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Amendments to the Rules and Regulations plus a the new ones added

Refer to the page in the original Rules and Regulations adopted July 1, 2017 which pertains to the new amendment adopted at the May 4, 2019 Board of Directors meeting plus the additional amendments adopted.

**Page 2- Administrative charges for Building Permits are now as follows:**

Standard size only above ground Pool 12' x 24'	\$ 75.00
Dock 3'x15'	\$ 50.00
Shed 8'x 8'	\$ 25.00
Shed 9'x12	\$ 50.00
Deck 8' x 8'	\$ 75.00
Deck 9' x 12'	\$ 100.00
Enclosed Deck/Porch 9'x12'	\$ 150.00
New Roof	\$ 100.00

**Oversize cost on the above will be assessed when it is approved.**

1 Car garage	\$ 125.00
2 Car garage	\$ 200.00
Car Port 12'x24' must be opened on 2 sides	\$ 100.00
Car Port 24'x24' must be opened on 2 sides	\$ 150.00
House (Stick Built)	\$ 800.00
Modular House	\$ 1000.00
House Addition – By approval of Square footage	\$ 200.00 and up

**Page 4- Drainage #6**

A culvert pipe, the size to be minimum 12", must be installed underneath across the driveway, along with drainage ditch as required. No exception will be permitted except as required to accommodate building foundations, sewage and water lines and electrical lines if so desired by Owner.

**The property owner is requested to periodically check their culvert pipe or drainage area under their driveway to ensure that they are cleaned, functional and properly maintained. It is their responsible at all times to keep their culvert pipe or drainage area clean of debris. If a problem arises for safety purposes the owner will be notified.** If this violation is not taken care of immediately, the owner will be fined \$ 50.00 and Woodledge will hire a contractor to come in and clean it out. The property owner will also be billed for the contractor bill.

**Page 4-Signing #9**

The Declaration of Restrictive Covenants bans signs. However it provides for waivers. The Board of Directors may allow persons who are attempting to market their home to place a 2, x 2, sign on their property. **An application must be made to the Board of Directors, for a sign to be allowed. No sign is permitted without an application being approved. No signs are permitted for sale of lots.** If a sign is posted without an approved application it will be removed. **If a second sign is posted the**

**homeowner will be fined \$ 50.00.**

#### **Page 7- Permits required Contractors #19b**

The Contractor, in addition to observing all of the requirements set forth in State law, relative to the transportation, storage, handling and use of explosives, shall also conform to any further regulations which the Building committee may deem necessary in this respect. The Contractor shall be liable for all damage to persons, property and roads caused by them. A Contractor/Builder deemed to be a person coming in with trailer/heavy equipment (Bulldozer/Backhoe/Concrete truck etc.).

There is a \$ 75.00 fee for a permit for a year January to December. All contractors need to submit a Certificate of Insurance to the office with the completed contractors permit with the fee (if applicable). If a Township permit is needed so is a Community permit.

Any contractors who are working in the community that does not require a contractor's permit from us **MUST** still register in the office to fill out a form and supply a certificate of insurance. This would be for example: snowplowing/grass cutting/landscaping/painting/minor repairs, or anyone working in the community. This is for the safety of the Community, so we know who is working in the community. There is no charge for them to register.

**This is the property owner's responsibility to make sure their contractor is registered.**

#### **Page 8 – Tree Bond - bottom of page**

A tree bond of \$ 1,000.00 is required. Trees must be replanted as required by the Tree Committee. If this is a problem, you can request in writing to meet with the Board of Directors. The tree bond will be refunded when all requirements have been satisfied.

#### **Page 9- Out buildings/Portable buildings/Structures/ RV #2b**

No portable buildings/structures (tents/pods/storage units) are permitted at any time. RV is not permitted to be used as residents.

#### **Page 10 – WVCA Board/Building Permits #3**

The Building Committee must be two Board members. They collect the information and can approve the permit or deny according to the Restrictive Covenants, By Laws and Rules and Regulations. This must be done within 30 days of collecting the necessary paper work. After the fee is paid the permit will be issued and valid for one year. If work has not begun or not completed a Renewal permit will be necessary. This will require an additional fee.

#### **Page 12 – Cutting Trees #6**

**All trees to be cut down will require a Tree Permit.**

No tree having a diameter of three (3) inches or more shall not be cut, damaged, or removed from any of the Properties without the prior written approval of the Tree committee **including dead trees**. All trees that need to be cut will require a Tree permit. New construction will also need a Tree Bond. All trees that need to be cut down will be marked by the property owner and inspected by the Tree committee. You are to contact the Tree committee once the marked trees are cut down. The Tree committee will inspect the property again. If additional trees were cut down that were not marked, the owner will be fined. If this is for a new house, your building permit can be rescinded if agreed upon by the Tree committee. If that should be the case your builder will not allowed to go any further until the fine is paid.

**If work is continued you will be fined daily.**

#### **Page 13 – Fencing #7**

All property lines shall be kept free and open. No fences, hedges, or walls shall be constructed. The only exception will be for dog pens, children play area, gardens etc... These must have written approval from the Building committee. There is no fee charge for this permit. **No fence shall be higher than 4'** Dog

enclosed fence or run should be no larger than 4' x 10'; Children's play area should be no larger than 12' x 12'. A garden could be up to 10' x 12'.

**Page 13 – Common Property Usage & Enjoyment #A. GENERAL**

All amenities including the Lake and Pool are to be used only by the property owner and their family that live with them or their tenants. The property owner is allowed 4 guests at the pool or lake **which they must be with**. If the property owner invites guest to swim and fish and is not with them, the property owner will be fined. (Example someone is fishing or swimming and uses the property owners name as inviting them).The fines will go up for each additional violation. The property owners are responsible for the conduct of their family members/guest and tenants at all times. **Our new security video surveillance system will be viewed**. Any property owner who has more than 4 guests must pay \$ 3.00 for each additional guest. The same applies for a tenant. In this case the property owner will be fined.

**Special event permit is required for all pool parties**. No pool parties are allowed without Board written permission. A permit is needed and a deposit of \$25.00 which will be used for the extra guest. Any money left over it will be returned.

**Page 15- CLUBHOUSE/BACK DECK/BARBECUE AREA #C-1**

**1. Use by Property Owner**

The Clubhouse/Back Deck/Barbecue Area may be rented by a property owner for a party. The above rentals are conditioned upon the property owner executing a Waiver/Hold Harmless and Indemnification Agreement for liability, which may arise out of use of their rental.

**The pool is included in the rentals.**

The Clubhouse there is a charge of \$ 100.00 plus a deposit of \$ 100.00, for private party.

The Back Deck there is a charge of \$ 25.00 plus a \$ 50.00 deposit for a private party.

The Barbecue Area there is a charge of \$ 50.00 plus a \$ 50.00 deposit for a private party.

If the Back Deck and Barbeque area is not used for a private party and our electric is not going to be used just let us know then there will be no fee.

**All deposits will be returned after an inspection to make sure there were no damage, area cleaned up and garbage removed** by the Clubhouse committee person.

For the clubhouse rental for the months of **November through March** there is an additional surcharge of \$ 50.00 for heat.

**Page 15- CLUBHOUSE/BACK DECK/BARBECUE AREA #C-4**

**4. Pets**

Pets are **not** permitted in the Clubhouse/Pool/Lake or BBQ **areas** at any time. The property owner will be fined \$ 25.00 after the first warning. Remember it is the law all dogs must be on a lease or you will be fined \$ 25.00 if the Dog warden has to be contacted. The only dogs allowed are Certified Service dogs. If you must walk your dog in the common areas make sure you clean up after your dog. The only exception is Dogs are allowed to swim in the far side of the Lake with owner present to leash and remove the dog immediately after the swim is over.

**Page 16 – Restrictions #3**

**A. Objects and Pets in area**

Glass bottles or glass containers, alcoholic beverages, bicycles/quads/dirt bikes and dogs are not permitted in the pool. If you or your child has any pool toys or float items in the pool it would be appreciated if they are removed from the pool when you are leaving. We do not have anyone who can clean up the pool area.

**Page 16 – Restrictions #B-#E**

**B. Department**

We are taking out jumping from the slide since we do not have one...

## **Page 16-- Motor Vehicle-#2**

All recreation vehicles are required to purchase a number flag from the office for \$ 10.00 for identification purposes which must be attached to the vehicle. If a recreation vehicle is seen with no flag the property owner will be fined \$ 25.00.

**Golf Carts are permitted** to be driven in the Community. **Go Carts are not permitted** in the Community only on your property.

**NO GASOLINE VEHICLES ARE ALLOWED ON THE FROZEN LAKE.** If seen you will be fined \$ 100.00

### **2. Speeding/Parking**

All drivers of motor vehicles shall observe speed and other driving or parking restrictions as may be established and posted from time to time within the Community by the Board of Directors. There shall be no parking of any automobile or other vehicle on any road within the community. If we receive a complaint regarding a parked vehicle you will receive a letter. Any complaints after that you will be fined \$ 50.00. Parking shall be restricted to driveways and/or parking **spurs** or in **parking lots**, areas, or spaces as may be created and designated as such from time to time by the Board of Directors.

## **Page 20- Administrative Charges and Deposits. #1**

### **1. Tenants**

The owner will be responsible for the Five Hundred dollar (\$ 500.00) rental charge per year. This must be **paid in full** when the tenant moves in and every year on the tenant's anniversary date. A Rental/Renewal form must be completed. If the office does not receive the tenants information by the time your tenants move in you will be fined \$ 25.00.

## **Page 23- Annual Fees/Dues and Assessments #3-#4**

### **3. Payment Plan**

Property owners wishing to use a payment plan may make application at the WVCA office. Your Dues & Care plus Special Assessments are added together and then divided in 10 equal monthly payments. Owners on the payment plan are considered members in good standing as long as their monthly payments are made by the **15<sup>th</sup> of every month**. Owners on a payment plan agree to make a specified payment amount every month. If a monthly payment is missed a \$ 50.00 late charge will be assessed + finance charges each time. If your check is not received by the 15<sup>th</sup> you will be fined \$ 25.00 each time. **If it is easier for you, you can submit 10 pre dated checks to be deposited each month.**

### **4. Late Charges**

In accordance with the provisions of the Restrictive Covenants, all unpaid delinquent accounts are subjected to a late charge. This late charge is hereby applicable to all overdue accounts after a 30-day grace period. Dues & Care not paid when due will be assessed a late charge of \$ 25.00 per parcel plus monthly finance charges. Special Assessment not paid when due will be assessed a late charge of \$ 25.00 per parcel plus monthly finance charges. Capital Improvement not paid when due will be assessed a late charge of \$ 50.00 per parcel plus monthly finance charges.

### **5. Attorney Charges/Collection Agency**

An attorney charge of \$200.00 is added to any delinquent account when legal action becomes necessary to bring the account current. In addition, an administrative charge plus filing fees will also be added for actual, direct costs to the Association. If we have to turn your account into our Collection Agency your account will be accessed 25% - 35% of your balance and if ligation is necessary there will be an additional 10% of your balance accessed.

## FINES

Construction without proper permits	\$250.00
Illegal or non-complying construction or improvement	Legal Action
Incomplete or delayed construction	\$200.00
Failure to register tenant	\$ 25.00
Failure to pay rental charge on full	\$ 25.00 each month until paid in full
RV used as a residence	\$ 50.00
Commercial sign violation	\$ 50.00
Putting up a fence without permission	\$ 50.00
Dumping, disposal, or burning violation	\$ 50.00
Trash container violation	\$ 50.00
Accumulation or storage of trash	\$100.00
Tree cutting violation	\$100.00 per tree
Obstructed Property lines	\$ 50.00
Motor Vehicle on the Frozen Lake	\$100.00
Boat not registered with Woodledge	\$ 50.00
Parking on the Street	\$ 50.00
Careless or reckless driving including speeding	\$100.00
Non-licensed/inspected/inoperative automobile violation	\$ 50.00
Working without a Contractors permit (even no fee ones)	\$ 50.00
No Flag on recreation vehicles	\$ 25.00
Illegal hunting/ trapping/ firearm discharge:	
1st Offense: \$100    2nd Offense: \$200    3rd Offense: \$300	
Vandalism	up to \$1,000.00
Non-Payment of Dues/Care-Special Assessments	\$ 25.00+FC for each lot
privileges suspended, voting denied,	
Payment plan monthly payment missed	\$ 50.00 + FC each missed payment
Payment plan payment not made by 15 <sup>th</sup> of the month	\$ 25.00 each month late
Charge for having to return your check	\$ 25.00
For repeated checks being returned	\$ 50.00
Illegal open fires	\$100.00
Public drunkenness and/or lewdness	\$ 50.00
Pool, beach, boating or fishing violations, each	\$ 50.00
Dog in restricted area	\$ 25.00 each offense
Culvert pipe/Drainage not cleaned out	\$ 50.00
If Woodledge hires someone to clean it out	\$ cost of contractor
For guest who you invite but not with	\$ 25.00
More than one trailer	\$ 50.00

**Fines for infractions which have no dollar amount is currently specified in the Rules and Regulations may be levied up to \$ 500.00 by the Board of Directors for any violation that jeopardizes the health/safety/or quality of life of Community members (use of air guns, fireworks or construction violations) and other things as they arise.**

## NEW AMENDMENTS

- #2019-1 Table and chairs will not be allowed to be borrowed/rented or leave the clubhouse.
- #2019-2 Any Board members who miss 3 consecutive meetings or a total of 5 constitute automatic dismissal.
- #2019-3 Each Board member must head up at least one Committee.
- #2019-4 Each committee must have at least 2 Board members plus volunteers
- #2019-5 Check having to be returned because the bank refuses will be fined.