

WHITNEY LAKE ASSOCIATION RULES AND REGULATIONS

**These Rules should be kept in a convenient location
in your Whitney Lake dwelling.**

Welcome to Whitney Lake!

Our shared goal is to keep the lake and surrounding property safe, clean, and enjoyable for everyone. These rules are here to help us all be good neighbors and good stewards of this beautiful place.

Please remember:

- Use of the lake and common areas is at your own risk.
- Owners are responsible for compliance with the rules for their families and guests.
- Together, we care for the health, safety, and enjoyment of our community.

The Rules and Regulations of the Whitney Lake Association (WLA) are in addition to your Deed Restrictions.¹

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.

The Whitney Lake Association is not and cannot be responsible for any personal injury or property damage arising from use of these facilities.

¹ In your Deed you will find the following: “The owner of the lot shall be responsible for compliance by himself, and by all others who occupy the lot during the period of his ownership, with all reasonable rules and regulations from time to time prescribed and published by ... The Whitney Lake Association for the health, safety and enjoyment of the community.

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I. GENERAL RULES & INFORMATION

- A. Property owners shall be responsible for the appearance of their own buildings and grounds; and shall keep them neat and clean.
- B. The shoreline is WLA property and may not be altered in any way. Trees and shrubs are not to be cut down or removed without permission from the Association. The rocks along the lake edge should not be disturbed since they are necessary to maintain the shoreline and the dam. Rocks should not be thrown into the lake.
- C. If you have an issue with the shoreline, contact the President or Vice President. Docks are the property of the owners and should be used only with the property owners' consent.
- D. The Association owns the land from the lake shore up to approximately 40 feet at various points. No modifications or obstructions are allowed on WLA owned property without Board approval.
- E. All Association members and guests have the privilege of walking along the lakefront. Access to the lakefront is through the WLA access lots.
- F. No part of any building or structure shall be constructed, erected or maintained within WLA easements without Board approval. The WLA has a 15 foot easement from each lot boundary. In addition, if your lot is a lakeside property the easement from the lot boundary nearest and approximately parallel to the shore of Whitney Lake is 30 feet.
- G. 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.
- H. 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 locations other than Whitney Lake 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.
- I. There shall be no cutting of any trees without permission from the President or their designee.
- J. Members are permitted, on a first come, first served basis, to remove downed dead trees lying on WLA owned property.
- K. Plans and general specifications for any new building, addition, 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)

- L. Both fire pits and docks have mandatory forms for approval. Forms are available from the Secretary and the [WLA website](#).
- 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 \$5,000.00. An initiation fee shall be waived in the event of a transfer from a Member in Good Standing to the immediate family of the transferor, i.e. his or her spouse, children, grandchildren, parents, brother or sister.
- N. 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. Box owners are responsible for any US Postal Service costs associated with the box.

II. HEALTH AND SAFETY

Speed Limit

The speed limit on Whitney Lake Association roads is **15 mph**. Children play near the roads. Speeding cars throw the stones off the road.

Fireworks

Fireworks are NOT permitted on any Member's property or Whitney Lake Association property. The Association will follow Pennsylvania state law.

Fire Safety

Propane Grills

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

Charcoal & Pellet Grills

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

If members wish to use a charcoal or pellet grill, they must have written approval from a Board member and the President. Approval form is available at the [WLA website](#). The Secretary will maintain the approval records.

- 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
- An adult must be present

- Located on private property, not association property
- Not located on a dock or on the lake (e.g. ice fishing)
- Fire prevention readily available
- Proper and safe disposal of ashes (not in the lake or the woods) NOTE: Ashes can stay hot for days.

Fire Pits

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).

The WLA Secretary will maintain the approval records.

- 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, 143 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>

Outdoor Heating Oil Tanks

- 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.

WLA's Shale Pit

- Burning at the shale pit is prohibited. Sole exception is burning at the direction and supervision of an Association officer.
- Only brush and leaves may be left at the shale pit. Do not dump garbage or trash at the shale pit or anywhere else on Whitney Lake property.
- The EPA will discontinue WLA's use authorization, if disallowed items are disposed of at the Pit.
- The lock combination is available from the WLA Secretary. Please re-lock the gate after use.

Garbage and Trash

- Each property owner is responsible for the disposal of their garbage and trash. To prevent animal foraging, wait until the day of collection to place outside or place in a secure container.
- No trash or garbage shall be burned out of doors.
- Fish and/or trash from cleaning fish must be disposed of by burial or in the garbage.
- Contractors must dispose of all discarded material off Whitney Lake property.

Abandoned vehicles and boats

- Residents shall not abandon vehicles and boats at Whitney Lake.
- Vehicles not registered and tagged maybe considered abandoned and the President is permitted to request removal.

Firearms

- 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.

Fishing

- Fishing is governed by the PA Fish Commission. All PA fishing rules and regulations apply when fishing Whitney Lake. Fish commission officers make regular visits to Whitney Lake. WLA members and guests are responsible for compliance with [PA Fish Commission rules](https://www.pa.gov/agencies/fishandboat/fishing/regulations). <https://www.pa.gov/agencies/fishandboat/fishing/regulations>
- To promote a healthy and sustainable fishery, WLA encourages catch and release practices.
- Do not release live bait or live bait water into the lake. The release of leftover live bait and bait water is a high-risk pathway for introducing invasive species into the lake.

Boating and Water Safety

- **CAUTION: The lake is shallow and there are many tree stumps and rocks close to the surface. Extreme caution should be used.**
- 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.
- No motors of any kind (including electric) are allowed on the lake.

The Swimming Area

- CAUTION: The beach is unprotected. There is no lifeguard on duty.
- Young children must be accompanied by a responsible adult.
- No rough housing on the floats or in areas where small children are playing.
- No boats are allowed in the swimming area.
- No dogs are allowed in the swimming area.
- No fishing is allowed in the swimming area.

Pets – Watershed Management

- It is the responsibility of owners to control their pets. Dogs must be kept on owner's property except when accompanied by owner. When walking dogs on WLA property, dogs must be on a leash. Dogs are not allowed in the swimming area.
- In accordance with the Pennsylvania State Law, dogs are not allowed to run game.
- To avoid pet excrement run-off into the lake, pick up after your dog and dispose of accordingly.

Lawn Treatment – Watershed Management

- Please refrain from using chemicals (e.g., fertilizers, herbicides and insecticides) on your lawn. Stormwater runoff will carry these chemicals into the lake.

III. LIGHTING

Seasonal outdoor lighting (e.g. Halloween / Christmas / etc), is permitted. Please remove in a timely manner following the close of the season.

WLA encourages Members to follow DarkSky principles for responsible outdoor lighting as follows:

1. Use light only if needed
2. Direct light so it falls only where it is needed
3. Use light only when it is needed
4. Light only to the brightness needed -- high intensity lighting is strongly discouraged.
5. Minimize blue light to the amount needed

WLA may require a Member to remove outdoor lighting which, in the President's judgment, varies significantly from the principles stated above.

IV. HUNTING ON WLA PROPERTY

1. All rules and regulations of the [Pennsylvania Game Commission must be observed](https://www.pa.gov/agencies/pgc/huntingandtrapping/regulations).
<https://www.pa.gov/agencies/pgc/huntingandtrapping/regulations>
2. Hunting on Whitney Lake Property is restricted to the Pennsylvania hunting seasons and waterfowl seasons, established by the Pennsylvania Game Commission.
3. Hunting with a firearm is prohibited within 450 feet of any dwelling. Archery hunting including those using crossbows is prohibited within 150 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, 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. Before the opening day of rifle deer season (usually the 1st Saturday after Thanksgiving), hunters intending on hunting WLA property shall meet and discuss who will be participating and the location where they intend to hunt.
10. **Any infraction of the rules and regulations of the Pennsylvania Game Commission will be reported to the Pennsylvania Game Commission which can invoke fines and may revoke hunting privileges.**

V. OPERATION OF RECREATIONAL VEHICLES AT WHITNEY LAKE

1. Recreational vehicles means (i.e. ATVs, UTVs, Snowmobiles, Electric Golf Carts, and off road vehicles, etc.). Recreational vehicles are permitted on Whitney Lake roads and property under the following restrictions:
2. Recreational vehicles, operators and riders must be in compliance with the relevant Pennsylvania law. This includes guest's vehicles.
3. Owners must register with the ATV Chairperson or secretary. 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). A list of registrations may be found on the [WLA website](#).
4. Recreational vehicles must bear a "WL" sticker. Stickers are available from the ATV Chairperson or WLA secretary.
5. Guests are permitted only when accompanied by a member.
6. Recreational vehicles must be operated with respect for the rights of others in the community and to preserve the natural state of community property.
7. The speed limit for recreational vehicles is posted at 15 MPH.
8. Under no circumstances are recreational vehicles allowed on the lake.

VI. TRAILERS AND CAMPERS

Whitney Lake Deeds state "No tents, house trailers or other temporary structures may be erected or placed on any lot in any residential area." WLA Deeds permit one (1) storage shed per lot, subject to Board review and approval.

Prohibition

Trailers, including enclosed trailers, shall **not** be used as additional storage sheds, workshops, or permanent storage structures.

Construction Trailer

A construction trailer is any trailer used for the storage of materials or tools needed to complete a permitted and authorized construction project. Reasonable efforts should be made to complete the construction project in a timely manner so as not to adversely impact Whitney Lake neighbors. Construction trailers must be removed after the completion of the construction project.

Travel Trailers and Campers

- A travel trailer or camper is any motorized or towable unit designed for human occupancy, overnight accommodation, or campground use, pop-up campers, and similar units.
- Travel trailers and camping trailers are permitted for a period not to exceed 72 hours for the purposes of loading, unloading, or seasonal preparation of your residence.
- After the permitted 72-hour period, travel trailers and camping trailers are not to be stored in open sight at Whitney Lake.

Open Trailers

Open trailers are any towable wheeled unit designed to be attached to a motor vehicle, including but not limited to:

- Boat trailers
- Open or flatbed ATV/UTV/Utility trailers

Open Trailer Placement Requirements

To ensure safety, protect property values, and maintain good neighborly relations:

Property Line Setbacks

Trailers shall not be stored within fifteen (15) feet of any property line, consistent with existing building and structure setback rules.

View Protection

Trailers shall not be positioned in a way that materially obstructs a neighbor's lake view.

Open Trailer Condition and Appearance

- i. Open Trailers shall be maintained in good repair, clean, and free of excessive rust, damage, or debris.
- ii. Covers are permitted - Tarps must be secured and in good condition
- iii. Open Trailers may not be used to store loose items, trash, or materials unrelated to typical trailer or recreational use.
- iv. Open Trailers, which are required to be licensed, must display a current tag, license plate or registration sticker.

Exceptions and Board Review

If a property owner cannot reasonably meet the placement requirements due to lot size, shape, or terrain, they may request a written review by the Board.

The Board may grant limited exceptions when:

- i. No feasible alternative location exists,
- ii. Neighboring lake views are not obstructed, and
- iii. The trailer's placement does not negatively affect community appearance or safety.

Any exceptions granted shall be limited in time, documented and kept on file with the Secretary.

VII. FINES

Fire Safety (July 2022)

Any documented violation of the Whitney Lake Association Rules and Regulations, Section II Health and Safety --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.