

TOWAMENSING TRAILS PROPERTY OWNERS ASSOCIATION



RULES OF CONDUCT 2023

SECTION I

These rules are based on the Protective Covenants, which run with the land and are thus enforceable in a Court of Law. Towamensing Trails Property Owners Association Security Officers are authorized to enforce all provisions of these Rules of Conduct through issuance of Civil Penalties. **ALL FIRST TIME VIOLATORS** (except where specified otherwise) will receive a citation of \$50.00 + costs. **ALL SUBSEQUENT** (as determined by the TTPOA office) violators could receive a citation of \$500.00 + costs. Failure to comply could result in a citation of \$100.00 + costs 1st offense, \$200.00 + costs 2nd offense and \$300.00 + costs for the 3rd and subsequent offenses. Any unpaid citations will result in the suspension of privileges/amenities until such citations are paid or removal from the Properties. Appeal of a Civil Penalty will be held before the Civil Penalty Hearing Panel. Written appeal must be made within fifteen (15) days of receipt of the Civil Penalty. Any decision of the Civil Penalty Hearing Panel may be appealed to the Board of Directors. In the event the citation is imposed and not paid, legal action may be taken and the amount of the citation and associated charges will be added to the billing. **ALL PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR GUESTS AND RENTERS ADHERENCE TO THESE RULES OF CONDUCT** and are obligated to provide guests/renters with current copies of these Rules. Copies may be obtained at the TTPOA office. Property Owners responsibility includes direct liability for all citations. Property Owners must present all appeals on behalf of the renter or guest. Property Owners only will be issued permits. All Property Owners must be in good standing to have any permits or applications approved.

BADGES

SECTION II

1. Badges/ wristbands **MUST** be worn on person and in plain view at all times, **NOT** on handbags, etc. while in Towamensing Trails.
2. Badges **MUST** be worn while utilizing all of the amenities including but not limited to the Community Center, pool, beach, boat rental area, deck, marina, pavilion, tennis courts, basketball courts, and softball field areas.
3. Anyone utilizing amenities, whether a Property Owner, renter or guest, **MUST** have appropriate identification. Failure to provide identification and/or badges upon request by authorized personnel (Badge Checkers, Lifeguards and Security), will result in a citation of \$50.00 + costs, removal from the property, and use of any of the amenities for a period of one (1) week for the first offense, \$100.00 + costs and a thirty (30) day suspension for the second offense and a citation of \$200.00 + costs for the third offense as well as revocation of amenity privileges for a period of one (1) year. A citation of \$300.00 + costs will be issued for all subsequent offenses.
4. **Renters are not permitted to use property owner's badges.** Any Renter caught using property owner's badges will result in a citation to the property owner of \$300.00 + costs, and badge confiscation and possible loss of amenity privileges.
5. Property Owners found using voided badges are subject to a Civil Penalty in the amount of \$300.00 + costs, badge confiscation, possible loss of amenity privileges.

BEACH AND SWIMMING POOL USE

SECTION III

1. All persons must wear a membership/guest/renter badge at all times.
2. Use of the pool is restricted to times when a lifeguard is on duty.
3. Lifeguards have absolute authority to maintain safety of the area and of the participants.
4. Lifeguards will provide controlled supervision ONLY within the roped area of the beach. Swimming is limited to hours lifeguard is on duty.
5. Running, pushing, ball playing, and adult flotation devices are forbidden in the pool area.
6. Balls and children's flotation devices may be used at the beach, at the lifeguard's discretion.
7. **NO ALCOHOLIC BEVERAGES** are permitted on the beach or in the pool area at any time. Violations will result in a citation of \$100.00 + costs and if appropriate, removal from the area. Higher citations + costs could incur with additional violations.
8. No food, beverage, glass, or metal objects are permitted in the pool area. No glass or metal containers are permitted on the beach. Make use of the nearby picnic tables.
9. Citation of \$25.00 + costs and if appropriate, removal from the area.
10. Children under the age of 12 years **MUST** be accompanied by an adult in all areas at all times.
11. **NO UNDESSING OR CHANGING** is allowed at any time in the lake, pool or Community Center area except in the Cabanas. Violation will result in a citation of \$50.00 + costs and removal from area. Higher citations + costs could incur with additional violations.
12. No smoking in the Community Center or pool area. Citation of \$25.00 + costs. Higher citations + costs could incur with additional violations.

FIREARMS

SECTION IV

1. No firearms, bow & arrows, air/BB guns or similar weapons may be discharged in the Trails. No unaccompanied minors are to be in the possession of any of the above instruments within the Trails.
2. No hunting is permitted in the Trails.
Violations of either of these rules will result in a citation of \$500.00 + costs.
**No First Level Appeal

FIRE REGULATIONS

SECTION V

Property Owners **MUST** obtain a fire permit and be **present** to attend any fire on their property. Property Owner must be **present** for the use of a chiminea.

1. If there is a TTPOA, Township, County, Region or State ban of fires, there will be **NO** fires permitted including chimineas. Violation of the regulation will result in a citation of \$500.00 + costs.
**No First Level Appeal
2. Burn Permits will not be issued to CONTRACTORS OR BUILDERS. Contractors must remove and dump debris and trash, at their own disposal site or Township Dump, **NOT IN TTPOA** development. Violation of this regulation will result in a citation of \$500.00 + costs.
3. Burn Barrel – Burn Barrels must meet requirements as stated on the burn permit. Property Owners must complete a burn permit and follow all rules and regulations. Leaves and twigs are the only material that may be burned. Violations carry a citation of \$500.00 + costs. **THERE IS A NO TOLLERANCE POLICY FOR THIS VIOLATION.**
4. Ashes and logs are **NOT** to be placed in the trash compactor!!! Violators will be subject to a citation of \$100.00 + costs for the first offense, \$150.00 + costs for the second, and \$200.00 + costs for all subsequent violations. Homeowners are requested to inform their renters/guests of this regulation as you, the property owner, are responsible for the actions and are directly responsible for citations assessed to renters or guests.
5. Recreational Fires: All Property Owners who wish to have a Recreational Fire (burning wood only) must complete a burn permit and follow all Rules and Regulations.
Only clay or metal chimineas with one opening in the front are exempt from this regulation.
6. Propane Recreational Fires will follow under Rule #5, which needs a permit.

**While in a Burn Ban situation, there are NO burning exemptions.
PROPERTY OWNERS MUST BE PRESENT FOR ALL FIRES**

Violations for Section V: 1 through 6 can result in a citation not to exceed \$500.00 + costs**No First Level Appeal

FIREWORKS

SECTION VI

Fireworks are **NOT** permitted in Towamensing Trails. All types of fireworks are prohibited, including those purchased in retail stores, as "Legal" fireworks. Users will be subject to a citation of \$500.00 + costs and possible State prosecution. TTPOA reserves the right to have professionally displayed fireworks on its property on a holiday. Fireworks are **NOT** permitted during a burn ban. ****No First Level Appeal**

LAKE AND STREAM

SECTION VII

1. ALL PENNSYLVANIA FISH AND BOAT COMMISSION REGULATIONS MUST BE FOLLOWED.
2. All boats must be registered at the TTPOA office annually and have a current sticker (this includes rafts, paddle boards or any other flotation device that is used outside of swimming area). Violators will be cited \$50.00 + costs for the first violation and \$250.00 + costs for subsequent violations. **Only Property Owners may register boats owned by the Property Owner, proof of ownership is required.**
3. Every person in a kayak, canoe, inflatable raft or paddleboard must have on board a readily accessible U.S. Coast-Guard approved life jacket of appropriate size and a whistle. Children 12 years and younger must wear their lifejacket at all times.
4. **NO** gasoline motors are permitted to be used in the lake OR attached to the boat while in the Lake. (other than the Fish and Boat Commission and POA Enforcement/safety boat) Violators will be cited \$125.00 + costs for the first offense, \$250.00 + costs for the second offense, and \$500.00 + costs and suspension of privileges for thirty (30) days for all subsequent offenses.
5. A boat with an electric motor must be State licensed and registered with the TTPOA or the Property Owner will be subject to a citation of \$25.00 + costs for the first offense and up to \$100.00 + costs for any subsequent violations and possible prosecution by the State Fish and Boat Commission.
6. Personal Watercrafts (PWC) are prohibited.
7. A Pennsylvania fishing license is required at the age of 16. A \$100.00 + costs citation will be imposed for anyone found in violation of this rule; in addition, violators are subject to a citation and State prosecution by the State Fish & Boat Commission. Fishing Licenses must be visible at all times.
8. See posted fishing regulations on catch limits. A citation of \$25.00 per fish + \$10 cost over the limit.
9. Parking and picnicking are prohibited in the boat launch areas. A Civil Penalty will be issued and the vehicle towed at the owner's expense.
10. Property Owners use of the boat racks must be registered with the TTPOA Office. Violators will be cited \$25.00 + costs and \$100.00 + costs for any subsequent violations.
11. No one is permitted on the Spillway, dam slopes, or wetlands. Violators will be cited \$1,000.00 + costs.
12. Persons or Recreational Vehicles are not permitted on a frozen lake. Refer to Recreational Vehicle regulation "Careless Operation ". Violators will be cited \$100.00 + costs for the first offense, \$250.00 + costs for the second offense and \$500.00 + costs for all subsequent offenses.
13. Climbing/ Walking of pets are prohibited on down slope of dam. Violators will be cited \$150.00 + costs, \$300.00 + costs for second offense, \$1,000.00 + costs for all subsequent offenses.
14. No unauthorized motorized vehicle or bicycles are permitted on the dam. Violators will be cited \$1,000.00 + costs. ****No First Level Appeal**
15. Swimming and use of flotation devices off of a boat in the Lake are permitted in accordance with Rule #3. Diving or jumping from a boat is **NOT** permitted. Swimming in the Lake beyond the roped area in the Lake is prohibited except as noted. Violators will be cited \$25.00 + costs and \$100.00 + costs for any subsequent violations.
16. The use of the Island is prohibited. Violators will be cited \$25.00 + costs and \$100.00 + costs for any subsequent violations.
17. No Boats of any kind may use TTPOA Rental Docks located at cove at Beach Area for any reason at any time. Registered boats may use the docks located in the cove on the beach side for 1 hour at a time. Violators will be cited \$50.00 + costs.

SIGNS

SECTIONS VIII

1. Only 911 street numbers and name signs are allowed on developed properties in accordance with Penn Forest Township Ordinance. Maximum size of signs is two by two (2x2) feet. Developed Properties without appropriate 911 number signs posted in accordance with Penn Forest Township are subject to a citation of \$25.00 + costs for first offense, \$50.00 + cost for second offense. All signs regulated by ACC will be monitored and enforced by ACC.
2. Garage Sale & Yard Sales are limited to three (3) sales per household per year. Signs **MUST** be removed within 48 hours after the sale. Violators will be cited \$25.00 + costs. Every Garage/Yard sale must be registered with the TTPOA office and Security.

LITTERING

SECTION IX

Littering is defined apart from Improper Disposal of Trash; Littering is knowingly depositing in any manner litter on any public or private property or in any public or private waters, without permission to do so. Litter is trash improperly placed so as to be a nuisance or health concern. Littering is subject to a citation in the amount of \$500.00 + costs.

MOTORIZED VEHICLES

(Cars, Trucks, State Licensed Motorcycles)

SECTION X-A

1. All state motor vehicle laws **MUST** be obeyed, including but not limited to, current insurance, inspection, registration, child restraints, ETC. All motorized vehicles, campers, trailers, golf carts, and atv's, even if tarped or covered, must be registered with the TTPOA and must have current state registration, inspection and insurance where required. Campers may **NOT** be used as a temporary or permanent living quarters while on your lot. Violation will result in a citation of \$100.00 + cost. Property owners' placard and guest/renter passes **MUST** be displayed and visible at ALL TIMES. Failure to display your TTPOA vehicle pass will result in a Civil Penalty in the amount of \$50.00 + costs for the 1st offense, \$100.00 + costs for the 2nd and \$150.00 + costs for the 3rd and all subsequent offenses.
2. All roads have a speed limit of 15 mph unless otherwise posted. This is strictly enforced by RADAR. Citations are \$50.00 + costs + \$1.00 per mile over the posted speed limit for the first offense, \$100.00 + costs, + \$1.00 per mile over the posted speed limit for the second offense within one calendar year of the first offense, \$150.00 + costs + \$1.00 per mile hour over the posted speed limit for the third and all subsequent offenses within one calendar year of the first offense. Penalty Amount is determined by Office Records.
3. **NO** passing of vehicles in the same direction of travel is permitted. Violation will result in a citation of \$100.00 + costs for first offense, \$150.00 + costs for second offense. (Passing of golf carts properly stopped to the side of the road is permitted.)
4. All drivers must have a valid driver's license or learners permit (accompanied by a licensed driver.) No owner of a motorized vehicle shall authorize, or permit the operation thereof by any person under the age of sixteen (16) years of age unless that individual is the holder of a valid state license.
5. Operators of a motor vehicle in Towamensing Trails should they be stopped by Security **MUST** provide Security with a driver's license, insurance card, and vehicle registration upon request. Failure to comply will result in a citation of \$150.00 + costs for the first offense and \$300.00 + costs and possible loss of Amenities for subsequent violations.

Under NO circumstance shall any unauthorized vehicle of any kind be ridden at any time in the DAM area. Citations of \$1000.00 + costs. **No First Level Appeal

6. NO ROADSIDE PARKING IS PERMITTED unless authorized by Security. Security must be notified of any vehicles that have been disabled or abandoned on the road because of a snow storm or has otherwise become disabled. Vehicles illegally parked, thus creating a hazard, will be towed at the owner's expense. Violators will be cited \$25.00 + costs and \$50.00 + costs for second offense and \$75.00 + costs for any subsequent violations.
7. Snow **MUST NOT** be shoveled or plowed onto any roadway or another person's property without permission during or after a snow storm. Citations will be issued for creating a roadway hazard. Violators will be cited \$25.00 + cost for first violation, \$50.00 + costs for second violation, and \$100.00 + costs for all subsequent violations.
8. Parking is allowed only in designated areas. There is **NO** parking at any place where signs prohibit such parking. Violators will be cited \$25.00 + costs for first offense, \$50.00 + costs for second offense, and \$100.00 + costs for any subsequent violations.
9. No vehicles with a GVW of 20,000 lbs. or more are to be driven on our roads during Spring thaw restriction. Thaw restrictions are in effect during the eight (8) weeks preceding April 15. Violators will be subject to a citation of \$1000.00 + Costs.
10. Failure to come to a complete stop at a stop sign will result in a citation of \$50.00 + costs.
11. Careless operation of a motor vehicle, traveling at a rate of speed obvious and apparent to be unreasonable; skidding; roasting tires; doing donuts will result in a citation of \$100.00 + costs for first offense, \$200.00 + costs for second offense, \$300.00 + costs for subsequent violations.

ATV'S GOLF CARTS AND ALL MOTORIZED/RECREATIONAL VEHICLES

SECTION X-B

See Recreational Vehicle Regulations. Copies are available at the Teepee.

NUISANCE/DISORDERLY CONDUCT

SECTION XI

1. No person (s) may conduct themselves in such a manner as to prohibit the use and enjoyment of others, as for example, engaging in boisterous conduct, late hour parties, raucous behavior, using recreational vehicles to excess, and the like. Persistence in such conduct will cause a suspension of privileges and/or removal from the common properties for all subsequent violations. Violators may also receive a suspension of privileges for 30 days. Anyone found causing public inconvenience, annoyance or alarm, recklessly creating a risk, threatening, using obscene language or gestures, or creating a hazardous or physically offensive condition which serves no legitimate purpose will receive a citation of \$150.00 + costs for the first offense, \$200.00 + costs for the second offense, and \$250.00 + costs for all subsequent violations. Anyone causing physical harm to another individual will receive a citation of \$300.00 + costs. Violators may also receive a suspension of privileges for 30 days.
2. Nuisance: Underage Drinking/parties – Citation of \$300.00 plus \$100 per person + costs and notification of State Police. Higher citations could incur with subsequent violation. ****No First Level Appeal**
3. Basketball nets/stands must be off the roadway at all times and moved ten feet from paved edge of the street from November 1st through April 15th.
4. The hours for Contractor Operations are Monday through Friday 8:00am to 6:00pm, Saturdays 9:00am to 5:00pm. **No Sunday or Holiday Hours.**
5. Trespassing; unauthorized entry to a TTPOA Property/TTPOA Members Property will result in a citation of \$150.00 + costs and possible criminal prosecution.

NOISE REGULATIONS

Quiet hours in Towamensing Trails are from 11PM – 8AM. Any noise deemed excessive, disruptive, objectionable or unnecessary as determined by Security will result in a Civil Penalty not to exceed \$100.00 + costs. Exceptions to this ordinance include but are not limited to Contractors during normal operating hours.

DAMAGE/VANDALIZING/THEFT OF ASSOCIATION PROPERTY

SECTION XII

1. Anyone found damaging or vandalizing any TTPOA property will receive a suspension of privileges for 30 days, plus cost of repair/replacement of damaged or stolen property as well as possible criminal prosecution and a citation of \$300.00 + costs. **No First Level Appeal
2. Anyone found damaging or vandalizing any TTPOA Members property will receive a suspension of privileges for 30 days, plus cost of repair/replacement of damaged or stolen property as well as possible criminal prosecution and a citation of \$300.00 + costs. **No First Level Appeal

PETS

SECTION XIII

TOWAMENSING TRAILS PROHIBITS NOISE, DISTURBANCE BY ANIMALS, EXEMPTING SERVICE ANIMALS OR EMOTIONAL SUPPORT ANIMALS, AND FIXING A FINE FOR VIOLATION THERE OF:

It is hereby ordained and enacted by the Board of Directors of Towamensing Trails as follows:

1. It shall be unlawful within Towamensing Trails for any person to own, possess, harbor, or control any dog or animal which makes noise continuously and/or incessantly for a period of fifteen minutes, or makes such noise intermittently for thirty minutes or more to the disturbance of the peace of any person any time of the day or night, regardless of whether the animal or dog is physically situated in or upon private property, said noise hereby being declared a nuisance. Provided, that at the time the animal or dog is making such a noise, no person is trespassing or threatening to trespass upon private property in or upon which the animal or dog is situated, nor is there any other legitimate cause which justifiably provoked the animal or dog.
2. Any person may request Towamensing Trails Security to warn any person who shall own, harbor, or keep in custody any dog or animal which disturbs the peace by barking, howling or making other loud noises to the annoyance and discomfort of persons in Towamensing Trails. A warning by Security shall be in writing and shall name, identify, and specify the residence to the owner, keeper, or custodian of the dog. Upon receipt of such request and /or complaint, the Security Officer shall also give a copy of the Article to the person identified as the owner, keeper, or custodian of the dog or animal. In the event that the Security Officer is unable to make personal contact with the owner, keeper, or custodian of the dog or animal, the Security Officer shall post the warning and a copy of the article on the premises where the offending dog or animal is located. If the warning given to the person alleged to be keeping a dog or animal as set forth above is ineffective, then a verified complaint may be presented to the Towamensing Trails Security Department, alleging that a dog or animal which habitually makes noise is being kept by any person within Towamensing Trails. Towamensing Trails Security shall inform the owner of such a dog or animal that said petition has been received and shall cite the owner of the dog or animal for the violation alleged in said petition.
3. Provisions of these Rules shall not apply to service animals or emotional support animals.
4. Any person who violates or fails to comply with the Rules of this Section shall be issued a Civil Penalty, and be cited a sum of not exceeding six hundred dollars (\$600.00). Each day that such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.
5. All Regulations and Rules inconsistent herewith are hereby repealed.
6. All pets **MUST** be confined to the owner's property or on a leash. Any owner of a pet not confined to the owner's property or on a leash will receive a citation of \$100.00 + costs for the first offense, \$200.00 + costs for the second offense, and \$300.00 + costs for all subsequent violations. Animals are not permitted on the beach, lake, dam, or in the pool area. Dogs are permitted in the lake only at the Marina and must be on a leash.

7. The owner of any pet found to cause a bite to an individual shall receive an automatic maximum citation of \$600.00 + costs.
8. Pet handlers must clean up after their animals when off owners' property.
9. All dogs more than six (6) months of age or remaining in Pennsylvania for more than six (6) months **MUST** be licensed under Pennsylvania State Law. Pennsylvania law requires dogs and cats over three months of age to be vaccinated against rabies.
10. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot or Parcel of land on the properties. Dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

SECURITY ALARMS

SECTION XIV

Malfunctioning alarm systems identified as exceeding three false alarms within 30 days will be subject to a citation of \$50.00 + costs for the first offense, \$100.00 + costs for the second offense and \$150.00 for the third offense. False MEDICAL, FIRE, AND PANIC alarms will subject the owners to a citation of \$50.00 + costs for the first offense, \$150.00 + costs for the second offense, and \$500.00 + costs for all subsequent violations.

TRASH

SECTION XV (All Violations regarding Improper Disposal of Trash are subject to a Civil Penalty in the amount of (\$300.00 + costs) unless specified otherwise.

1. Household trash or garbage **MUST** be disposed of in the compactor during posted hours only. No trash/garbage is to be left on the dumpster steps, landing, or in the parking lot when the dumpster is closed. Medical waste **MAY NOT** be disposed of in the dumpster. Building waste, brush, and household furnishings must be taken to the Township Transfer Station. The TTPOA has a list of household items accepted at our trash compactor location with a Bulk Trash Pass that can be purchased at the Teepee. Current TTPOA trash permits **MUST** be displayed to dispose of trash/garbage in the compactor located across from at the Teepee.
2. No trash/garbage is permitted to be stored outside, unless in containers constructed for that purpose, **plastic trash bags are not appropriate**. No household items may be stored outside. Leaves must be kept in clear trash bags or brown paper leaf bags and be removed from the Property within fourteen (14) days. Leaves are not accepted at the TTPOA Compactors. Improper Disposal of trash, brush or any other material will be subject to a citation of \$300.00 + costs. **Free** items placed at roadway must be brought inside the home at dusk and limited to two days.
3. All license plate numbers on trash permits/passes **MUST MATCH** that of the vehicle they are in at the time of trash disposal. Violators will be cited and permits/passes will be confiscated. There will be **NO EXCEPTIONS**.
4. Property owners are **NOT PERMITTED** to allow renters/guests the use of their trash permit (s). Guests may obtain a trash pass at the Teepee upon arrival to the Trails with Property Owner 's written Authorization. Rental Packets must be provided (by the Property Owner) to each Renter at check in. Rental Agents and owners shall inform their renters/guests of the location of the compactor and hours that it is available. All trash/garbage **MUST** be removed from the exterior of the house and grounds when terminating your stay. Violators will be issued a Civil Penalty. **NO EXCEPTIONS**.

The dumpsters are open, Sunday 7am – 7pm, Monday 7am – 3pm, Tuesday 10am – 6pm
 Wednesday 7am - 3pm, Thursday 10am – 6pm, Friday 7am – 3pm, and Saturday 7am - 7pm
 Five (5) bags a day limit per vehicle, with a Maximum bag size of 35 gallons.

CURFEW

SECTION XVI

1. It is prohibited for anyone under the age of 18 to be or remain in or upon any common property, included but not limited to the Beach, Marina, Community Center, or any parking area of such after the hour of ten p.m. (10pm) Monday to Thursday, and eleven p.m. (11pm) Friday, Saturday, and Sunday. Violators will be subject to a citation of \$25.00 + cost for the first offense, \$50.00 + costs for the second offense, and \$100.00 + costs for any subsequent violations. The Board of Directors or authorized individual(s) may modify curfew hours at designated areas to resolve specific situations at any given time, with little or no notice.

LOITERING

1. It is not permitted to Loiter on or near any Common Property, including but not limited to, the Pavilion, Beach, Marina, Community Center, or any parking area of such after the hour of ten p.m. (10pm) Monday to Thursday, and eleven p.m. (11pm) Friday, Saturday, and Sunday. Violators will be subject to a citation of \$25.00 + costs for the first offense, \$50.00 + costs for the second offense, and \$100.00 + costs for any subsequent violations.

(a.) Loiter also means to collect, gather, congregate, or to be a member of a group or a crowd of people who are gathered together on or near any Common Property, without required advanced notice and permission from the TTPOA Board of Directors.

Anyone who refuses to leave these areas will be subject to arrest for Defiant Trespassing.

RENTAL RULES

1. Any Property Owner renting their property in Towamensing Trails, either short term or long term, is required to have wristbands/seasonal badges issued by TTPOA. The fee of \$600.00 is the current charge, for each year (January 1 - December 31). Only eight (8) Lessees wristbands/seasonal badges will be issued, **NO EXCEPTIONS**.
2. In the event it is determined that a Property Owner is renting their property in Towamensing Trails without having the proper paperwork from Penn Forest Township and TTPOA, the owner can be subject to a citation of \$1,000.00.
3. In the event such a citation is not paid within 15 days after the Property Owner is notified, said owner will lose the right to use the amenities and the amount due will be collected in the same manner as delinquent assessments.
4. Property Owners are responsible for providing to Lessees copies of the Rules & Regulations of TTPOA. These are available at the office during normal hours of operation. Property Owners are further responsible to the Association for their Lessees' compliance with these Rules & Regulations, the TTPOA Rental Policy, and any Penn Forest Township imposed rules and regulations.
5. Property Owner must include in every lease, (or a separately executed document) a stipulation by the Lessee that they have received a copy of these Rules and will abide by them during their tenancy.
6. Property Owners who rent their home will be responsible to have an authorized person (non-renter) pick up the vehicle/trash passes and wristbands for the renter prior to the rental day.
7. Authorized persons must have a valid I.D and be authorized by the Property Owner by means of an email or written letter.
8. All vehicles must be registered for a trash pass; the cost of obtaining a trash pass is \$5.00 per vehicle. Anyone attempting to dump trash at the dumpsters without a proper pass on their vehicle will result in a citation of \$100.00.
9. The penalties for a violation of the Rental Policy are as follows: 1st violation will result in a citation of \$500.00, 2nd violation will result in a citation of \$1,000.00, 3rd violation will result in a citation of \$1,500.00 with a 30-day loss of amenity privileges and the 4th violation will result in a citation of \$2,000.00 and a loss of amenity privileges for the remainder of that calendar year. These violations pertain to separate rental events.
10. TTPOA Security and Compliance Officers have the right to inspect vehicles for appropriate passes. The number of vehicles on rental property may not exceed the amount allowed as per their STR Zoning permit. Parking must be within the property lines and in designated areas only, not on lawns, or TTPOA roadways.

11. Any property management company/real estate company representative that is repeatedly rude or disruptive with office employees will result in a citation, equivalent to a disorderly conduct citation to be charged to the Property Owner. The TTPOA office will deal with the property management companies/real estate companies for producing regular rental packets. The TTPOA expects all property owners to be directly responsible for their houses.
12. Property Owners are encouraged to report any possible violation on rental properties. Any Property Owner who makes repeated unfounded nuisance calls about a rental property, will result in a citation of \$250.00.

Rules Governing Lessees:

1. Renters over the age of 5 years **MUST** wear wrist bands at all times whenever utilizing the amenities of Towamensing Trails (beach, pool, etc.) Wristbands **MUST** also be visible at all times (on your person, not your purse, towel etc.). Wristbands are not to be altered in any way or duplicated; this violation will result in confiscation of wristbands and removal from amenities. In the event wristbands are not worn, violations will result in the following:
 - a. Removal from the facility for the first infraction and a citation of \$50.00 + cost.
 - b. A second infraction will result in a removal from the facility. The property owner will also be notified of the infraction as well as a citation of \$150.00 + cost.
 - c. A third and all subsequent infractions will result in a loss of use of all amenities as well as a citation of \$300.00 + cost.

**WRISTBANDS WILL NOT BE REPLACED IF LOST, STOLEN OR
MISPLACED. NO EXCEPTIONS.**

REMINDER:

Trash is to be disposed of in the dumpsters,
located across from the TTPOA Administration Office
(44 Towamensing Trails)

During Normal Hours of Operation ONLY.

Sunday 7am – 7pm
Monday 7am – 3pm
Tuesday 10am – 6pm
Wednesday 7am -3pm
Thursday 10am – 6pm
Friday 7am – 3pm
Saturday 7am - 7pm

To Contact Security Please call: 570-722-9563