

WHITNEY LAKE ASSOCIATION RULES AND REGULATIONS

These Rules should be kept in a convenient location in every dwelling.

Notice: The lake, boating, swimming, and other recreational facilities are available for use by Whitney Lake owners, their families, and their guests at their own risk. Each owner and user of these facilities is responsible for knowledge of safe swimming and boating practices and must be familiar with the rules of conduct of the Whitney Lake Association. Owners are responsible for the supervision and conduct of their guests. The Whitney Lake Association is not and cannot be responsible for any personal injury or property damage arising from use of these facilities. Violation of these Rules and Regulation may be subject to Fines as defined in this document.

I. GENERAL

- A. Property owners shall be responsible for the appearance of their own buildings and grounds; and shall keep them neat and clean at all times. (Refer to Item 3, page 3 of your deed for requirements regarding prior approval of all construction.)
- B. The Association owns the land from the lake shore to approximately 40 feet (varies). No modifications or obstructions are allowed.
- C. The shoreline cannot be altered in any way. If you have an issue with the shoreline, contact the President or Vice President.
- D. All property owners, family members and guests shall be responsible to keep such general areas as beaches and lake front roads free of trash, bottles, cans, and other litter.
- E. No motors of any kind (including electric) are allowed on the lake. This restriction is part of the deeds to Whitney Lake property.
- F. Invasive species of plants and animals such as Eurasian milfoil and zebra mussels, if introduced, would have devastating consequences for Whitney Lake. Invasive species can travel on the undersides of rowboats, kayaks, canoes, sailboats, surfboards, windsurfers, paddle boats and other watercraft when transferred from one body of water to another. Boats brought in from the outside are discouraged. All watercraft must be cleaned, inspected and scrubbed to remove all residue (e.g., seaweed, dirt, sand, etc.) before being put into Whitney Lake. Cleaning and scrubbing should be done with bleach away from the lake (such as a car wash), rinsed thoroughly, and dried for several days.
- G. The speed limit on Whitney Lake Association roads is **15 mph**. Children play near the roads. Also speeding cars throw the stones off the road. (Note: the speed for ATVs is **10 mph**.)
- H. All Association members and guests have the privilege of walking along the lakefront. Access to the lakefront is through the access lots.
- I. Rocks should not be thrown into the lake. The rocks along the lake edge should not be disturbed since they are necessary to maintain the shoreline and the dam.
- J. Docks are the property of the owners and should be used only with their consent.
- K. There shall be no cutting of any large live trees or alterations to the lake front without permission from the President or Vice President. Cutting of dead trees on Association property for firewood requires permission from the President or Vice President.
- L. Plans and general specifications for any new building, septic system, utility service, fire pit or dock must be submitted to the Association for approval prior to construction. Post-construction inspection approvals by the President and/or Vice President will be required. (revised September 2017)
- M. The President and Secretary of the Association must be notified of an intent to sell. Upon such notification a package of material outlining the procedure for property transfer will be sent. An initiation fee for membership is required for the new member. The current initiation fee is \$5000.00. An initiation fee shall

be waived in the event of a transfer from a Member in Good Standing to a child or children of such Member, on a pro-rata basis. (rev. 7/2/2024)

- N. Fireworks are NOT permitted on any owner or Whitney Lake property. The Association will follow Pennsylvania state law.

II. HEALTH AND SAFETY

A. Fire Safety

1. Propane gas grills for cooking are permitted. (BOG approved April 2016)

Charcoal grills for cooking are permitted by approval only subject to the following rules:

- Must be in a pre-approved location (submitted to WLA and approved in writing by a Board member and the President)
- “Covered” grills only (no camp style, hibachi style, or park-style, for example)
- Must be attended at all times
- Property owner must be present
- Located on private property, not association property
- Not located on a dock or on the lake
- Fire prevention readily available
- Proper and safe disposal of ashes (not in the lake or the woods)

NOTE: Ashes can stay hot for days.

The Secretary will maintain the approval records.

If members wish to use a charcoal grill, they must have written approval from a Board member and the President.

2. Fire pits are permitted by approval only, subject to the following rules: (October 16, 2022; rev Oct 4, 2023)

- Prior to installing the fire pit, the homeowner must add “*Whitney Lake Association, 102 Whitney Lake Rd, Hawley, PA 18428*” to their homeowners insurance policy as an “additional interested party”. The insurance policy must include a minimum personal or family liability coverage amount of \$500,000 or more. A copy of the insurance certificate must be sent to the association annually.
- The Fire pit plan requires approval and must be in a pre-approved location (submitted to WLA and approved in writing by a Board member and the President).
- Fire pits are permitted on an owner's property only - not on access lots or WLA property. Fire pits are not permitted within 10 feet of the owner's property line parallel to the lake, not within 15 feet of a shared property line with a neighbor, and not within 40 feet of the middle of the road.
- Fire pits may not be placed on wood or composite decks or under any overhang.
- Fire pit must be located no closer than 15 feet from any dwelling (including sheds and decks), other wood structures, wood materials, and underlying brush. Fire pit must be at least 12 feet from any trees and 20 feet from Pine trees.
- Propane fire pits are recommended over wood fire pits. Propane fire pits only require an 8 foot distance from any dwelling (including sheds and decks), wood structure, wood materials, underlying brush, or trees or Pine trees
- There must be no overhanging branches or trees within 21 feet vertically, or any electrical wires. Propane fire pits only require no overhanging branches or trees within 15 feet vertically.

- The Fire pit must be constructed of metal or masonry material, have a bottom (not open to the ground), be no more than 30 inches in diameter, and installed in a permanent location.

- Only clean, dry, split wood may be burned - no trash, recyclables, or other debris such as cardboard, kitchen waste, leaves, paper plates, plastic cups, pressure treated lumber, old furniture, etc.
- Do not burn Pine wood as it generates significantly more popping and flying embers.
- Flammable fluids (gasoline, lighter fluid, etc.) may not be used to light or relight fires.
- A fire extinguisher and/or garden hose must be located within 30 feet of the fire pit.
- Fire pits must be monitored by an adult at all times and the Property owner must be present.
- Fire must be completely extinguished with water and raked to cool before leaving the area.
- Keep children and pets at least 3 feet away from the fire.
- If smoke adversely affects a neighbor, it must be extinguished.
- If the winds are in excess of 15 MPH (for example, dry leaves are blowing around) a fire must be extinguished.
- Fire pits are not permitted after 12 o'clock midnight. All fires must be extinguished before that time.
- Fires are permitted only when the local fire danger rating is "Green" or "Low" on both the Observed and Forecast Wildfire Danger Maps posted by the PA Dept of Conservation and Natural Resources for the Lakeville Region <https://www.dcnr.pa.gov/Communities/Wildfire/Pages/default.aspx>

The Secretary will maintain the approval records.

If members wish to use a fire pit, they must have written approval from a Board member and the President.

Fire pit approvals expire on April 30th following the approval. The approved member must submit an annual fire pit approval form and current proof of insurance in April each year to renew the approval. Failure to submit this annual approval will result in the fire pit no longer being approved for use. (rev. 7/2/2024)

3. Burning at the shale pit will be at the direction of and supervision of the Association officers. Do not dump garbage, trash, or any other debris. The Association could lose the right to use the area for any dumping if disallowed items are found. The EPA will discontinue our use. Only brush and leaves are allowed.
4. Outdoor heating oil tanks must have a "berm" capable of holding a complete tankful of oil so that, in the event of a leak, the oil can be contained to limit both fire and pollution hazards.

B. Garbage and Trash:

1. Each property owner is responsible for the disposal of garbage and trash. A weekly pick-up service is available for a fee. To prevent animal foraging, wait until the day of collection or place in a secure container.
2. No trash or garbage shall be burned out of doors.
3. Fish and/or trash from cleaning fish must be disposed of by burial or in the garbage.
4. Brush may be left at the shale pit. Do not dump garbage or trash at the shale pit or anywhere else on Whitney Lake property.
5. Contractors must dispose of all discarded material off Whitney Lake property.

C. Firearms

1. There shall be no discharging of firearms on Whitney Lake property except as authorized in the hunting rules. In no case shall a firearm be discharged within 450 feet of a dwelling.

D. Boating and Water Safety

1. CAUTION: The lake is shallow and there are many tree stumps and rocks close to the surface. Never jump or dive into the water except within the designated swimming area.

2. All watercraft belonging at Whitney Lake must bear a clearly visible red Whitney Lake sticker, preferably near the starboard bow. See General Rule I F, governing boats brought in from outside Whitney Lake.
3. Property owners are responsible for the safety of their family and guests in, on, or around the lake. Boating is governed by PA state laws, which require that a life vest must be carried for every person. Children 12 and under must wear a life vest. A flotation cushion and a whistle are also required. When out after sunset a light must be carried.
4. No boat shall be tied to or pulled up onto the swimming float or anchored nearer than 50 feet from the swimming float. Courtesy requires that boats stay well clear of those who are fishing.

E. The Swimming Area

1. CAUTION: The beach is unprotected. There is no lifeguard on duty.
2. No swimming alone.
3. Young children must be accompanied by a responsible adult.
4. No roughhousing on the floats or in areas where small children are playing.
5. No boats are allowed in the swimming area.
6. No dogs are allowed in the swimming area.
7. No fishing is allowed in the area.

F. Off-road Vehicles:

1. All off-road vehicles must be licensed.
2. Use of off-road vehicles is allowed by members and guests but only when at least one member is present at Whitney Lake. Refer to ATV Rules for more detailed restrictions.

G. Animals:

1. It is the responsibility of owners to always control pets. Dogs must be kept on owner's property except when accompanied by owner. Dogs are not allowed in the swim area.
2. In accordance with the Pennsylvania State Law, dogs are not allowed to run game.

III. FINES

A. Fire Safety (July 2022)

1. Any documented violation of the Whitney Lake Association Rules and Regulations, Section II Health and Safety Item A Fire Safety is subject to a \$100 fine on first violation, a \$500 fine on second violation, and a \$1000 fine on any subsequent violations.

IV. HUNTING AND FISHING

A. Hunting

1. There shall be no hunting on Whitney Lake property except in accordance with Whitney Lake regulations. See Hunting Rules for details.

B. Fishing:

1. Fishing is governed by PA state laws (bass under 15 inches and pickerel under 18 inches must be returned alive to the lake, daily limit is 4 each). Catch and return is encouraged for bass and pickerel. Keep all the pan fish you want.
2. A fishing license is required for people age 16 and over.

3. Ice fishing is allowed only on weekends and holidays. Bass and pickerel must be at least 16 and 20 inches respectively. Guests are allowed only if the member host is physically present on the ice.

V. MAIL

Mailboxes are located near the entrance to the lake. The outgoing mailbox may be used by members and guests. To receive incoming mail, a member must request a box from the Secretary and pay a one-time Association fee of \$100.

**RULES AND REGULATIONS FOR HUNTING June 2012
WHITNEY LAKE ASSOCIATION PROPERTY**

1. All rules and regulations of the Pennsylvania Game Commission must be observed.
2. Hunting on Whitney Lake Property will normally be limited to the Pennsylvania hunting

seasons and waterfowl seasons, with the following exceptions: there shall be no hunting between May 15th and September 15th and no waterfowl hunting until after the Columbus Day Weekend.

3. Hunting is prohibited within 450 feet of any dwelling.
4. Waterfowl hunting will be confined to the coves on either side of the peninsula approximately across the lake from 157 Whitney Lake Road. Shotguns will be used and directed away from the lake.
5. There shall be no discharge of firearms on Whitney Lake Association property except during the specified seasons and then only beyond the safety zone (see rules 3 and 4).
6. Hunting is limited to Association members, members of their immediate families, and not more than one guest per member, per hunt.
7. No guest will be permitted to hunt except when the host member is present upon Whitney Lake Association property.
8. For reasons of safety, hunting will be accomplished only as a group to include all members and guests present. This requires notifying the Hunting Chairperson and/or Assistant before hunting as a group or single person, as permission must be granted by the Chairperson or Assistant. Failure to contact the Hunting Chairperson and/or Assistant eliminates any and all rights to hunt on Whitney Lake until contact is made and permission is granted. Appropriate "Hunting Today" signage must be posted prior to hunting in the following three locations:
 - entrance to Whitney Lake
 - entrance to Shale Road
 - entrance to the hiking trail near the end of Whitney Lake Road
9. If the Chairperson of Hunting is not present, hunting members will meet before the hunt and elect a Captain. The Chairperson or Captain's decisions will be final binding upon all hunters.
10. Hunters, upon signing the roster, will give an accurate location as to where they will be hunting. This location will be marked on the property map and kept with the roster by the Chairperson or elected Captain.
11. Any infraction of the above rules will be brought to the attention of the Chairperson of the Hunting and Fishing Committee or the elected Captain, who will take immediate

disciplinary action. Failure by the offending hunter to conform to such action will be reported to the Pennsylvania Game Commission which will invoke fines and may revoke hunting privileges in addition to any action by the Whitney Lake Association.

12. A copy of these rules are to be posted in each cottage occupied by hunters, and host members will see that all guests are aware of and understand all the rules.

RULES FOR OPERATION OF RECREATIONAL VEHICLES AT WHITNEY LAKE

September 2014

Recreational vehicles (i.e. ATV's, Snowmobiles, Electric Golf Carts, Motorcycles, etc.) on Whitney Lake property are permitted with the following restrictions. These restrictions are imposed because of the liability risk these vehicles represent and because many residents are disturbed both by the noise and dust they create and by the destruction of the woods which occurs when they leave the marked trails.

1. Recreational vehicles, operators and riders must be in compliance with the Pennsylvania Snow Mobile and All-Terrain Vehicle Law (See the attached Summary of Pa. ATV Law.)
2. Owners must register with the ATV Chairperson and provide proof of insurance. The ATV chair will periodically provide a list to the Board.
3. Recreational vehicles must bear a "WL" sticker.
4. Guests are permitted only when actually accompanied by a member. Guests' recreational vehicles must also be compliant with the Pa. All-Terrain Vehicle Law.
5. Recreational vehicles must always be operated with due respect for the rights of others in the community and for the natural state of community property.
6. The speed limit for recreational vehicles is 10 MPH.
7. Under no circumstances are recreational vehicles allowed on the lake or within the 40' Association community access surrounding the lake.
8. Hours of operation are between 9:00 A.M. and 9:00 P.M.

**** The Board strongly recommends that your insurance policy include Whitney Lake Association as an additional insured party (this can be done with no additional cost to the policy owner).**