



SUNRISE LAKE PROPERTY OWNERS ASSOCIATION, INC

Lifestyle Rules and Regulations
As promulgated by the Board of Directors
January 24, 2010

Amended and restated March 26, 2012
Amended and restated January 31, 2013
Amended and restated May 20, 2013
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Amended and restated October 24, 2019
Amended and restated April 12, 2022
Amended and restated November 12, 2022
Amended and restated December 5, 2024
Amended and restated April 24, 2025

Any person, partnership or corporation who or which shall violate or permit to be violated the provisions of any rule enacted hereby shall, upon being found liable therefor, pay a fine in the amount set forth herein for said offense or offenses plus all court costs, including reasonable attorney's fees incurred by the Association as result thereof, if any. Each day that a violation is continued shall constitute a separate offense, and thereafter every day shall constitute a separate offense (Unless specified differently in an individual rule or regulation).

In case any building, structure, or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained or used in violation of any Rule and Regulation, the Association, in addition to other remedies, may institute any appropriate action or proceeding to prevent, restrain, correct, or abate such violation, building, structure, or land, or to prevent in or about such premises, and act, conduct or use constituting a violation.

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SECTION 1 - GENERAL RULES AND VIOLATIONS

- 1.1 Owner/Guest Responsibility:** If a property owner's guest, tenant, contractor, or invitee of any kind fails to abide by the SLPOA Rules and Regulations in effect, the fine for such offense(s) will be levied against the property owner for each violation.
- 1.2 Home Rentals:** Only property owners in good standing are permitted to rent their homes and must comply with the following:
- a.** A minimum one-month lease is required, and a copy of each lease must be submitted to the SLPOA at least one week prior to occupancy. The lease must include the length of the tenancy and the number of tenants with their names and telephone numbers. Tenants are required to register their vehicles in accordance with the policy set by the SLPOA.
 - b.** Each lease will be assessed a rental fee. Leases of one to three months will be assessed a partial rental fee of \$200.00 per lease. Leases of 4 months or more will be assessed a full rental fee equal to one year's assessment per rental. Each individual lease is subject to the corresponding rental fee. If the owner fails to notify the SLPOA office of the rental then the full rental fee, of one year's assessment will apply even if the lease is for less than 4 months and additional fines will apply as below.
 - c.** Property owners are subject to a \$1,000.00 fine per incident (if rental is less than a month or owner does not notify the SLPOA the home rental as stated above). The fine will be assessed per rental incident.
- 1.3 Disorderly Conduct:** Disorderly conduct is behavior that is disruptive, rude, threatening, or violent in nature, or that challenges the authority of any authorized personnel, such as security, managers, pool manager, lifeguards, maintenance, Board of Directors, office and volunteer personnel, while in the performance of their assigned duties and tasks and will have consequences. The fines for this offense shall be in addition to any cited violations within the rules and regulations when the above conditions apply.
- a.** First offense is subject to a warning.
 - b.** Second offense is subject to a \$100.00 fine.
 - c.** Third offense and subsequent offenses thereafter subject to a \$200.00 fine
- For Disorderly conduct that occurs at any Board meeting:
- a.** First offense subject to a warning
 - b.** Second offense subject to a \$200.00 fine
 - c.** Third offense is subject to removal from such meeting and by a motion, second and majority vote of the board, the offender will be barred from future Board meetings.
- 1.4 Nuisance:** No property owners, their guests or tenants shall participate in any activity in the community deemed to be a nuisance. For purposes of this section, a nuisance is defined as conduct causing an intentional and unreasonable invasion of another person's private use and enjoyment of their property.
- a.** First offense is subject to a warning.
 - b.** Second offense is subject to a \$100.00 fine.
 - c.** Third offense is subject to a \$200.00 fine.
 - d.** Subsequent offenses are subject to a \$300.00 fine which may be charged every 48 hours from first violation notice if the condition causing the offense has not been rectified.

1.5 Vandalism: No property owner, their guests or tenants shall cause or perform acts of vandalism, theft, malicious mischief, or harassment resulting in damage to either SLPOA common facilities or private property. In addition to the fines below, property owners will be responsible for the cost of clean-up and/or repair of such damages, and/or prosecution.

- a.** First offense subject to a \$500.00 fine
- b.** Second offense subject to a \$1,000.00 fine
- c.** Subsequent offenses are subject to a \$2,500.00 fine per occurrence.

1.6 Curfew: Juveniles under sixteen years; exceptions:

It shall be unlawful for any juvenile under the age of sixteen years to be, remain or loiter in, about or upon any place in the Community away from the dwelling house or usual place of abode of said juvenile, between the hours of 11:00 pm and dawn of the following day; provided, however, that the provisions of this section do not apply to said juvenile when accompanied by his/her parent, guardian, or other adult person having the care, custody or supervision of said juvenile, or where said juvenile, is on an emergency errand, or where said juvenile is on reasonable, legitimate and specific business or activity directed or permitted by the parent, guardian or other adult person having the care, custody, or supervision of said juvenile.

- a.** First offense Warning
- b.** Second offense \$100.00
- c.** Each offense thereafter shall be subject to a \$100.00 fine.

(If vandalism occurs during curfew hours additional fines will be levied per offense, see Rule #1.5 for acts of vandalism).

1.7 Trespassing: Trespassing is a legal term that refers to a person entering or remaining on another property without the owner's consent. It is a crime under Pennsylvania law and prohibited in our community. State and local police have jurisdiction to enforce trespass laws and file charges with the local magisterial district judge. The SLPOA will cooperate fully with law enforcement to prosecute trespassers to the full extent of the law. All related property damages and legal costs will be the responsibility of the trespasser.

- a. Simple trespassing is when a person enters or on another's property for the purpose of "threatening or terrorizing" an occupant, to deface the premises, start a fire or similar actions. It is summary offense subject to a maximum fine of \$300.00.
- b. Defiant trespassing is when a person enters or on another's property in defiance of a no trespassing sign, a fence or enclosure, or being verbally asked to leave. It is a third-degree misdemeanor subject to a maximum fine of \$2,000.00.
- c. Criminal trespassing is when a person enters or on another's property or remains there after being asked to leave. It is a misdemeanor subject to a fine between \$50.00 and \$2,500.00 and up to one year in jail. If the criminal trespass includes breaking and entry or the use of a weapon, the fine is up to \$15,000.00 and up to seven (7) years in prison.

1.8 Littering: No property owners, their guests, or tenants shall litter anywhere in the community.

For purposes of this section, littering is defined as disposing of small items of trash including but not limited to paper, cans, bottles, or food wrappers anywhere but in proper trash receptacles. Receptacles are not for household garbage. In addition to the fines below, the property owner will be responsible for the cost of clean-up and/or prosecution.

- a.** First offenses are subject to a \$50.00 fine
- b.** Subsequent offenses are subjected to a \$100.00 fine.

- 1.9 Dumping:** No property owner, their guests or tenants shall dump solid or liquid refuse anywhere in the community. For purposes of this section, dumping is defined as disposing of any type of solid or liquid waste items anywhere but in proper waste receptacles. Examples include but are not limited to household trash, furniture, recyclables or building construction materials. In addition to the fines below, the property owner will be responsible for the cost of removal, clean-up and/or repair of damages to SLPOA common facilities and/or private property, and or prosecution.
- a.** First offense is subject to a \$500.00 fine.
 - b.** Second offense subject to a \$1,000.00 fine.
 - c.** Subsequent offenses are subject to a \$2,500.00 fine per occurrence.
 - d.** Fine for offense may be charged every 48 hours from the first violation notice if the condition causing the offense has not been rectified.
- 1.10 Waterways; littering or dumping:** Any property owners, their guest or tenants littering and/or dumping into any of the lakes, streams or ponds in the community will be subject to a \$500.00 surcharge in addition to the applicable fines and costs outlined in Sections 1.8 and 1.9 above.
- 1.11 Public Urination/Defecation:** No person shall urinate or defecate on any public or association right of way, common areas, park, playground, beach, pool area, on any other association real property or on any private property used to accommodate the public, or on any private property without the permission of the owner.
- First and subsequent offenses subject to a \$25.00 fine
- 1.12 Dog Rules:** Property owners are responsible for public inconvenience or annoyance caused by any dog or dogs owned by them, their guests or tenants as follows:
- a.** Unreasonable continuous barking. First offense subject to a warning; second offenses subject to a \$50.00 fine; Subsequent offenses subject to a fine raised in \$25.00 increments per offense.
 - b.** All dogs must be on a leash except when on property owner's premises. First offense subject to a warning; second offense subject to a \$50.00 fine, subsequent offenses subject to a \$75.00 fine per offense.
 - c.** Dog droppings not on property owner's premises must be picked up. First offense subject to a warning; second offense to a \$50.00 fine; subsequent offenses subject to a \$75.00 fine per occurrence.
- 1.13 Domestic Animals:** No more than two (2) domestic animals may be kept or maintained, and none may be bred or raised on any lot or in any building, or any part of any lot or building.
- a.** The property owner is subject to a \$ 50.00 fine for such activity.
 - b.** For continuing violation, the property owner is subject to a \$50.00 fine every thirty (30) days of such activity.
- 1.14 Livestock:** No poultry, cattle or any livestock of any kind shall be kept, bred, or raised on any lot or in any building, or any part of any lot or building.
- a.** The property owner is subject to a \$50.00 fine for such activity.
 - b.** For continuing violation, the property owner is subject to a \$50.00 fine for every fourteen (14) days of such activity.

1.15 Wildlife Feeding: No feeders shall be placed on your property for the purpose of feeding deer, bear, turkey and other large animals (which only attracts them). The fine shall be as follows:

- a.** First offense \$50.00
- b.** Second offense \$100.00
- c.** Third offense \$200.00
- d.** Each offense thereafter shall be subject to a \$200.00 fine.

1.16 Spring Thaw Road Restrictions: SLPOA reserves the right to close the roads (impose an 8-ton weight limit) within the community for up to eight (8) weeks in the spring at the Board's discretion. Violations will be subject to a \$250.00 fine.

1.17 Building Permits: Builders, contractors and property owners must obtain a permit from SLPOA for new home construction, and for additions 100 square feet and over such as, but not limited to, outbuildings, decks, and screened porches 100 square feet and larger. Failure to obtain a permit is subject to a \$100.00 fine per day.

Permit Fees:

New home construction	\$250.00
Additions	No Charge

1.18 Real Estate Transfer Notification: All builders, realtors, abstract companies, land developers and individuals who buy and sell real estate within Sunrise Lake must provide SLPOA with a copy of all permits, deeds, site plans, and any other relevant documents within seven (7) days of said transaction. Failure to do so will result in a fine of \$500.00.

1.19 Authorized Communication: SLPOA legal counsel and contractors are authorized to accept contact only from the Board of Directors.

1.20 Payment of fines: All fines are due and payable thirty (30) days from the date of the violation notice unless citation is going through the grievance process at which time it will be seven (7) days after the grievance decision.

1.21 Appeal of Fines: Warnings: Property owners may not appeal any verbal or written warnings and these warnings are not subject to appeal.

Appeals: Property owners may appeal any citation directly to the Board of Directors in writing within fourteen (14) days from the date of the violation notice. Appeals will be heard by the Grievance Committee comprised of 2 Board members and 3 residents within a reasonable amount of time after the written appeal is received by the Board. Scheduling will be done by the Grievance Committee and a notice of the date of appeal shall be provided to the property owner in writing. The decision by the Grievance Committee shall be final. Any appeal from the decision of the Board must be filed with the Pike County Court of Common Pleas within thirty (30) days.

1.22 Use of Community Property: Members in good standing may use community property for organized events after obtaining a permit from the SLPOA office. A \$50.00 deposit will be required and will be refunded if property is left clean and tidy. The deposit requirement may be waived by the SLPOA for community sponsored events or groups. Failure to obtain a permit:

- a.** First offense subject to a fine of: \$250.00

- b. Second and subsequent offenses subject to a \$500.00 fine.

1.23 **Hunting and Trapping Restrictions:** No wild animal, fowl, reptile, or amphibian may be hunted, trapped, harassed or harmed within the community. Any deer or bear motor vehicle collisions or other injuries must be reported to the PA State Police or the State Game Commission. Removal of dead animals is the responsibility of the property owner. Any injured, sick, nuisance or dangerous animal may be trapped, relocated, or euthanized on an individual basis by Law Enforcement or the appropriate state agency. Vermin may be controlled by residents providing non-targeted animals are not injured. Fishing per PA regulations is allowed.

- a. First offense \$ 250.00
- b. Second offense \$ 500.00
- c. Third and subsequent offenses \$1,000.00

SECTION 2 - PROPERTY RULES AND VIOLATIONS

2.1 Septic System Maintenance: COMMUNITY MAINTENANCE POLICY FOR INDIVIDUAL – OWNED “ON LOT” SEPTIC SYSTEMS AS OF OCTOBER 15, 2013

WHEREAS, the Sunrise Lake Property Owners Association, Inc. and Board of Directors have the responsibility to the community for the protection of community environment and,

WHEREAS, individual owners have installed and are required to own, maintain and operate their individual “on lot” system according to the Commonwealth of Pennsylvania on lot sewage requirements and,

WHEREAS “Individual on-Lot Sewage System” shall mean a system of piping, tanks and other facilities serving. One or more lots of which system collects, treats, and disposes of domestic sewage into an absorption area in compliance with all applicable state and local regulation, and,

WHEREAS the Pennsylvania Department of Environmental Protection recommends that all “on lot” septic systems be pumped every three (3) years to properly maintain the “on lot” septic system and protect. the Community environment.

Therefore, the Sunrise Lake Property Owners Association, Inc. Board of Directors does hereby, enact, provide notice and plan to enforce and regulate the following “Community Maintenance Policy” for individual – owned “on lot” septic systems.

1. The owner of each individual lot shall be solely responsible for the installation, maintenance, repair, and replacement of a septic system on the lot to provide proper waste disposal for any dwelling constructed on the lot. The owner of the lot shall install, maintain, and use the septic system in accordance with any applicable federal, state, and local laws or regulations. The individual lot owners agree to release Sunrise Lake Property Owners Association and save it harmless for any claims arising out of the installation, maintenance or use of the septic system installed on their properties. Each person who owns a property on which a septic tank is located within the Community shall also comply with the following:
 - a.** Have the septic system tank on their property cleaned or inspected by a properly licensed pumper/hauler at least every three (3) years or whenever inspection of a septic system reveals that septic system tank is filled with solids or scum more than one third (1/3) the liquid depth of the tank, whichever is later.
 - b.** Provide the Association with a receipt, in a form approved by the Association, documenting date on which septic system tank was cleaned or inspected by a Pennsylvania licensed pumper/hauler, documenting that solids and scum in septic system tank have not reached a depth that requires cleaning in accordance with criteria of 1a. **The integrity of the tank and related parts must also be inspected and replaced if needed.** The receipt must be submitted to the Association within 30 days of inspection or pumping. (previous #c is removed)
 - c.** **Failure to comply with the rule will result in a warning. If the system is not inspected and/or pumped within 30 days of the warning a \$100.00 fine will be levied every 30 days until the system has been inspected or pumped.**

2.2 Septic System Leaks: Residents that have a septic that is leaking will be issued a warning notice to begin repair within Seven (7) days or they will be assessed a fine of \$500.00 and will be reported to the Sewage Enforcement Officer of Dingmans Township.

2.3 Tree Permit: No lot may be cleared of trees or anything else of an inflammable nature without a permit issued by the SLPOA. This permit will specify the date, manner, and number of trees to be removed or cleared. Trees

that are 3" in diameter or less are considered brush and will not need a permit. Offenses will be subject to a \$250.00 fine per incident.

- 2.4 Burning:** All residents may burn in a fire container or a controlled pit area. A responsible adult who shall remain within a reasonable distance must supervise outdoor burning. An adequate supply of water, fire extinguishers, or other acceptable fire suppression method or device must be kept near the fire. All township regulations must be abided by and the resident must notify the communication center prior to starting the burn at 570-296-7700. One controlled burn shall be allowed on property at any time (refer to Dingman Township Fire ordinance #01-2003–Guide to safe burning). Fine for not following above regulations are as follows:

- a.** First offense \$100.00
- b.** When burning ban is in effect from SLPOA or Dingman Township fine will be \$1,500.00

- 2.5 Garbage Cans:** Empty garbage cans or bins must be placed away from the road and off the 5-foot easement within 24 hours after garbage truck has picked up. The fines shall be as follows:

- a.** First offense Warning
- b.** Second offense \$25.00
- c.** Third offense \$50.00
- d.** Each offense thereafter shall be subject to a \$100.00 fine.

- 2.6 Garbage Clean Up:** Whereas a bear/other animal/vehicle has knocked over and spilled garbage, the dwelling owner/tenant must pick up the refuse within a 24-hour period. Failure to do so will result in the following:

- a.** First offense Warning
- b.** Second offense \$25.00
- c.** Each offense thereafter shall be subjected to a \$50.00 fine

Additionally, when the community has to pick up spilled garbage there will be an additional \$50.00 clean up fee in addition to any fines.

- 2.7 Culvert Pipes:** Property owners are responsible for the maintenance, repair, and/or replacement of the culvert pipe under the edge of their driveway where it meets the street. They are also responsible for keeping the drainage ditches clear in front of their properties that lead into/exit the culverts, which includes clearing of weeds, leaves, and other debris that would block the water flow. THIS IS NOT PART OF THE COMMUNITY ROAD MAINTENANCE. If these culverts and ditches are not maintained, resultant flooding can cause road damage. The cost of these road repairs will be charged to the property owner whose lack of maintenance or repair caused flooding. Property owners are subject to the following:

- a.** Initial warning
- b.** Each offense thereafter is subject to a \$250.00 fine.

- 2.8 No Roadside Items:** No items of any kind offered for sale, trade or free shall be placed on the frontage (roadside) of any property.

- a.** A warning will be issued to the property owner identifying the violation and requiring the immediate removal of such items.

- b.** If the items remain in place after one (1) day, the property owner is subjected to a \$25.00 fine per day until such item(s) are removed.

2.9 Quiet Hours: Property owners, their guests and tenants shall observe quiet hours as follows:

Monday through Friday	10:00 pm to 7:00 am
Saturday, Sunday and Holidays	11:00 pm to 8:00 am

This rule will now also apply to “do it yourself” home improvement projects as well.

- a.** First offense subject to a warning
- b.** Second offense subject to a \$50.00 fine
- c.** Third and subsequent offenses subject to a \$100.00 fine

2.10 Signs: No signs advertising a commercial business, or property for rent or property for sale signs shall be erected on any premises. Any sign advertising a private event on community property must be removed within 2 days after the event. Political signs are protected under free speech and or election interference laws.

- a.** First offense Warning
- b.** Second offense \$50.00 fine

2.11 911 Signs: Each homeowner shall properly display a certified 911 sign (may be obtained from the fire department). The fine shall be as follows:

- | | |
|---|----------|
| a. First offense | Warning |
| b. Second offense | \$50.00 |
| c. Third and subsequent offenses | \$100.00 |

2.12 Snow plowing/removal: Property owners, their guest, and tenants, as well as any hired plowing service, are prohibited from plowing, shoveling, dumping, or using any other means of moving snow off their premises onto community roads, community property or the property of another.

- a.** First offense subject to a warning
- b.** Second and subsequent offenses subject to a \$50.00 fine

2.13 Right to Enter Property: SLPOA and its successors and assigns shall have the right, after giving five (5) days written notice to the property owner, to enter upon any lot or lots upon which any structures or nuisance has been erected or maintained in violation of these rules and remove such objectionable structure or nuisance without liability for any damage resulting from such action. In addition, all reasonable costs for such removal will be the responsibility of the property owner.

2.14 Business Use Restrictions: No lot or building, or any part of a lot or building, may be used or occupied as a club, profit or nonprofit, or for the carrying on of any trade or profession, except for the Sunrise Lake Property Owners Association.

- a.** A warning will be issued to the property owner identifying the violation and requiring the cessation of all such activity within seven (7) days.
- b.** If the prohibited activity continues after seven (7) days, the property owner is subject to a \$25.00 fine per day until such activity ceases.

2.15 Commercial Use Restrictions: No lot or building, or any part of a lot or building, may be used or occupied by any industrial, commercial, or business use whatsoever.

- a.** A warning will be issued to the property owner identifying the violation and requiring the cessation of such activity within seven (7) days.
- b.** If the prohibited activity continues after seven (7) days, the property owner is subject to a \$50.00 fine per day until such activity ceases.

2.16 Storm Water Management:

- (1) Lots shall be improved and graded to prevent cross-lot drainage away from proposed or actual building areas. Natural drainage courses shall be maintained.
- (2) The existing points of natural drainage discharge onto adjacent property shall not be altered, nor shall the rate of water runoff be increased because of development/improvements, without the written approval of all affected landowners.
- (3) No storm water runoff or natural drainage water shall be so diverted as to overload existing drainage systems, or create flooding or the need for additional drainage structures on other private properties or public lands.
- (4) Storm drainage facilities should be designed to handle the anticipated peak discharge from the property being improved.
- (5) Drainage plans shall include all appropriate designs, details, and dimensions necessary to clearly explain proposed construction materials and elevations.
- (6) Drainage systems shall be designed in accordance with such design standards as may be promulgated by the Pennsylvania Department of Environmental Protection or the Pennsylvania Department of Transportation, using hydraulic computations to show effects of the flow of water. The general standard shall be that the amount of storm water leaving the site along any property line after development shall not exceed predevelopment storm water flows for that area.

Property owners are responsible for work they do that results in run-off onto roads or neighboring properties. Failure to correct the cause of this run-off within 30 days will result in the following fines:

- a.** \$100.00 for first offense along with failure to correct within the allotted time.
- b.** \$500.00 for each subsequent offense, for each 10-day time.

2.17 Untidy Properties: Residents shall keep their property in a presentable fashion i.e., with reasonable efforts to maintain neatness. Examples of infringements of this rule include any item lying about in disrepair, unregistered vehicles, overgrown weeds/grass; refuse/discarded items lying about in full view, excessive clutter, etc.

First offense: The SLPOA will issue a warning to the person(s) in offense.

Property owners have 30 days to rectify the problem(s) noted in the warning.

After the expiration of the 30-day period, should the problem not be resolved to the satisfaction of the "Board", a daily fine of 25.00 shall be applied until the property is made presentable.

Every owner or occupier of real property ("Owner" means the registered owner, as the same appears on the records of the Pike County Tax Assessment Office) shall maintain the said property in a neat and tidy condition in keeping with a reasonable standard of maintenance prevailing in the community. An owner or occupier of any real property must not allow any accumulation of rubbish, discarded materials, garbage, refuse, or vehicles without a current inspection sticker, upon such real property. An owner or occupier of real property used to provide space for a solid waste container must, maintain the container and area adjacent to the container in a

condition that is: clean and sanitary, and not noxious or offensive or dangerous to the public health; and insure frequent enough emptying of the container that its contents do not overflow onto the ground or otherwise cause a nuisance. Every owner or occupier of parcel of real property shall keep the same cleared of weeds, brush, downed trees or limbs, or other growths, within a reasonable standard of that prevailing in the community. This section shall not apply to natural woodland.

Where the owner or occupier of any real property fails to remove from such property any accumulation of rubbish, discarded materials, garbage or vehicles without a current inspection sticker or fails to keep the said property cleared of weeds, brush, downed trees or limbs, or other growths, or is otherwise in breach of this rule the Security Department may cause a notice to be served upon the owner of the real property requiring such owner to remedy the condition within **thirty (30) days**. Any such order shall be sufficiently served upon the owner by sending the same by mail to the address shown on the current year's dues notice list. In the event of default by the owner in remedying the condition within the time limited, as specified in the notice referred to in subsection (1) hereof, the Board may file with the Court for authority to enter upon the real property for the purpose of remedying the condition referred to in the said notice. The costs incurred in carrying out any court procedure and work pursuant to this subsection shall be recoverable by the Association from the owner by action in any Court of competent jurisdiction, or, in the alternative, if the costs and expenses incidental to the work are not paid to the Association by the owner within **thirty (30) days** after a demand for payment has been sent to the owner, the Treasurer may cause such costs to be added to and form part of the dues payable in respect of that parcel of real property. Costs shall include reasonable attorney's fees. Every person who offends against any of the provisions of this rule, or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this rule, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this rule, or who does any act or thing which violates any of the provisions of this rule, shall be deemed to be guilty of an infraction of this rule, and shall be liable to the penalties hereby imposed.

- a. First offense subject to a warning – Will have **thirty (30) days** to rectify the issue. After **thirty (30) days** a fine of \$25.00 per day will be assessed.

SECTION 3 - VEHICLE RULES AND VIOLATIONS

3.1 Speeding: Drivers exceeding the posted speed limits on community roads will be subject to the following fines.

- | | |
|----------------------------------|----------|
| a. Up to 15 mph over speed limit | \$ 50.00 |
| b. 16 mph and above | \$100.00 |
| c. Third and subsequent offenses | \$200.00 |

3.2 Stop Signs: Drivers failing to observe stop signs posted on community roads will be subject to the following fines.

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|----------------------------------|----------|
| a. First offense | \$ 50.00 |
| b. Second offense | \$100.00 |
| c. Third and subsequent offenses | \$200.00 |

3.3 Failure to Comply: Should a resident not comply with security when asked to pull over for any infraction, fine shall be as follows.

- | | |
|----------------------------------|----------|
| a. First offense | \$100.00 |
| b. Second offense | \$200.00 |
| c. Third and subsequent offenses | \$400.00 |

3.4 Driver ID: No person shall operate a motor vehicle on any road or common area maintained by the SLPOA without being in possession of a valid driver's license and vehicle registration. The license shall be physically always possessed while the vehicle is being operated and produced upon request of a security officer.

- | | |
|----------------------------------|---------------------|
| a. First and subsequent offenses | \$25.00 per offense |
|----------------------------------|---------------------|

3.5 Vehicle Stickers: For security purposes, vehicles entering the community or parked on community property must have a SLPOA ID sticker or visitor tag displayed on the rear-view mirror. Stickers must be obtained within four weeks of ownership of a vehicle. Guests using any of the amenities must obtain a visitor tag. Violators will be subject to a fine and the vehicle may be towed at the owner's expense.

- | | |
|--|----------|
| a. First offense subject to a fine of: | \$ 25.00 |
| b. Second and subsequent offenses are subject to a \$50.00 fine. | |

3.6 Sticker Transfer: Transference of Sunrise Lake car stickers is allowed when changing cars, however, one must inform the office within four weeks and complete a form so that SLPOA has a record of the new or changed vehicle. Failure to inform the office and complete a form will result in the following fine(s):

- | | |
|--|---------|
| a. First offense | Warning |
| b. \$25.00 if after four weeks the office is not informed of the sticker change. | |
| c. \$50.00 for third offense and subsequent offenses | |

3.7 Reckless Driving: Any person who drives a vehicle in a reckless manner, whether malicious or negligent, with careless disregard for the safety of persons or property will be issued a citation. Examples include but are not limited to:

- Illegal passing
- Tailgating
- Racing
- Failure to yield to other vehicles, pedestrians, and bicycles.
- Exceeding safe speed in a work zone
- Disregard for the rules of the road
- Passing a school bus

<u>a.</u>	First offense	\$100.00
<u>b.</u>	Second offense	\$250.00
<u>c.</u>	Third offense	\$500.00
<u>d.</u>	Each Subsequent offense	\$500.00

3.8 Winter Easement Restrictions: Property owners, guests or tenants are not permitted to park any vehicle or place any object on community roads and/or easements (easement is 5 ft. from edge of road) during an active snow event that requires removal activity.

<u>a.</u>	First offense:	\$25.00
<u>b.</u>	Second offense:	\$50.00

3.9 Motor/Recreational Vehicle Restrictions: Property owners, their guests or tenants are prohibited from using unregistered vehicles such as but not limited to cars, trucks, motorcycles, ATVs, dirt bikes or golf carts on all roads, roadways and common facilities owned by the SLPOA. In compliance with Pennsylvania law, ATVs are prohibited on all roads and roadways. In addition to the fines below, the property owner will be responsible for the cost of any clean-up and/or repairs of damage to SLPOA common facilities, community or private septic systems and fields, or other private property.

- a. First offense subject to a \$100.00 fine
- b. Second offense subject to a \$300.00 fine
- c. Subsequent offense subject to a \$1000.00 fine per occurrence

3.10 Illegally Passing Plow: No person(s) shall illegally pass a working snowplow anywhere within the community. The fines for each of the above offenses shall be as follows:

<u>a.</u>	First offense	\$250.00
<u>b.</u>	Second offense	\$500.00
<u>c.</u>	Third and subsequent offenses	\$1000.00

3.11 Illegally Passing School Bus: No person(s) shall pass a stopped school bus within the community that is discharging or picking up children. The fine shall be as follows:

<u>a.</u>	First offense	\$250.00
<u>b.</u>	Second offense	\$500.00
<u>c.</u>	Third and subsequent offenses	\$1000.00

3.12 Bus Stop Parking: Park on one side of the road, or where not possible, keep cars on shoulder or off road. Do not block through traffic. Park on side streets only. Park at least one car length from stop signs/intersections. Cars may

not block driveways or personal property; children must remain 10 ft. back from stop sign/intersections and out of the roadways.

- a.** First offense Warning
- b.** Each offense thereafter shall be subject to a \$25.00 fine.

3.13 No Standing/Parking: Deleted 4/12/2022

3.14 No Parking Zone: Any resident or guest that is found parked in a marked “No Parking” zone will result in the following fine:

- | | | |
|-----------|----------------|---------|
| a. | First offense | \$25.00 |
| b. | Second offense | \$50.00 |

3.15 Handicapped Parking: Any resident or guest that is found illegally parked in a marked “Handicapped Area” will result in the following fine.

- a. First offense \$ 50.00
- b. Second offense \$100.00
- c. Third and subsequent offense \$250.00
- d. In addition, vehicle will be subject to towing at owner's expense.

3.16 Commercial Vehicle Restrictions: Property owners, guests or tenants are not permitted to park commercial vehicles overnight on any community road. Violations will be subject to a \$100.00 fine and the vehicle will be towed at owner's expense.

3.17 Firearms: The discharge of firearms is prohibited anywhere within the Sunrise Lake community.

Violators will be subject to fines of \$1,000.00 per incident and reported to the PSP and Pennsylvania Game Commission.

SECTION 4 - RECREATIONAL AREAS RULES AND VIOLATIONS

4.1 Badges/Community ID: Individual ID badges and guest badges will be issued to all property owners in good standing for use at the pool and other community common facilities. Residents not in good standing are not permitted to use another resident's guest pass to access the pool or other common facilities. Badges can be obtained at the Sunrise office at no charge. There is a \$2.00 replacement fee for a lost ID or guest badge. All residents must display or be in possession of a SLPOA ID badge while using any common facility. Fines may be levied on both the offender and the homeowner whose pass is being used improperly.

- a. First offense \$ 50.00
- b. Second offense \$100.00
- c. Each offense thereafter shall be subject to \$150.00

4.2 Guest Usage: Guest of property owners must be accompanied by a resident while boating on lakes within the community or while using any other common facility.

4.3 Boat Stickers: For security purposes and invasive species control, only resident boats displaying current SLPOA ID boat stickers are allowed on our lakes. Guest boats are not allowed. This includes but is not limited to all watercraft including row boats, pontoon boats, paddle boats, canoes, and kayaks. Resident stickers can be obtained at the Sunrise office at no charge.

- a. First offense subject to a warning and immediate removal from the lake.
- b. Second and subsequent offenses subject to a \$100.00 fine.

4.4 Gas Motor Restriction: Property Owners, their guests or tenants are not permitted to use gasoline motors of any kind, including but not limited to boats, motorcycles, snowmobiles, or ATVs, at any time of the year on our lakes or ponds. Gasoline motors must be tilted up or removed if not able to be tilted. In addition to the fines below, the property owner will be responsible for the cost of the clean-up of the resulting pollution and/or repairs of damage to SLPOA common facilities and/or private property.

- a. First offense subject to: \$ 500.00
- b. Second offense subject to: \$1,000.00
- c. Subsequent offenses subject to a \$2,500.00 fine per occurrence.

4.5 Bike Helmets: Bicycle helmets shall be worn by all passengers under age 5 and all children 12 and under while riding their bicycles as per State Law. The fine shall be as follows:

- a. First offense Warning
- b. Second offense \$10.00
- c. Third offense \$25.00
- d. Each offense thereafter shall be subject to a \$25.00 fine.