

Sunrise Lake Property Owners Association, Inc.
Builders and Contractors Rules and Regulations
Amended and Restated September 21, 2011
Amended and Restated April 28, 2014
Amended and Restated October 17, 2016
Amended and Restated 10-24-2019

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 or 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.

1. All lots and parcels of land in the Sunrise Lake Community are reserved and to be used for single family residential purposes exclusively, only one dwelling to be erected on any lot. No dwelling shall be smaller than 672 square feet or greater in height than two (2) stories.
2. In addition to all required Dingman Township permits, builders, contractors, and property owners must obtain a permit from the 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.

New home construction	\$250.00
Additions 100 square feet and over	No Charge

All Builders, Realtors, Abstract companies, land developers and individuals who buy or 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.

3. Before a permit is issued and construction begins, Builders, contractors and property owners must pay SLPOA all delinquent dues. Builders, contractors, and property owners must also pay any outstanding fines for prior violations of SLPOA Rules and Regulations by Builders and contractors or their employees, and by property owners. Dues, assessments, and fines owed to the SLPOA by such builders, contractors, and property owners must be paid in full by them whether they relate to the lot or lots that are the subject of the building permit or not. If dues, assessments, and fines become due and payable while the construction project is ongoing the SLPOA may revoke any permits if such dues, assessments, or fines are not paid within thirty (30) days of invoices for same. Offenses will be subject to a \$650.00 fine.
4. No building or structure, including water system and/or sewage disposal system, shall be installed without first obtaining the approval in writing of the SLPOA as to location, elevation, plan, and design. SLPOA shall approve or disapprove the location, elevation, plan, and design within fifteen (15) days of submission. Such approvals will not be unreasonably withheld.
5. Buildings to be erected on properties must conform to covenant guidelines set forth in said property covenants/deeds. Failure to do so will result in \$250 fine.

6. 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.
7. No excavation shall be made on any lot and no earth or sand shall be removed from any site until all permits are obtained and exhibited at the building site.
8. No oil or gas well shall be drilled on any lot or any part of a lot. No excavation shall be made for the extraction of minerals.
9. Sewerage from all buildings shall be handled by a septic system installed by the owners/occupants and always maintained in a proper sanitary condition in accordance with legal requirements for a drain field. No privy vaults are permitted.
10. No tent, trailer, mobile home, or other temporary structure of any kind may be erected on or moved to any lot or lots.
11. In addition to these rules, all premises and construction activities are subject to the rules, regulations, ordinances, and zoning regulations of Dingman Township.

SLPOA Builders and Contractors Rules and Regulations

12. Once building operations begin, they must be completed within six (6) months.
13. Builders and contractors work hours are as follows:

Monday through Saturday	8:00 am to 7:00 pm
Sunday and holidays	11:00 am to 5:00 pm

Anyone working outside of these hours is subject to the following:

- a. First offense subject to a \$50.00 fine.
- b. Second offense subject to a \$100.00 fine.
- c. Third and subsequent offenses subject to a \$250.00 fine.

14. 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.
15. Commercial vehicles are not permitted to be parked overnight on any community street. Violations will be subject to a \$100.00 fine and the vehicle will be towed at owner's expense.
16. SLPOA legal counsel and contractors are authorized to accept contact only from the Board of Directors.
17. SLPOA, Inc. 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 structure 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.
18. No signs of any type, including but not limited to "for rent" or "for sale" signs, shall be erected or maintained on any premises.
 - a. A warning letter will be issued to the property owner identifying the violation and requiring the removal of signage with two (2) days.
 - b. If the signage remains in place after two (2) days, the property owner is subject to a \$25.00

per day fine until such signage is removed.

19. **Dumping:** No builder, contractor or property owner 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 trash receptacles. Examples include but are not limited to household trash, furniture, recyclables, or building/construction materials. In addition, the fines below, violators will be responsible for the cost of removal, clean-up and/or repair of damages to SLPOA common facilities and/or private property.
- a. First offense is subject to a \$500.00 fine.
 - b. Second offense is subject to a \$1,000.00 fine.
 - c. Subsequent offenses are subject to a \$2,500.00 fine per occurrence.
 - d. Fines for this offense become second and subsequent in 48-hour intervals from first violation notice if the condition causing the offense has not been rectified. This violation may be renewed every 48 hours thereafter.

SLPOA Builders and Contractors Rules and Regulations

20. **Lakes and Streams Littering or Dumping:** Any builder, contractor, or property owner littering and/or dumping into any of the lake's streams or ponds in the community will be subject to a \$500.00 surcharge in addition to the applicable fines and costs outlined in Section 20 above.
21. Drivers exceeding the posted speed limits on community roads will be subject to the following fines:
- | | |
|-------------------|----------------------------|
| 35 to 45 mph | \$25.00 |
| 45 to 55 mph | \$50.00 |
| Over 55 mph | \$100.00 |
| Failure to comply | \$100.00 plus court costs. |
23. Drivers failing to observe stop signs posted on community roads will be subject to the following fines:
- | | |
|----------------------------------|----------|
| a. First offense | \$25.00 |
| b. Second offense | \$50.00 |
| c. Third and subsequent offenses | \$100.00 |
24. 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 fine for this offense shall be in addition to any cited violations within the Rules and Regulations when the above conditions apply.
- a. First offense subject to a verbal and/or written warning.
 - b. Second offense subject to a \$100.00 fine.
 - c. Third offense and every other offense thereafter subject to a \$200.00 fine.