot tubs with street views are required to have landscaping or approved privacy screening.

Roof

Any change to the original material or color requires variance approval.

Siding

1. All material and color must be compatible with adjoining units.
2. Any change to the original material or color requires variance approval.

Sheds

Sheds will be permitted in strict adherence with Policy Resolution # 2 adopted by the board on November 6, 1992 posted under "Documents" on the HOA website:

<https://lakemontfarms.info/documents>. The standards are briefly outlined below:

1. Variance application procedures must be followed.
2. A building permit must be obtained from South Fayette Township prior to start of construction.
3. Dimensions cannot be more than eight (8) feet wide, ten (10) feet deep, or eleven (11) feet high.
4. Shed must complement existing architecture of the home and colors must match existing on unit.
5. The placement of the shed must be directly behind the house to within 5 feet of the rear property line, grades permitting, subject to variance approval. No sheds are permitted where rear yards meet other rear yards, side yards, or common grounds.
6. The shed must have a foundation constructed of poured concrete, wolmanized wood, or Omni stone.
7. Roof shingles must match unit shingles.
8. The shed must have a gable roof with a minimum pitch of 6/12.

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9. No permanent utilities of any type are permitted to be installed in the shed.
10. The shed should be landscaped and maintained at all times.
11. For underdeck sheds, please see Standards in Resolution #2 dated November 6, 1992 , which is posted under "Documents" on the HOA website: <https://lakemontfarms.info/documents>.

Storm Doors

1. Storm doors must be full view.
2. Storm doors may be white or match the existing door color and/or trim on the unit. Any exception to this rule requires variance approval.

Windows

1. Replacement windows must match the original window in color, shape, style, and size.
2. Any change in window color, shape, style, or size will require variance approval.
3. Stained glass windows are permitted provided the shape and size of the windows remain the same.
4. Skylights are permitted.

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Section X: Pond Rules

1. The pond is to be used for fishing from the shore by residents and guests only. Catch and release rules apply.
2. No one is permitted to wade, swim or boat in the pond.
3. When the pond is frozen, no one is permitted to be on the ice for any reason, including but not limited to ice fishing, ice skating, hockey, or walking.
4. Do not feed the ducks, geese, or any wildlife near the pond.
5. Riprap stones are not to be thrown into the pond or any other place. They are to remain where they were placed.
6. No additional domesticated ducks, geese, or other fowl are to be introduced into the pond. This includes wildlife with clipped wings.
7. Non-residents must be accompanied by a resident at all times at the pond.
8. All residents must visibly wear the fishing lanyard to identify themselves as residents to assist cruising police officers or to avoid neighbor complaints. (Contact the board for lanyards.)
9. Fishing is from dawn to dusk.
10. No standing on the drainage grate.
11. Remove any trash or fishing gear when leaving the area.

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Revised 5/30/2020
Adopted 1/22/2009

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Section XI: Clubhouse Rules

1. The term of the clubhouse lease shall commence at 10:00 am on the rental date and end at 9:00 am the following day. If the clubhouse is not rented the day before the contracted date, special arrangements may be made with the management company to access the clubhouse after 6:00 pm the night before for early setup. Failure to get authorization for early setup will result in a charge for an additional day.
2. Clubhouse is to be inspected by the renter who agrees to accept it in "as is" condition.
3. Renter will have exclusive use of the clubhouse only during lease period. This rental does not include exclusive use of the pool, playground, or sport court. All established rules for the use of shared amenities (pool, playground, and sport court) must be followed.
4. The renter may not sublease all or part of the clubhouse area.
5. The renter agrees to pay a total of \$285 (two hundred and eighty-five dollars) in TWO separate checks payable upon signing the lease. This includes a \$135 (one hundred thirty-five dollars) rental fee and a \$150 (one hundred fifty dollars) security deposit. Checks should be dated for the day of the rental.
6. The security deposit will be held without interest and returned to the renter within a reasonable time after it is determined that no damage was done. Funds may be withheld to satisfy any costs incurred to correct damages.
7. Renter may terminate the agreement without penalty if notice is given 5 (five) business days before the rental date. Cancellations with less than 5 (five) days notice may incur penalty of a portion or all of the rental fee. If the renter does not use the clubhouse and fails to notify the management company in advance, the rental fee may be retained as if the renter had used the clubhouse.
8. The renter may not make any alterations or improvements to the clubhouse without written approval of the board.
9. The renter must maintain the clubhouse in good order, and clean floors, bathroom, kitchen and deck at the end of the rental. Trash must be removed from the clubhouse and NO food and NO ice is to be left in the refrigerator or anywhere in the clubhouse. There are NO exceptions.
10. Renters are NOT permitted to:
 - A. Bring, place or store anything that may increase the risk of fire or the rate of insurance premiums.
 - B. Apply tape, Command Strips, pinholes, staples, etc. to any wall, trim, furniture, etc.
 - C. Use confetti.
 - D. Keep any animal, bird, or pet on premises with the exception of service animals.
 - E. Display signs inside or outside the clubhouse without prior approval from the board.
 - F. Commit any improper noise or disturbance.
 - G. Cause any offensive odor.

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- H. Leave windows or doors open when air conditioning or heating is in operation.
 - I. Drop any article or material from a window or deck.
 - J. Leave any dirt, trash, or waste in the clubhouse.
 - K. Use the clubhouse for any disorderly or immoral purposes.
 - L. Leave before returning the air conditioning or heating temperature back to original settings.
 - M. Move upholstered furniture onto the deck or porch.
 - N. Have sleepovers.
11. Renters are not permitted to have more than 50 (fifty) people on the premises at any one time.
This is the Allegheny County Health Department occupancy rate.
 12. Non-residents may not rent the clubhouse.
 13. Violations of these rules may lead to the suspension of rental rights to the clubhouse for a specified period of time at the discretion of the Association.
 14. Any damages to the clubhouse or equipment incurred by a guest are the responsibility of the renting homeowner.
 15. Key must be returned to the lock box at the end of the rental.
 16. All rules are subject to change without prior notice.

Revised 1/1/2025
Adopted 5/30/2020

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Section XII: Pet Rules

1. All pets are to be licensed in accordance with the ordinances of South Fayette Township and Allegheny County.
2. Owners are permitted to tether their pet outside for a reasonable amount of time if it is limited to the rear yard and is in accordance with South Fayette or state ordinance or law. Owners are not permitted to tether their pet in the front yard or porch.
3. Pets are to be under the owner's control at all times and are not permitted to run loose. Verbal commands do not constitute control by the owner.
4. Any pet left unattended must be restrained by a leash, tether, or fence. For invisible fences, a manufacturer's signage so-stating must be in a visible location and be visible from the road.
5. Pets are required to be walked on a leash.
6. Excessive barking is not permitted.
7. No outdoor cages, kennels, doghouses, or runs are permitted.
8. Pet owners are responsible for immediately cleaning up any pet waste and properly disposing of it in the waste receptacles in the common area.
9. Pets are not permitted within the recreation areas to include the clubhouse, pool area, sport courts, and playground. Service animals are permitted.
10. Animals of any nature may not be commercially boarded or commercially kenneled.
11. Pet owners must protect both the association's and residents' properties from damage or injury caused by their pets. Pet owners will be held liable for any damage or injury that may occur.
12. Violations of pet rules will be handled in the following manner:
 - A. Any resident may report a violation to the Management Office identifying the animal, the nature of the violation, and violating pet owner's address.
 - B. Unless witnessed by the Management Company representative or any member of the Board, two (2) valid violation reports must be filed.
 - C. At first offense, a written warning will be issued to the unit owner.
 - D. Second offense will incur a fine of \$25.00. Subsequent offenses will be subject to a fine of \$50.00 per occurrence.
 - E. If no further violation occurs within six (6) months from the date of the last offense, the violation process must be repeated.
13. Aggressive dogs or other pets are to be reported to the South Fayette Police by calling 911. It is critical that a formal complaint is filed.

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Rules and Regulations

Section XIII: Community Pool Rules

1. The Community Pool Area is defined as that which includes the large pool, toddler pool, sun deck, and lawn area.
2. The pools are maintained for the exclusive use and benefit of the residents and their guests.
3. The pool will be in operation daily from Memorial Day weekend through Labor Day weekend. Times of operation are: Sunday - Thursday 11:00am - 8:00pm, Friday – Saturday 11:00am – 9:00pm.
4. A Quiet Hour Swim is held seven (7) days a week from 10:00am – 11:00am. All residents and their guests are required to refrain from any activities that may disturb the Quiet Hour Swim including, but not limited to:
 - A. Playing loud music
 - B. Shouting or yelling
 - C. Squirt guns, pool toys, sport balls, or the like
 - D. Jumping into the pool or splashing excessively
 - E. Blocking the entry steps preventing safe access
 - F. Swim lessons
5. Residents and their guests are responsible for monitoring the weather and exiting the pool area in the event of a storm or other violent weather. Residents and their guests must leave the pools immediately in the event of a storm or inclement weather or if deemed necessary by the pool monitor or managing agent. The fenced pool area gates must be closed upon exiting.
6. Residents and their guests are responsible for bringing their personal cell phone to the pool so that they are prepared in the event of an emergency and/or to monitor the weather. There is a landline telephone in the small pool office near the sign-in table for emergencies. A sign is posted on the door of the office indicating the landline phone. This door is to be unlocked during all open pool times.
7. In all kinds of emergencies, those in attendance at the pool must call 911 to alert emergency professionals.
8. All pool attendees must present a government-issued photo ID to the pool monitor or a member of the board upon request at any time. (Individuals without photo ID may use other means to clarify their Lakemont residency.)
9. All residents must sign the logbook upon entry to the pool and account for their guests.
10. Guests may accompany residents but shall not exceed six (6) guests.
11. No one under the age of fourteen (14) is allowed in the pool area without direct adult supervision. Accompanying adults are responsible for the safety of their children in both pools.
12. Non-potty-trained children must wear a swim diaper while in either of the pools.

Lakemont Farms Homeowners Association
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13. Residents, monitors, or board members must report all incidents involving vomitus, fecal contamination, or unsafe conditions to the management company immediately. Management company contact information is available on the flyer inside the glass display case near the sign-in table.
14. All trash is to be placed in the proper receptacles. All tables should be wiped down after use.
15. The following are not permitted in the pool are:
 - A. Diving
 - B. Flips from side of pool
 - C. Running and/or rough play
 - D. Glass items of any kind
 - E. Alcoholic beverages of any type unless otherwise approved by the Board of Directors
 - F. Smoking, vaping, or e-cigarettes
 - G. Interference with the Pool Monitor
 - H. Dogs, cats, or any other animal or pet
 - I. Bikes, roller blades and skateboards
 - J. Excessively loud music
 - K. Reserving tables and/or chairs/lounges
 - L. Drinking or eating in the pool with the exception of water
 - M. Blocking pool steps
16. Use of the pools is permitted only during pool hours. Use of the pools and/or pool area during closed hours will be deemed a trespass on private property and will be reported to the South Fayette Township Police Department for criminal prosecution.
17. The pools are not available for private rental.
18. All rules are subject to change without prior notice.
19. Violations of any of the above rules may result in the resident's expulsion from the pool area and possible future suspension of pool area privileges.

Revised 1/1/2025
Revised 5/20/2020
Revised 1/08/2008
Revised 5/9/2000
Adopted 2/18/1992

Lakemont Farms Homeowners Association
Rules and Regulations

Section XIV: Sport Court Rules

1. The Sport Court is maintained for the exclusive use and benefit of the residents and their Guests.
2. Guests may only use the Sport Court when accompanied by a resident.
3. The Sport Court is available for use seven (7) days a week from dawn to dusk unless otherwise shortened or extended by the board.
4. All players must wear footwear that will not damage the court, such as soft-soled athletic shoes.
5. The Sport Court is to be used only for the purpose of playing basketball, tennis, or pickleball. No other activities are permitted. The Sport Court use time limit is one (1) hour for singles and one and one half (1-1/2) hours for doubles. Play may be extended beyond these limits provided that another resident is not waiting to use the court. If another resident wishes to use the Sport Court, the players will, upon the expiration of their time limit, finish the game in progress and relinquish the Court. **NOTE: The Lakemont Farms Pickleball Group reserves the courts for scheduled periods. The pre-arranged times are published in the Events Calendar; most pickleball play is open to all residents.**
6. Children under ten (10) years of age must be accompanied by an adult resident at all times and children using the Sport Court are the responsibility of the adult resident.
7. The Sport Court is designed for basketball, tennis, and pickleball. Other activities may be enjoyed as long as they do not damage the court.
8. Pets are not permitted within the Sport Court. Service animals are permitted.
9. All residents and their guests using the Sport Court do so at their own risk. Neither the Association nor its Managing Agent will be responsible for any accident in connection with the use of the Sport Court.
10. Violation of these rules may lead to eviction from the Sport Court at the discretion of the Association or its Managing Agent. Repeated violations may result in suspension of privileges for extended periods. Further, any damages to the Sport Court or equipment will be the responsibility of the resident.
11. All trash is to be placed in the proper receptacles.
12. The following are not permitted in the Sport Court area:
 - A. Glass items of any kind
 - B. Alcoholic beverages of any type unless otherwise approved by the Board
 - C. Smoking, vaping, or e-cigarettes
 - D. Items that could damage the court surface such as chalk, markers, paints, etc.
 - E. Bikes, rollerblades, skateboards, or other wheeled play items. Wheelchairs, strollers, and stroller wagons are permitted.
 - F. Excessively loud music
 - G. Corn hole game boards

**Lakemont Farms Homeowners Association
Rules and Regulations**

13. The Sport Court is not available for private rental or private parties.
14. In the event of a storm or inclement weather, residents and their guests must vacate the Sport Court.

Revised 1/1/2025
Revised 5/30/2020
Revised 4/09/2007
Adopted 10/23/1991

**Lakemont Farms Homeowners Association
Rules and Regulations**

Section XV: Playground Rules

1. The playground is maintained for the exclusive use and benefit of the residents and their guests.
2. Guests may only use the playground when accompanied by a resident.
3. The playground is available for use seven (7) days a week from dawn to dusk unless shortened or extended by the board.
4. All users should wear footwear that will not damage the playground surface.
5. The playground equipment is designed for children aged 5-12 years old.
6. Children under ten (10) years of age must be accompanied by an adult resident at all times and children using the playground are the responsibility of the adult resident.
7. Pets are not permitted in the playground area except for service animals.
8. All residents and their guests using the playground do so at their own risk. Neither the Association nor its Managing Agent will be responsible for any accident in connection with the use of the playground.
9. Playground equipment manufacturer recommends these “play smart” rules:
 - A. Do not play on broken or damaged equipment. Report it.
 - B. No helmets, necklaces, or drawstrings when on equipment.
 - C. Be careful of hot playground surfaces and always wear shoes while playing.
 - D. Do not play tag or run on playground equipment, and do not jump off of equipment.
 - E. Watch your head! Do not run under bridges, decks, stairs, or other equipment.
 - F. Be careful when the equipment is wet. Do not play on snowy or icy equipment.
 - G. Do not climb on roof, railings, or posts, or on top of crawl tubes or tube slides.
 - H. Slide sitting down, feet first, and one at a time. Do not climb slide chutes or tubes.
 - I. Adults: Do not slide with a child on your lap. It can injure your child’s legs.
 - J. Before letting go of the overhead bars, hang down still, bend your knees a little and drop straight down on to both feet.
10. The following are not permitted in the playground:
 - A. Glass items of any kind
 - B. Alcoholic beverages of any type
 - C. Smoking, vaping, or e-cigarettes
 - D. Items that could damage the court surface such as chalk, markers, paints, etc.
 - E. Bikes, rollerblades, skateboards, or other wheeled play items. Wheelchairs, strollers, and stroller wagons are permitted.
 - F. Excessively loud music
 - G. Corn hole game boards
11. The playground is not available for private rental or private parties.

Lakemont Farms Homeowners Association
Rules and Regulations

12. In the event of a storm or inclement weather, residents and their guests must vacate the playground.
13. Violations of these rules may lead to eviction from the playground at the discretion of the Association or its Managing Agent. Repeated violations may result in suspension of privileges for extended periods. Further, any damages to the playground or equipment will be the responsibility of the resident.

Adopted 1/1/2025