

LAKE MEADE PROPERTY OWNERS ASSOCIATION

RULES AND REGULATIONS - as amended January 20, 2020

FOREWORD

Lake Meade Property Owners Association, Inc. is a private, non-profit "membership association" formed for the management, protection, and improvement of Lake Meade in the interest of the general membership. Every property owner is a member of the Association.

The Lake Meade Subdivision of Adams County, Pennsylvania is a tract of 1097.24 acres in Reading and Latimore Townships containing some 1,395 lots surrounding a 300-acre lake. The post office address is 4 Forrest Drive, East Berlin, PA 17316.

The rules and regulations contained in this booklet amplify the By-Laws of the Association and the Restrictions and Covenants of the deed. Your adherence to and assistance in enforcing these rules and regulations will help maintain a fine Association of which you can be proud.

This booklet is for your information. Please read and retain it for future reference.

TELEPHONE NUMBERS

Lake Meade:

Office..... (717) 259-9625
Gatehouse..... (717) 259-0823
Pool..... (717) 259-0490
Emergency-Fire & Ambulance.....911

I. GENERAL RULES OF LAKE MEADE

1. MEMBERSHIP and PRIVILEGE CARDS

- a. A Member is defined as the person(s) who is named in the recorded deed to the property.
- b. Membership Cards are available to members in good standing with the Association.
- c. Privilege Cards are issued to spouses not named in the recorded deed, parents and children of members in good standing and their spouses, unmarried grandchildren, and legal residents of Lake Meade, and entitles the holder to full use of facilities. Children or grandchildren who are under ten (10) years old do not receive Privilege Cards. This card entitles the holder to full use of facilities and also serves as a "pre-approved entry authorization" verified annually by Lake Meade members. When requesting Privilege Cards, members should take great care, as once issued, these cards are honored at the gate through March 31st of the following year and can only be cancelled by the member obtaining and destroying the card(s).
- d. Membership, Privilege Cards, and/or a current driver's license must accompany the issuant anytime they are engaged in the use of Lake Meade Common Owned facilities. An authorized representative of LMPOA may request any one of these cards.
- e. If Member Card or Privilege Card(s) is lost, a duplicate may be obtained from the LMPOA office for a \$5.00 fee per card.

2. STICKER TRANSPONDERS

- a. Sticker transponders are for use in the right (member) entrance lane.
- b. Members must show proof of state registration for every vehicle owned at their initial membership registration and thereafter with their annual dues payments or before May 1 each year, whichever comes first. Throughout the year, when vehicles are added to a membership, a new sticker transponder will be provided free-of-charge for the vehicle. If a vehicle is to be removed from a membership, the LMPOA administrative office must be notified, in order to update the membership information.

Enforcement Procedures for not registering all vehicles:

First offense: Warning Letter sent

Second offense: \$50 fine

Third offense: \$100 fine

Fourth and subsequent offenses: \$200 fine.

- c. A sticker transponder will be issued free-of-charge to each membership for all registered vehicles. Each sticker transponder is assigned to a specific license plate number. Installation of the sticker transponder is permanent and if it is removed it will destroy the sticker transponder and a replacement must be obtained from LMPOA. Replacement sticker transponders shall be obtained for a cost of \$25.00 each.
- d. In the event of a member's death, the named executor/executrix may obtain a sticker transponder if LMPOA is provided with a copy of the applicable power-of-attorney and vehicle registration.
- e. Sticker transponders will be deactivated when members are no longer owners of property or if declared to be members not in good standing. Sticker transponders will also be deactivated if a member reports a stolen vehicle, or upon a member's request.

3. GUESTS OF PROPERTY OWNERS

- a. Guests will be admitted to Lake Meade upon giving the gate employee the name and address of the person being visited. Guests may also be required to show a valid driver's license or any other pertinent information.
- b. From midnight to 6:00 A.M. gate employees are required to phone the property owner to verify that the property owner is expecting guests. If contact with the property owner cannot be made ADMITTANCE WILL BE DENIED.
- c. GUESTS MAY NOT BRING ANY TYPE OF BOAT NOR ANY UNLICENSED VEHICLE ONTO LAKE MEADE PROPERTY WITHOUT PRIOR APPROVAL FROM LMPOA.
- d. The member shall be responsible for any misconduct or violations of the Rules and Regulations by his or her guests.
- e. The submission of a guest list to the gatehouse will streamline the admittance process.

4. HOUSE GUESTS

- a. A House Guest Pass is available for member's house guests for a period of up to two weeks when the member cannot be with the guest for any reason.
- b. The member is fully responsible for the conduct of any guest for which the member has signed for a House Guest Pass.

- c. House Guest Passes will be issued upon completion of a Request for House Guest Pass at the LMPOA office. House guests must be ten (10) years of age or older. Only a LMPOA member may request a pass.
- d. The request form must be signed by the member in the LMPOA office or before a Notary Public and returned to the LMPOA office. A member is defined as a person whose name appears on the property deed.
- e. The House Guest Pass will be a different color than the current Privilege Card.
- f. House Guests with a valid House Guest Pass have all the privileges of any Privilege Card holder EXCEPT that admittance to the swimming pool will require payment of the current guest fee.
- g. A copy of the Request for House Guest Pass will be retained in the LMPOA office.

5. BAN ON LAWN FERTILIZER CONTAINING PHOSPHORUS

- a. Regulating the amount of nutrients and contaminants, specifically phosphorus contained in lawn fertilizer, entering the lake will improve and maintain lake and ground water quality.
- b. No person shall apply any lawn fertilizer within Lake Meade that is labeled as containing more than 0% phosphorus or other compound containing phosphorus, such as phosphate except:
 - 1. Newly established turf or lawn areas during the first growing season.
 - 2. Vegetable and flower gardens or application to trees or shrubs.
 - 3. Turf or lawn areas that soil tests, performed within the past three years by a qualified soil testing laboratory, that are confirmed as below the minimal required phosphorus levels for typical lawns. The lawn fertilizer application shall not contain an amount of phosphorus exceeding the amount and rate of application recommended in the soil test evaluation.
- c. No person shall apply lawn fertilizer containing phosphorus to any impervious surface including parking lots, roadways and sidewalks. If such application occurs, the fertilizer must be immediately contained and either legally applied to the turf or placed in an appropriate container.

II. LAKE MEADE ROADS AND STORMWATER MANAGEMENT

1. ROAD USE REGULATIONS

These regulations apply to all who use the roads owned and maintained by Lake Meade Property Owners Association, Inc. The word "vehicle" is defined to include all motor vehicles as defined under the Motor Vehicle Code of the Commonwealth of Pennsylvania, including but not limited to cars, trucks, transport carriers, vans, trailers, and other load-bearing equipment or machinery.

Lake Meade property owners are responsible for notifying their agents, employees, contractors, subcontractors, and materials suppliers regarding the weight limitation regulations listed below for all Lake Meade subdivision roads. The property owner shall be liable for any violation of the regulations.

- 1. **May 1 through February 15:** Vehicles are prohibited if their total weight exceeds 30 tons (60,000 pounds).

2. **February 16 through April 30:** Vehicles are prohibited if their total weight exceeds 20 tons (40,000 pounds).
 - Moving vans and trucks carrying stone, gravel, or topsoil shall not exceed a combined weight of 20 tons.
 - Trailers carrying earth-moving equipment are permitted.
 - If there is an early, dry Spring, it is at the discretion of the Roads and Stormwater Management Committee to raise the limit to 30 tons.

3. **January 1 through December 31:**
 - Fire, sludge, garbage, and fuel trucks are exempt from the above restrictions.
 - Operating cleated equipment on Lake Meade roads is prohibited at all times.

2. DRIVEWAYS, CULVERTS, AND ROAD RIGHT-OF-WAY SWALES

Residents are granted an easement in the road right-of-way for the purpose of installing a culvert under their driveway entry. (Culverts are used to direct water under roads and driveways.) The use of pipes by property owners as part of the stormwater management system, except for driveway culverts, is prohibited.

Every new, upgrade, or change of a driveway and/or swale within the road right-of-way requires a LMPOA Letter of Approval. The road right-of-way is defined as 35 feet on each side from the center of Lake Meade Drive, and 30 feet on each side from the center of all other Lake Meade roads.

Two inspections are required for the purposes of:

1. Examining existing culvert for any deficiencies prior to work being performed
2. Determining that the expected “normal” flow of water is maintained. Each request is considered on an individual basis, in conjunction with the following:
 - a. All driveways, including circular entries, into undeveloped and/or developed lots shall be no wider than eighteen (18) feet in the road right-of-way.
 - b. Culverts shall not exceed twenty (20) feet in length and be installed to prevent driveways from washing out.
 - c. Culvert material shall be one of the following: pre-cast, class 3 concrete; 14-gauge corrugated galvanized steel; corrugated polyethylene pipe with a smooth interior.
 - d. Culvert size and type (round or squashed) and invert elevation is recommended by the LMPOA building inspector and approved by the Roads and Stormwater Management Committee.
 - e. Final culvert and road right-of-way swale elevation shall be below the road surface elevation and sloped so that standing water does not collect in the swale. NOTE: Any regrading of the swale required by LMPOA due to the owner’s unauthorized alternation shall be completed at the expense of the owner.
 - f. Dual or circular driveways shall have a minimum of twenty (20) feet of swale between the ends of the culverts under each driveway entrance.
 - g. Paved driveways shall be “feathered” to create a smooth transition to meet the Lake Meade road surface.

- h. Stone driveways shall have six (6) inches of #3 stone minimum, to prevent mud from being deposited onto the road and to provide stability for the culvert.
- i. Culverts shall be clear of all debris. The dumping of grass cuttings, leaves, or other debris in road right-of-way swales is prohibited.
- j. Ornamental entries on road rights-of-way are allowed and are approved on an individual basis. The ornamental entry vertical rise shall be at least four (4) feet from the road edge and the height from the driveway base shall not exceed three (3) feet. LMPOA is not liable for any damage caused by road work, utility work, or snow removal.
- k. LMPOA has the authority to monitor and address the effects of natural erosion and silting in order to maintain an efficient community-wide drainage system.
- l. Persons (private or commercial) working within LMPOA road rights-of-way shall place or erect safety warning devices and/or provide a flag persons(s).
- m. Driving or parking of vehicles or equipment outside of driveways and within ten (10) feet of the edge of the roadway is prohibited.

3. STORMWATER SYSTEM

The Lake Meade stormwater system consists of a series of swales in the road rights-of-way, generally on the road side of properties, and, where necessary, in the easements between properties and along rear property boundaries.

LMPOA reserves a ten (10) foot wide easement along all road rights-of-way and a ten (10) foot easement along the side and rear lines of each and every lot for the purpose of installing, operating, and maintaining utility lines and mains thereon, together with the right to trim and/or cut or remove any trees and/or brush and the right to locate guy wires, braces, and anchors wherever necessary for the installation, operation or maintenance, together with the right to install, operate and maintain gas and water mains, sewer lines, culverts, and drainage swales, and other services and appurtenances thereto, for the convenience of the lot owners, reserving also the rights of ingress and egress to such areas for any of the purposes mentioned above.

The natural flow of water toward the lake is taken into consideration in all issues regarding maintenance of the stormwater system and is a guiding principle for Roads and Stormwater Management Committee decisions.

LMPOA RESPONSIBILITIES

1. LMPOA monitors the construction, reconstruction, repairing, and maintenance of the stormwater drainage system.
2. LMPOA monitors the regrading of any swale in the road right-of-way after disturbance due to effects of natural silting or erosion.
3. Prior to construction, the Roads and Stormwater Management Committee will review and approve modifications or new construction located within the road rights-of-way.
4. The Roads and Stormwater Management Committee will review and approve all culvert installation or replacement plans.

UTILITY COMPANY RESPONSIBILITIES

All utility companies shall be responsible to maintain, or restore in a timely manner, any modifications to the roads, rights-of-way, or easements including, but not limited to, location, installation, maintenance, relocation, or replacement activities for the following:

- a. Grinder overflow pipe
- b. Sewer/water pipe
- c. Valves for pipes
- d. Electrical/Communication lines

Note: All cuts in the road and road rights-of-way shall be returned as close to original condition as possible.

PROPERTY OWNERS RESPONSIBILITIES

1. Property owners shall not direct stormwater onto another property or direct water away from the natural flow process.
2. Property owners shall maintain all property line easements including, but not limited to, grass cutting, weed maintenance, and debris removal.
3. Any modification to the road rights-of-way (e.g. plants, trees, shrubs, bio-swale vegetation, etc.) or structures installed (e.g. driveways, entrances, etc.) shall first be submitted to LMPOA for approval.
4. Construction drawings shall first be submitted to LMPOA for approval prior to any modification or construction activities starting. The drawing(s) shall supply enough detail to clearly define any impact on stormwater management. The owner's request shall also specify the impact potential of stormwater management on adjacent properties and/or the rest of the community.
5. Impediments or diversions of the existing natural stormwater flow shall first be submitted to LMPOA for approval.
6. Any major earthmoving plans requiring the use of heavy equipment shall first be submitted to LMPOA for approval.
7. Any grading or other disturbance to the natural elevations shall first be submitted to LMPOA for approval and be conducted so as not to create a nuisance or water hazard to adjoining properties, and will consider existing topography and natural water flow from adjoining properties.
8. Water shall not be directed from any lot to abutting lots. If water must be diverted by swales or underground pipe to natural stormwater runoff areas, it must first be submitted to LMPOA for approval.
9. It is the responsibility of the property owner to notify all utility companies via PA One Call (8-1-1) prior to any earthmoving or digging activities.
10. In the event the required maintenance or removal of structures in the road right-of-way is not accomplished in a timely manner, the work performed by LMPOA and the expense thereof shall be the responsibility of the property owner.
11. In the event a plan submitted by a property owner is not approved by the Roads and Stormwater Management Committee, the owner has the right to appeal to the LMPOA Board of Directors.

NEW CONSTRUCTION OR REPLACEMENT

1. Erosion and sediment control plans shall be developed in accordance with the PA Department of Environmental Protection Regulations (Chapter 102).
2. Swales in the road right-of-way shall be engineered to assure proper stormwater flow from upgrade.
3. During construction and while the ground lacks stability, temporary stormwater measures shall be put in place (e.g. berms, straw bales, silt fences, silt socks, etc.) to prevent erosion in compliance with state and municipal regulations.
4. LMPOA may require that downspouts be directed to drainage swales.
5. Installation of structures or modifications to existing topography shall consider the natural flow of water from adjoining property. Water shall not be directed to an adjoining property but shall be diverted by swales or underground pipe to the natural stormwater runoff, as first approved by LMPOA.
6. Driveway culverts and swales shall be of sufficient size to permit adequate water drainage on both sides.
7. The culvert placement shall allow for the proper movement of stormwater from upgrade.
8. Road right-of-way swale structures may be granted final approval by LMPOA only after grading is complete and any required engineering standards have been met.

III. VEHICLE CONTROL

1. VEHICLES

- a. All motor vehicles must be state titled/registered and have a current license plate. If required by law, the motor vehicle must bear a current inspection sticker. The operator must hold a valid state operator's license and have a current insurance card with vehicle. Except as noted below, only motor vehicles/operators authorized to use state roadways may utilize Lake Meade roads.
- b. Traffic control signs are posted throughout Lake Meade. Members shall be subject to fines for speed and traffic control violations by the members, privilege card holders, and/or their guests. The speed limit on all roads in Lake Meade is 25 mph unless otherwise posted. Speed is detected by radar and/or other methods. Vehicle identification is by license plate number.

Violation	Fine
26-35 mph	\$75
36-45 mph	\$150
45+ mph	\$250
Failure to stop at a Stop Sign or to obey a Traffic Control Sign, passing another vehicle, or other reckless driving	\$75

- c. Passing another licensed vehicle on Lake Meade roads is prohibited.

- d. Unlicensed motor vehicles on Lake Meade property and Lake Meade roads are prohibited. The storage of unlicensed or inoperable motor vehicles on private property is governed by Article VIII, Section 1. A. of these Rules and Regulations.
- e. Mini-bikes, tri-sports, go-carts, and other motor driven conveyances (skateboards, scooters, etc.) are permitted on private property where permission has been given by the member.
- f. Skateboards, scooters, and rollerblading are prohibited on Lake Meade entrance and exit roads.
- g. All Terrain Vehicles (ATV's), golf carts, and snowmobiles may be run on the resident's property ONLY IF SAID OPERATION DOES NOT DISTURB THE NEIGHBORS. If a neighbor requests the operator to cease operation, the operator shall comply with the request and negotiate reasonable operation with the neighbor(s).

Additionally:

- ATV's, golf carts, snowmobiles, mules, and similar conveyances may be operated on Lake Meade roads only at the specific request of a fire department, police officer, or person of authority.
 - ATV's and snowmobiles may not be operated on Lake Meade roads, property, or recreation areas, nor in/on the lake or lake bed for recreational purposes.
 - ATV's may be used as a power machine for the purpose of snow removal, hauling, or towing on a resident's property and may be run on Lake Meade roads only for the purpose of traveling to a neighbor's property for the same purpose(s).
- h. Penalties for Vehicle Control violations c. through f. are in accordance with the enforcement procedures of Article X, in its entirety, of these Rules and Regulations. Each violation of any provision is counted as a separate offense.

2. SECURING PERIMETERS

Members whose lots border township roads are required to secure the perimeter of their property to prevent motor vehicles from entering Lake Meade. Properties without driveways that border township roads must be blocked by substantial fencing, trees, shrubs, large rocks, or a prominent ditch to discourage admittance. Properties with driveways leading to township roads must be secured and locked by a gate or chain/cable to prevent access when not in use by the member. The member is responsible for the actions of all who enter Lake Meade through their property on a defined access. Periodic inspection for compliance of border security measures employed by the member is the responsibility of Lake Meade management and may be delegated to Patrol, Maintenance, or a member of the Safety and Traffic Watch Committee.

IV. RECREATION AREAS and COMMON-OWNED GREEN SPACES

1. RECREATION AREAS

- a. Recreation and Lake Access Areas provide parking and general member access without crossing private property.
- b. Recreation and Lake Access Areas have specified purposes, such as the Sports Complex, boat docks, picnic tables, play equipment, etc.
- c. Recreation and Lake Access Areas are named and include signage about member-only use, etc.
- d. These Recreation Areas and Lake Access Areas are for the use of all members, privilege card holders, and their guests:
 - Catfish Cove Recreation and Lake Access Area
 - Walnut Cove Recreation and Lake Access Area

- Pheasant Cove Recreation and Lake Access Area
 - Pickett Cove and Lake Access Area
 - Blue Water Lee Recreation and Lake Access Area
 - Rock View Recreation and Lake Access Area
 - Mud Run Recreation and Lake Access Area
 - Shorewood Retreat Recreation and Lake Access Area
 - Longview Recreation and Lake Access Area
 - Sunset Knoll Recreation and Lake Access Area
 - Sports Complex
- e. Guests must be accompanied by a member or privilege card holder in order to use the Association facilities. Violators could be considered trespassers.
 - f. Members are responsible for the actions of their privilege card holders and guests.
 - g. Recreation and Lake Access Areas will be closed from 11:30 P.M. until dawn to parties and gatherings.
 - h. Motorized vehicles are prohibited except in parking areas.
 - i. Recreation and Lake Access Area parking lots are for the convenience of our members and their privilege card holders and guests when they are accessing the Recreation and Lake Access Area.
 - j. Dumpsters and trash cans are for use for recreational trash only. Trash is to be picked up before leaving the area, and all personal property is to be removed.
 - k. Littering, vandalism, loud and abusive language, and disorderly conduct are prohibited at all times.
 - l. Dogs must be on a leash and defecation must be cleaned up immediately.
 - m. Damaged equipment is to be reported to the office or gatehouse.
 - n. Picnic tables may not be removed from Recreation and Lake Access Areas.

2. COMMON-OWNED GREEN SPACES

- a. Lake Meade Common-Owned Green Spaces (“COGS”) are green spaces that belong to the property owners’ association, set aside from development and intended for aesthetic separation and limited recreational use.
- b. COGS are located throughout the community but have no member parking or road/driveway access.
- c. COGS are often located behind member private property with an easement as the only access for mowing, etc.
- d. COGS are mowed on a limited basis by contractors for LMPOA.
- e. NO personal property (including vehicles, boats, etc.), no structures, plantings or yard waste are permitted to be placed or kept in or on COGS property.
- f. Use of COGS is limited to aesthetic enjoyment and *temporary* recreational uses that do not disturb contiguous property owners or cause trespass on private property.
- g. Alternations to COGS are prohibited.
- h. While in a COGS, dogs must be on a leash, and feces must be cleaned up immediately.

V. LAKE, WATERCRAFT, AND WATER SAFETY

For the purposes of these regulations, all vessels, boats and watercraft shall be referred to as watercraft.

1. LAKE

- a. The lake will be marked with buoys at various locations.
- b. Waterfront property owners are required to properly riprap and maintain their shoreline at all times to prevent soil erosion into the lake. All riprap should be of suitable material, such as concrete, rock, heavy stone, etc. that is environmentally safe, particularly to aquatic life. Riprap must extend a minimum of twelve (12) inches above the normal high water mark and at least twelve (12) inches below the low water mark, or to the lake bottom. Periodic inspection for compliance and approval of riprap is the responsibility of the Lake Management Committee.
- c. The lake will be drawn down to 494 feet above sea level (lowered six feet) on November 1st in years ending with 5 and 0, and November 15th all other years. This level will be maintained by opening and closing of the dam valve. The valve may be opened after February 1st only by approval of the Board of Directors. Under special circumstances the above level may be modified by the Board of Directors.
- d. A fishing license is required for anyone over the age of 16 years old.

2. DOCKS and RACK SPACES

- a. Each membership is permitted to dock one power watercraft at LMPOA-owned docks.
- b. The total number of rack spaces per membership is limited to two.
- c. Docks, non-power watercraft rack spaces, and launches are for use only by property owners and their renters on a first come, first served basis.
- d. Dock slips and non-power rack spaces are seasonally reserved only after usage is reported and approved by the office.
- e. If watercraft is removed from a slip or rack space for maintenance or to be absent from a reserved position for a period of 7 days or more, the office must be notified. If a reserved position is vacated without notification for a period of 7 days, the slip or rack space will be considered empty and again available on a first come, first served basis.
- f. All watercraft must be removed from docks, rack spaces and launches by November 15 (November 1st in years ending in 5 and 0) and cannot be moored at docks or put in rack spaces and launches until March 1.
- g. All power watercraft moored at a dock must have a current state registration sticker and a current LMPOA sticker, with the exception of pedal boats which must only have a current LMPOA sticker (refer to m. "The slip closest to the shoreline at all docks except Sunset Knoll and the Marina is designated for pedal boats").
- h. No watercraft shall be moored in such a way as to occupy more than one slip (no cross tying).
- i. No carpet, tires, or any material is to be fastened to any dock, rack space or launch.
- j. All watercraft must have a current Lake Meade sticker by May 1st to utilize the Lake Meade water recreational activities and/or docking facilities, including rack spaces. Lot numbers must be identified on both sides of the watercraft. Failure to comply could result in fines and/or loss of LMPOA lake privileges. Enforcement procedures include:
 - First offense: Warning letter sent. Sticker must be in place within a week.
 - Second offense: \$50.00 fine. Sticker must be in place within a week.
 - Third offense: \$100.00 fine. Sticker must be in place within a week.
 - Fourth offense: \$200.00 fine and potential loss of lake privileges for three (3) years.
- k. All power watercraft must have current state license.

- l. No wake is permitted in dock areas.
- m. No wake is permitted inside buoys to shoreline.
- n. Damage and excessive wear to docks by watercraft of LMPOA members:
Defined as damage resulting from watercraft owner's negligence in securing the watercraft properly within the recreational area access slip.
 - Not having adequate bumpers
 - Not having adequate mooring lines to limit watercraft movement
 - Watercraft should have clearance on sides and bow area as to not create constant friction on dock structure (wood or synthetic)
 - Adding of unauthorized hardware to dock system is prohibited

The LMPOA office will be responsible to contact the watercraft owners with any concern as to dock damage caused by improper use of dock.

Watercraft owners failing to correct cause of excess dock wear due to negligence will be fined up to and including the actual cost of repairs and component replacement. Failure to pay fine and repair cost will result in loss of recreational area access slip privileges until the situation is corrected and fines and/or repair costs have been paid in full.

- o. The slip closest to the shoreline at all docks except Sunset Knoll and the Marina is designated for pedal boats.

3. WATERCRAFT & WATER SAFETY

Lake Meade adopted the Operating and Safety requirements as stated in the Pennsylvania Fish & Boat Commission Boating Handbook. These requirements, and those in section b., Water Safety, are enforced as Lake Meade regulations.

Law enforcement officers from the Pennsylvania Fish & Boat Commission will be on board Lake Meade's patrol boat and/or their own watercraft from time to time.

A. WATERCRAFT

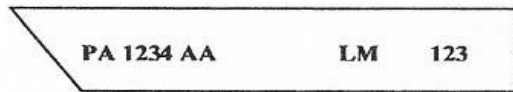
- a. Fraudulent application and use of power/non-power watercraft in Lake Meade will subject the offender(s) to fines. All identification stickers issued must be applied to the watercraft for which issued. Lake, Safety and Traffic Watch, and Recreation committees will randomly spot check for compliance.
- b. No houseboats, air boats, power racing boats, personal watercraft, kite boarding or parasailing will be permitted.
- c. Each voting member may have up to ten (10) watercraft, two of which may be powered. Renter and voting member watercraft combined may not exceed this limit.
- d. All watercraft must be registered by LMPOA office. This includes power boats, canoes, kayaks, row boats, pontoon boats, sailboats, pedal boats, and standup paddle boards (SUP's).
- e. Owner's lot number must be displayed on both sides of the watercraft to the rear extreme highest point (port and starboard near stern). Numerals same size as registration number (min. 3") required for ease of identity in event of accident or loose watercraft.

APPROVED LICENSE AND STICKER PLACEMENT
PLEASE REMOVE ALL OUTDATED AND EXPIRED STICKERS

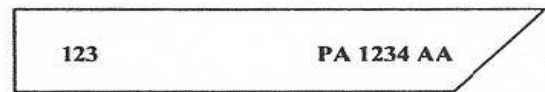
Lake Meade sticker on left side
in front of lot #

Lot # both sides
far rear

State license ONLY on front half
of boat (both side)



PORT SIDE



STARBOARD SIDE

B. Non-Power Watercraft

Lake Meade non-powered watercraft stickers must be obtained from the LMPOA office upon presentation of current Lake Meade membership or privilege card (if renter). Current Lake Meade sticker must be displayed on the left side of watercraft in front of the lot number (see previous diagram).

C. Power Watercraft

- a. Lake Meade power watercraft stickers must be obtained from the Lake Meade office upon presentation or completion of the following:
 - Current Lake Meade membership or privilege card (if renter).
 - Evidence of proper state registration in the name of the member (in good standing) or renter.
 - Current insurance liability certificate (minimum \$300,000)
 - Power watercraft not previously registered must pass a safety and compliance inspection by a member of the Lake Management Committee. Call LMPOA office for appointment information.
- b. Maximum Power Watercraft Lengths:
 - Tri-hulls, V-hulls, Flat Bottom, and Deck Boats with an outboard or an inboard/outboard engine, Inboard boats with a rear-mounted V-drive engine, and Jet-Drive boats will be limited in length to 20 feet 0 inches.
 - Inboard boats with a mid-mounted engine direct drive will be limited in length to 21 feet 0 inches.
 - Pontoon boats will be limited in length to 24 feet 0 inches.
- c. Determination of Power Watercraft Length:
 - Watercraft length overall is defined as the length from the forwardmost tip of the bow to the aftermost end of the stern of a vessel's construction. In no case shall a watercraft be allowed that cannot be completely contained in a box the length of which is no longer than the length allowed for that specific type of watercraft.
 - For watercraft other than pontoon boats, length overall shall not include bolted on ladders, bolted-on anchor roller(s), or bolted-on swim or transom platforms that are not an integral part of the hull structure.
 - For pontoon boats, length overall shall be measured from the forwardmost part of the front of the boat, which may be the tip of the pontoons or the deck (whichever projects out the farthest), to the aftermost end of the stern which may be the pontoons, the deck, or a non-bolted transom or motor mount. Bolted-on ladder(s), anchor

roller(s), bowsprits, pulpits, railings, swim platforms, and all other projection(s) shall not be included in the determination of length overall for pontoon boats.

- Watercraft length overall shall be determined foremost by reference to the boat manufacturer's published specification of overall length. The property owner shall present to LMPOA office personnel published, or otherwise sufficient, evidence of the manufacturer's published length overall measurement to establish compliance with the length limitation for each type of watercraft. If the property owner cannot produce sufficient evidence, to the satisfaction of LMPOA office personnel, of the manufacturer's published length overall, then the length of the watercraft shall be determined by actual measurement by an authorized Lake Meade boat inspector.
 - Actual measurement shall be made by dropping plumb lines from the forwardmost tip of the bow and the aftermost end of the stern in accordance with the criteria above. The distance between plumb lines shall be the watercraft length overall.
- d. All exhausts must be below water.
 - e. The registration card must be on board during operation.
 - f. Current Lake Meade sticker must be displayed on the left side of power watercraft in front of the lot number (see diagram).

D. WATER SAFETY

- a. All power watercraft must operate counterclockwise around the lake.
- b. Sailboats and non-power watercraft have right-of-way over power watercraft underway.
- c. Personal flotation devices (PFD-Type I, II, III, V) **are required for each person** on board and must be readily accessible. However, children 12 years of age and younger must wear an approved wearable PFD in any watercraft 20 feet or less in length including canoes and kayaks, and watercraft over 16 feet must also have a throwable PFD.
- d. Members are responsible for the actions of their guests. No guest may operate a property owner's watercraft unless a member or privilege card holder 16 years of age or older is aboard the watercraft.
- e. Sitting on seat backs, gunwales, or standing while operating at more than minimum swell height (no wake) speed is illegal and unsafe to passengers.
- f. A competent observer (other than the driver) must be on board when towing skier or skiers.
- g. No wake is permitted before 10:00 a.m. and no wake is permitted after published sunset times.
- h. All watercraft operating at night must have appropriate lighting and must maintain a slow speed so that the watercraft can be stopped within half the distance of visibility ahead.
- i. No wake zones are all areas between buoys and shoreline or any areas within 100 feet of shore. In these areas no wake is permitted. Skiers must follow these same rules except when starting up or dropping off.

- j. No hanging on buoys by swimmers. No watercraft is to be moored to buoys and no traps attached.
- k. Disposing of refuse, trash, rubbish, or debris, cans, bottles, etc. in the lake is littering and is absolutely prohibited.

ZEBRA MUSSELS (QUARANTINE PROCEDURE)

This regulation is to keep zebra mussels out of Lake Meade. It is the responsibility of every person entering Lake Meade to know about zebra mussels and to do their part in keeping zebra mussels out of the lake.

- a. All watercraft attempting to enter Lake Meade will require a 7-day quarantine OR have a Watercraft Re-Entry Pass (quarantine may still be required). Note: All forms will be available at the office or the gatehouse.
- b. If quarantine is required, the owner must complete the information section of the Watercraft Quarantine Worksheet. The gate employee will provide a lock and cable to secure the watercraft to its trailer (if applicable). The gate employee will then complete the "Entering" portion of the worksheet and enter name, address, and date in the log. The worksheet will be returned to the owner. The owner must provide dry storage (either **indoors**, under a **full tarp**, or by **contract with Mac's Marina Services, LLC**) for the **7-day period**.
The owner must also complete the checklist and certify that it has been completed. After 7 days the owner may return to the gatehouse with the watercraft and with the worksheet. The gate employee will check for proper certification and provide the means to unlock the watercraft. The owner is now able to put the watercraft into Lake Meade waters. If the worksheet has been lost, the process must start over from the beginning. An exception to quarantine could be granted, provided the owner can produce proof that the area to which they plan to travel and use their watercraft does not have a presence of zebra mussels. Any exception must be pre-arranged with the office; otherwise, the watercraft is subject to quarantine.
- c. Persons with a Watercraft Re-Entry Pass must enter the gatehouse with their pass and complete the information in the "RE-ENTERING LAKE" part of the form. The pass will be reviewed by the gate employee. If the certification is signed indicating that the watercraft has not been in water knowingly infested with zebra mussels, has not been in the Lower Susquehanna River near Delta Peach Bottom, and has not been more than 175 road miles from Lake Meade, the watercraft may enter or it will be subject to the 7-day quarantine as outlined in b. above. The gate employee will initial the pass. The pass will be kept in the gatehouse.
- d. Should an owner with watercraft in quarantine desire to move the watercraft from Lake Meade, the owner should take the watercraft to the gatehouse with the Watercraft Quarantine Worksheet and the gate employee will complete the "RELEASE" portion of the worksheet. No Watercraft Re-Entry Pass will be provided.
- e. Owners moving their watercraft from Lake Meade should stop at the gatehouse and complete the applicable portion of the Watercraft Re-Entry Pass. The gate employee will then note the date and time and initial the pass. The pass will be given to the watercraft owner. If the Watercraft Re-Entry Pass is lost, quarantine will be required.
- f. Vendors doing business at Lake Meade may go to or call the office for a Vendor Certification Form. The completed form may be mailed or delivered to the office. When signed by the authorized LMPOA administrator, the Certified Vendor Pass will be returned to the person submitting the request. The gate employee will allow the entry of a vendor with a Certified Vendor Pass.

- g. It is extremely important that each person entering Lake Meade make a conscious effort to prevent zebra mussels from entering Lake Meade waters. The entry of zebra mussels will seriously degrade the recreational value of Lake Meade properties.

VI. LAKE MEADE SWIMMING POOL

1. GENERAL

- a. The swimming season begins on Saturday of Memorial Day weekend and ends Labor Day.
- b. The swimming pool hours are as follows:
 - i. Monday through Friday 12:00 p.m. to 8:00 p.m.
 - ii. Saturday, Sunday, and Holidays 11:00 a.m. to 8:00 p.m.
 - iii. Last two weeks of the swimming pool season, the swimming pool will close at 7:30 p.m. due to earlier dusk. (This will apply to the last three weeks in years when the swimming pool season is 108 days long).
- c. The pool will be closed during bad weather or for unsafe conditions at the discretion of the pool manager.
- d. The pool staff is responsible for interpreting and enforcing the rules and regulations.
- e. Lifeguards and pool staff are authorized to expel from the swimming pool complex anyone who declines to obey lifeguards' instructions for the safety of others, or for their behavior. Parents/guardians should inform their children of the manager's and lifeguards' authority.
- f. The procedure for handling violations of the rules will be as follows: (same day)
 - i. Verbal warning to violator.
 - ii. Verbal warning to violator with actions noted and recorded.
 - iii. Verbal warning and ejection from the swimming pool complex – action noted and recorded. After three (3) daily ejections within the swimming pool season, a formal written notice will be given to the violator, and they will be suspended from using the pool areas for 10 days. In the case of children, the parent/guardian will receive the written notice.
 - iv. Repeat suspensions could result on the loss of the privilege to enter the swimming pool complex for the remainder of the season.

2. SWIMMING LESSONS

- a. Lessons will be available during a period of each season, if instructors are available.
- b. Expense of these lessons will be borne by the persons requesting the lessons.
- c. Arrangements for lessons should be made directly with the pool manager.

3. REGISTRATION

- a. All members, privilege card holders, and guests (including house guest card holders) will register in the pool registration book at the pool office counter. Full names and appropriate lot numbers are required. (NO EXCEPTIONS TO POOL REGISTRATION).
- b. Admission may be refused to anyone with skin abrasions, colds, coughs, inflamed eyes, infections and/or wearing bandages.

4. ADMITTANCE

- a. Membership and privilege cards will serve as identification and entitle the bearer of the card free admittance to the pool.
- b. Cards may be used only by the person whose name appears on the card.
- c. If a Member Card or Privilege Card is lost, refer to the LMPOA Rules and Regulations, General Rules of Lake Meade, 1. Membership and Privilege Cards, d.

- d. Guests 9 years of age or under and guests 60 years of age or over will be admitted free of charge.
- e. A guest over 9 years of age or a guest under 60 years of age without a membership or privilege card is a paying guest.

5. GUESTS

- a. Members are responsible for the conduct of their guests.
- b. A guest punch card or a daily guest pass is required in order to have guests accompany a member or privilege card holder (who is entitled to use the Association facilities) into the complex.
- c. House Guest card holders are required to use a guest punch card or a daily guest pass for entry into the pool complex.
- d. Guest punch cards are available at the LMPOA office or at the pool office and may only be purchased by a member or privilege card holder entitled to use the Association facilities.
- e. Guest punch cards contain 20 punches. Refunds will not be issued for unused portions of guest punch cards, but punch cards may be used for future seasons.
- f. Guests arriving after 5:00 p.m. will be charged one-half of the daily fee.

6. RULES AND REGULATIONS

- a. All persons shall use the pool and facilities at their own risk.
- b. LMPOA is not responsible for loss, theft, damage to personal items or property, or misbehavior of pool users.
- c. Patrons may enter the water ONLY when at least two lifeguards are at their stations.
- d. Lifeguards may, at their discretion, limit any activity in the pool complex to protect the safety of any and all patrons.
- e. Persons 18 years of age and over are responsible for their personal behavior.
- f. Parents/guardians of children under age 18 are responsible for their children's behavior.
- g. Children 9 years of age or under, regardless of swimming ability, must be directly supervised by someone who is 14 years of age or older.
- h. Regulation swimming suits are required (in the pool) at all times. Nothing can be worn that would scratch or damage the swimming pool surface.
- i. Pennsylvania state regulations require a soap shower before entering the swimming pool.
- j. Accidents or injuries must be reported to the lifeguards immediately.
- k. All children in diapers are required to wear waterproof pants over an existing swim diaper which is visible and suitably constructed to prevent fecal matter or urine from escaping into the swimming pool water.
- l. The lifeguards may clear the pool of all swimmers every hour for a minimum of 5 minutes for a safety check. When the lifeguards determine that the pool has been carefully checked for all safety issues, swimmers will be allowed back into the pool.
- m. Use of swimmies or lifejackets is permissible upon approval of the pool staff.
- n. Flotation devices that restrict visibility are not permitted.
- o. No furniture of any kind is permitted in any portion of the pool or the zero entry ramp.
- p. Unsanitary acts are prohibited.
- q. Running, pushing, wrestling or horseplay is prohibited.
- r. Indecent or destructive conduct or foul language will not be tolerated.
- s. Gum chewing is prohibited.
- t. Spitting and blowing of nose in pool is prohibited.

- u. Alcoholic beverages are prohibited.
- v. Glass, sharp objects, and breakable containers are prohibited.
- w. Open flames are prohibited.
- x. Pets are prohibited.
- y. The swimming pool complex, to include the fenced area and buildings, is designated smoke-free.
- z. Radios or audio players are not permitted unless they are used with headphones.
- aa. Picnic lunches are permitted.
- bb. The pool office phone is for emergency use only by LMPOA employees.
- cc. Only LMPOA employees are permitted in the pool office.

7. DIVING BOARDS

- a. Children under 13 years of age must demonstrate the ability to swim in 5 feet or deeper water and pass a diving area swim test administered by the lifeguards in order to use the diving boards.
- b. Children under 13 years of age who pass the diving area swim test must purchase and wear a wrist band in order to use the diving boards.
- c. All lines leading to the diving boards shall be single file.
- d. One person at a time is permitted on the diving boards.
- e. Divers must wait until the area is clear of swimmers before diving into the pool.

8. WATERSLIDE

- a. Children under 13 years of age must pass a test administered by the lifeguards to use the waterslide, as described here:
 - i. Maintain single file on the waterslide stairs and landings.
 - ii. Maintain one person at a time on the waterslide top platform.
 - iii. Only one person at a time is permitted down the waterslide (unless a child is held by an adult).
 - iv. Sliders must wait until the area at the bottom of the waterslide is clear of swimmers before sliding down the chute.
 - v. Swim unassisted to the ladder and climb the ladder independently.
- b. Children under 13 years of age who pass the waterslide swim test must purchase and wear a wrist band in order to use the waterslide.
- c. Entry into the pool from the waterslide is feet first.
- d. Standing on the end or hanging on the sides of the waterslide is prohibited.

VII. COMMUNITY CENTER

- 1. The building is available for any Lake Meade organization that has been approved by the Board of Directors. The Lake Meade Community Center will be made available on a “no-pay basis” with security deposit to all approved Lake Meade organizations, subject to scheduling on a first come, first served basis within capacity. The security deposit will be exempt if an appropriate “Liability Contract for Lake Meade Board Authorized Organizations” is completed. The organization must comply with Pennsylvania law and obtain all licenses pursuant to the scheduled activities. The community bulletin board will be made available to these organizations for notification purposes.

2. The building may be secured for private parties by a LMPOA property owner for a fee plus deposit. Established procedures for before and after events are posted in the building. Copies may be furnished, upon request, from the LMPOA office.

VIII. BUILDING REGULATIONS

1. The Building Regulations are published as a separate document and may be obtained at the LMPOA office. The procedures outlined in the Building Regulations are mandatory and in addition to the enforcement provision of the Regulations shall be enforceable under these Rules and Regulations and shall be incorporated herein by reference.

See Article II – Lake Meade Roads and Stormwater Management

IX. MISCELLANEOUS INFORMATION

The following is an excerpt from the LMPOA Amended and Restated Declaration of Protective Covenants, Restrictions and Easements, Article VII, Section D, 11-12: "Owners shall assure that their lots and homes are kept clean, properly maintained and with the grounds kept in an attractive condition in accordance with the Rules and Regulations. If an Owner fails to maintain a Lot properly, the Association can go on the Lot and do so. In that event, the Association will levy costs of maintenance against the Lot and the Owner."

1. COMMUNITY AND PROPERTY APPEARANCE

It shall be the responsibility of every owner to properly maintain their Lot. No Lot and/or structure shall be left in a state of neglect or used for the storage which causes a property to be unsightly, unsafe, or hazardous. The following conditions listed below are subject, but not limited to, enforcement procedures. Potential violations shall be addressed on a case by case basis.

A. Hazardous/Storage/Unsightly

- Structures with missing or damaged components.
- Driveway entries, mailboxes, fences, and play structures with damaged components.
- Improved Lots (lots with a house): Storage and/or parking of inoperable, unlicensed, or unregistered vehicles/machinery shall be in an enclosed structure.
- Unimproved Lots (no house on lot): Storage and/or parking of inoperable, unlicensed or unregistered vehicles/machinery is prohibited.
- Any vehicle, boat, or trailer which is damaged or in a state of neglect (unsecured or torn tarps, missing parts, surrounding vegetation overgrown higher than seven (7) inches, etc.) shall be repaired/maintained.
- Tires, parts, and accessories for vehicles shall be stored in a structure.
- Building materials, ungraded fill, and/or construction debris are prohibited unless they are being used for an approved project.
- Indoor appliances used or stored outdoors are prohibited, unless in an approved outdoor living area, e.g. outdoor kitchen.
- Burn barrels are prohibited.

B. Lawn and Landscaping

- Lawns or improved Lots must be maintained no higher than seven (7) inches.

NOTE: LMPOA or a LMPOA subcontractor may go on lots (improved and unimproved) to mow when grass and/or weeds exceed twelve (12) inches in height, and to trim when vegetation around buildings and walks becomes overgrown. The **owner** shall be responsible for the cost involved.

This section shall not apply to any Lot or any portion of any Lot where it is physically impossible to trim or cut the vegetation due to excess moisture in the soil. To be designated an excess moisture area, the property owner will apply to the Community and Property Appearance Committee and the area will be reviewed to confirm the inability to cut or trim the vegetation.

- Grass and vegetation around buildings, walks, bushes, trees, and driveways must be trimmed. Under no circumstance should bushes and trees obstruct the visibility of drivers at intersections or driveways.
- Barren areas or areas of erosion must be reseeded following State, County, and LMPOA regulations.
- Dead trees and limbs, both standing and fallen, piles of brush and/or plant clippings shall be removed.
- Piles of mulch, topsoil, gravel, stones, and bagged mulch in place for more than 30 days shall be removed.

C. Trash Pick-up

All litter, refuse, and waste must be promptly removed in accordance with Rules and Regulations, Article IX, Miscellaneous Information, Section 7.

D. Notification and Appeals

- a. Register a Concern:** To register a concern, a Community and Property Appearance Committee Member Concern Form must be completed, signed, and submitted to LMPOA or through the www.LakeMeade.org website. Documentation (dates, details, pictures, etc.) to validate the concern will be very helpful. Confirmation of the receipt of the concern will be acknowledged, and confidentiality will be maintained.
- b. On-site Review:** A majority of the committee will review and determine whether a violation has occurred. An on-site review will be conducted and discussed at the next meeting.
 - (1) No Violation Found:** If no violation can be verified, a letter will be sent to the complainant explaining the committee's decision. **At the next meeting**, the complainant may meet with the committee to discuss the findings.
 - (2) Violation Exists:** If a violation exists, the **owner** will be notified in writing with details to describe the violation **and will be invited to the next meeting to discuss**. The complainant will also be informed of the findings.
- c. Second On-site review:** Thirty (30) days after the first notification, a second on-site review will be conducted to verify whether a violation still exists.
 - i. Violation Corrected:** If a violation is corrected, the **owner's** efforts will be recognized and documented.

ii. **Violation Still Exists:** If a violation still exists, a second notification letter will be sent and the fine schedule will be implemented in accordance with the LMPOA Enforcement Policy as listed in the Rules and Regulations.

d. **Appeal:** The owner may appeal to the Board of Directors in accordance with the LMPOA Enforcement Policy.

E. Internal Process

The committee has developed the following “internal process” for handling complaints received.

- Property owner must complete a complaint form referencing a Lot, either through the office or on the web site. (Staff or committee members are not to accept verbal complaints.)
- Staff will provide the complaint to the committee members with only the information needed to review the complaint. Date, Lot number, address, statement of complaint.
- The committee will discuss at the next meeting for a majority committee decision. If there is a violation, a warning letter will be sent.
- If the owner has not resolved the issue in 30 days, staff will send a fine letter to the property owner.
- Prior to the meeting, staff or a member of CPAC will ask guest(s) if they are here to discuss a specific complaint regarding a letter they received. If so, the property owner will speak with the committee privately. After the discussion, the meeting is open for guests’ observation. At the beginning of a CPAC meeting, the chair will read a brief statement to all guests who wish to speak.
- The committee will not discuss a property in the presence of the owner.

2. SIGNS and ANNOUNCEMENT BOARDS

According to the “Amended and Restated Declaration of Protective Covenants, Restrictions and Easements for Lake Meade, A Planned Community, Article VII., Section D., 11: No signs are permitted except as allowed in the Association’s Rules and Regulations.”

No signs are permitted on LMPOA common-owned property. All signage (sign, not post) must be placed at least ten (10) feet from the edge of the road. This area is part of the road right-of-way. LMPOA will not be held responsible for any damage occurring to signage placed within the road right-of-way.

All hand-made signs are prohibited, except for members’ advertisement board.

References to announcement boards or boards refers to the three (3) announcement boards at the entrance.

1. SIGNAGE

a. Election:

Property owners or renters may display election signs on their lot not to exceed 18” x 24” associated with an official Adams County, Pennsylvania ballot. Signs may be posted not more than thirty (30) days before an election. Only one (1) sign per

candidate or ballot_item may be displayed. Signs are to be removed within one (1) day after a primary or general election or sooner if required by township ordinance.

b. Real Estate “For Sale” or “For Rent” Signs:

Property owners may display one (1) “For Sale” or “For Rent” sign on their lot per road front and lake front for a maximum of two (2) signs. Signs are not to exceed 24” x 36”. In addition, the sign is not to have more than two (2) riders not exceeding 6” x 24”. A “For Sale” sign is to be removed within one (1) day following the settlement of the property. A “For Rent” sign is to be removed within one (1) day following the signing of the rental agreement. Store-bought, pre-made signs are permitted.

Real Estate Open House:

An Open House sign is permitted solely on the property for sale, up to five (5) days in advance. The Open House sign must be removed immediately after the Open House concludes.

c. Trespassing and similar language signs:

“No Trespassing” signs may be displayed on properties if an application to the LMPOA office is accompanied by a police incident report of trespassing and a written statement regarding infractions from the property owner(s). “No Trespassing” signs are limited to one (1) year of display, or upon abatement of concerns, whichever occurs earlier. Upon approval, property owners may place no more than four (4) signs on an approved property not to exceed 12” x 18”. Authorization will be reported to the Board of Directors.

d. Other Signs – Not covered in a, b, or c above

Property owners or renters may display one (1) sign not to exceed 24” x 36” per property.

2. ANNOUNCEMENT BOARDS

References to announcement boards or boards refers to the three (3) announcement boards at the entrance.

a. Members’ Advertisement Board:

Members may advertise goods or services for sale using the classified bulletin board on the reverse side of the bulletin board located at the front entrance. The advertisement must be dated and be removed after 30 days. Advertisements must not exceed 8 ½” x 11”. Hand-made signs are permitted.

b. Events Board:

Only LMPOA events or announcements, registered organizations, or Lake Meade entities (LMPOA, NAFE32, LMMA) may advertise on the events board on a space available basis. Preference may be given to time sensitive announcements. Signs are not to exceed 36” x 45”. The signs shall not include sponsorship information.

Lake Meade Veterans:

Volunteer veteran's group may lower the entrance flag to half-staff in memory of veterans of our community. A sign may be posted at the events board with the name of the veteran and when the event is scheduled.

c. Portable Signs:

Portable signs, such as "sandwich boards", are permitted to advertise Lake Meade events of a registered organization and there is a member stationed in the entrance area so as not to impede traffic or parking.

3. SOLICITATION**a. Soliciting is defined as buying, selling or donating.**

A member-in-good-standing must apply for a permit from the LMPOA office five (5) business days prior to any solicitation activity. The permit will stipulate the period and place during which the soliciting is permitted and must accompany the responsible party at all times while engaged in solicitation activities.

b. Commercial solicitation is strictly prohibited.**c. Non-commercial solicitation may only occur at an area designated by LMPOA and shall not be conducted door to door.****d. A member-in-good-standing must be present if minors under the age of 18 years are engaging in the solicitation.****4. CANVASSING****a. Canvassing is defined as posing questions to obtain an opinion on a matter.****b. Canvassing is not soliciting; no donations may be asked (see definition of soliciting above).****c. Canvassers must be invited by and accompanied by a member-in-good-standing (must always carry member card when canvassing).****d. For safety reasons, alert the LMPOA office during normal business hours and prior to the canvassing.****e. Canvassing is restricted to the hours between 10:00 a.m. and 7:00 p.m. or dusk, whichever is sooner, 7 days a week.****3. PROPERTY SALES****a. All new owners must complete a Membership Registration Form and submit to the Executive Committee along with an Initiation Fee. It is the owner's responsibility to notify the office of proposed property sale and ensure new owner compliance with regulations.****b. Where the new owner is a corporation, partnership, trust, unincorporated association, or any business entity, said owner must designate one family who shall have the privileges and obligations of membership in this association.****c. Any transfer of property in Lake Meade subdivision, a subdivision of Adams County, Pennsylvania, recorded in the official records of the Office of the Recorder of Adams County**

where the grantees names are not exactly the same grantees on another deed to property in Lake Meade, including a trust, will be charged an Initiation Fee, to be effective October 18, 2010. The only exceptions will be when a new deed is executed solely for the purpose of:

- 1) Adding or removing the name of a spouse
- 2) Removing the names of one or more grantee
- 3) An existing member's purchase of additional property, as long as, no non-members are listed on the new deed.

4. OPEN HOUSE REGULATIONS

- a. Open Houses may be held for improved properties on Saturday and Sunday between the hours of 12:00 noon and 5:00 p.m. only.
- b. Five (5) days in advance of the open house and prior to scheduling, the realtor, owner, or agent must contact the LMPOA office in person or by phone (717-259-9625) during office hours (Monday through Friday, 8:00 a.m. to 4:00 p.m., except scheduled holidays) to obtain confirmation for an Open House. Confirmation of verbal or personal authorization will be in writing with a copy to the gatehouse.
- c. After a verbal (phone) or personal authorization is granted, the realtor or agent may place an Open House sign solely on the property for sale, up to five (5) days in advance. The Open House sign must be removed immediately after the Open House concludes.
- d. During the Open House there will be at least one realtor, agent, or member at the entrance parking lot to receive and escort clients to the property. When clients are being escorted to the property, the gate employee will direct all subsequent clients to the entrance parking lot to await the return of an escort. Realtors will be responsible for escorting their clients/potential buyers to and from the Open House. Clients must be escorted while in Lake Meade at all times. As a reminder, potential buyers are guests of the member who is ultimately responsible for any damages caused by these guests.

NOTE: Open Houses not handled as indicated above will be CANCELLED by the gate employee.

- e. Open Houses are a privilege to the realtor/agent, and as such, excessive abuses to the Rules and Regulations will result in the termination of Open House privileges to that agent.

5. RENTALS

- a. Property owners may rent property if they desire, but shall pay LMPOA an annual Rental Usage Fee in advance.
 - The property owner shall, in all events, be responsible for actions of any person to whom they rent.
- b. The owner (or realtor) must secure an Application for Rental Privileges from the LMPOA office.

- A completed rental application form together with a copy of the rental agreement between the property owner and renter must be submitted to the LMPOA office by the property owner (or realtor).
- c. The annual Rental Usage Fee for said rental is determined and set by the LMPOA Board of Directors before April 1st of each fiscal year.
- d. Rentals shall not be entitled to use the Association facilities until the annual Rental Usage Fee is paid and privilege cards are issued to them.
 - Issuance of privilege cards shall entitle the renter to specific rights and privileges as set forth by the Board of Directors, except the renter is not permitted to vote on matters of LMPOA, nor have the privilege of boats in the lake outside of those presently accorded to the property owner. (Rules and Regulations Section IV, Lake, Boats and Water Safety).
- e. A proration of the unused portion of the annual Rental Usage Fee will be permitted if LMPOA is notified in writing:
 - That the property will no longer be a rental property, or
 - That the property will be put on the market for sale, or
 - That the property will be empty and will not be a rental property during the succeeding twelve (12) months. Renting for a portion of a month will count as a full month.

Example: (a) If property is rented from April 1 though August 31, the Rental Usage Fee is the annual Rental Usage Fee/12 months x 5 months.

Example: (b) If property is rented from April 1 through August 15 (portion of a month), the Rental usage Fee is the annual Rental Usage Fee/12 x 5 months.
- f. If it becomes necessary for the property owner to rent again during the non-rental period, the Rental Usage Fee must be paid as though there was not a break in the rental of the property.
 - Any applicable prorated amount will be refunded upon receipt of:
 - The written notice
 - Boat stickers
 - Privilege cards
 - Transponders (must have current vehicles on record)
 - The refund will be available within 30 days after all the appropriate documents such as the written notice, boat stickers, and privilege cards have been received by the office.

Your attention is called to the following excerpt of the *Amended and Restated Declaration of Protective Covenants, Restrictions and Easements for Lake Meade, A Planned Community, paragraph 8, which provides that "Each Lot owner in Lake Meade subdivision ... shall comply with all rules and regulations from time to time promulgated by said Association", and to Article II, section 5 (d) of the By-Laws of LMPOA dated March, 2010.*

6. BOARD MEETINGS

The Board of Directors of LMPOA will meet on the third Monday of each month at 8:00 p.m. in the Community Center.

7. REFUSE COLLECTION/DISPOSAL/BURNING

- a. Property owners, whether permanent or seasonal residents, shall arrange for trash collection by the contracted vendor. Obtain the name and telephone number of the refuse vendor from the LMPOA office.
- b. All household trash must be placed per the guidelines from the contracted refuse vendor.
- c. In conjunction with Pennsylvania state law and Adams County regulations, no person(s) shall burn or permit to be burned any substances out-of-doors (including leaf and yard waste) on any residential lot or LMPOA recreational area except for cooking and recreational fires confined to a fire ring, fireplace, charcoal or gas grill, or other similar fireproof container.

8. DOG CONTROL

- a. No dog shall be suffered or allowed to run at-large on LMPOA streets or upon property of a person other than that of the owner, custodian, or keeper of such dog. All dogs, when off the owner's property, shall be on a leash.
- b. All concerns regarding barking dogs should be referred to your local township police.
- c. No member, custodian, or keeper shall allow any dog under his or her control to defile, defoul, corrupt, or otherwise desecrate any property of another.
- d. Dog owners who are reported and can be identified as violating the above restrictions or the Pennsylvania State Dog Act will be issued a warning in writing from the LMPOA office. Subsequent violations may result in the imposition of fine(s) against the member as provided in Article IX, "Enforcement", of these Rules and Regulations.
- e. Each violation of any of the above provisions shall constitute a separate offense.
- f. Situations which cannot be satisfactorily handled by LMPOA personnel or members, including strays from outside Lake Meade or unlicensed dogs, may be referred to the Adams County Dog Law Enforcement Officer for resolution.

9. DUCKS AND GEESE

Do not feed the ducks and geese.

10. EQUIPMENT STORAGE

It is the responsibility of the property owner to require their contractor working within the Lake Meade subdivision to remove all equipment as soon as the specific use of the equipment is no longer needed. If equipment has not been in use for at least seven (7) days, or appears to be stored and work is not in progress, the owner must require the contractor remove it until such time when work is to commence using the equipment.

X. ENFORCEMENT

All Rules and Regulations set forth herein shall be enforced by the Executive Committee of the Board of Directors of LMPOA or its designees. Their powers of enforcement shall include, but not necessarily be limited to, the power to impose a fine against any member not to exceed three hundred dollars (\$300.00) per violation. Fines levied and not paid within thirty (30) days shall be collectible as a charge due and owing LMPOA and may be the basis for legal suit. The actions of the Executive Committee in enforcing these rules shall be subject to the right of appeal by the member.

A. Notification

- 1. Action by Member:** The member will receive written notification from LMPOA by postal mail of any violation, which will describe the nature, date and time of the violation, the amount of the fine levied, and the location of the violation. If evidence of the violation is available, upon request, the member may review the evidence during normal business hours with a LMPOA representative. Members will have thirty (30) days from the date of the written notification to pay the fine and to request an appeal. **Note: The fine must be paid in full within thirty (30) days of a violation notification, even if an appeal is requested.***
- 2. Inaction by Member:** If no action is taken by the member within thirty (30) days of the date of the letter, the member will be notified that collection procedures will be initiated and that he/she will be considered a member not-in-good-standing according to the By-Laws.

*Due process for an appeal hearing will not be denied due to financial inability to pay.

B. Appeal

1. If the member requests an appeal, he/she will be notified of the date, place, and time for the hearing, which will be set within thirty (30) days of the request. The member will confirm his/her attendance at the hearing. Appeal hearings will only be rescheduled in case of an emergency.
2. If the member fails to appear at a scheduled appeal hearing, the violation will stand.
3. The appeal hearing shall be conducted by an Appeal Committee (the Committee) consisting of a quorum of the Board of Directors and the Manager or the Assistant Manager and may be accompanied by corroborating witnesses and/or legal representation. Evidence will be presented.
4. The member must be present at the appeal hearing and may be accompanied by witnesses and/or legal representation. LMPOA will present its case. A reasonable amount of time will be granted for the member to present his/her case and cross-examine any witnesses, with additional time for questions from the Committee.
5. Written notification of the decision by the Committee will be sent within ten (10) business days of the hearing.

6. If the Committee determines that the violation exists, fines unpaid after ten (10) business days of written notification of the final decision shall be subject to collection. LMPOA can exercise all rights under law to effect collection, including but not limited to, filing with the District Magistrate and foreclosure of automatic liens under the Pennsylvania Uniform Planned Community Act.
7. If the Committee determines to remove the violation, all monies paid in fines will be returned to the member within ten (10) business days of the date of the hearing.

AMENDED October 17, 1994 - Article VIII, Section 4.c.
AMENDED March 15, 1995 - Article IV, Section 2.
AMENDED July 17, 1995 - Article VIII, Section 10.
AMENDED December 18, 1995 - Article IX.
AMENDED February 19, 1996 - Article IV, Section 16.
AMENDED July 15, 1996 - Article IV, Section 15.
AMENDED August 19, 1996 - Article IV, Section 9.
AMENDED August 19, 1996 - Article IV, Section 2.
AMENDED March 17, 1997 - Article IV, Section 13.a.
AMENDED May 19, 1997 - Article VIII, Section 6.a., b., c., d., e., & f.
AMENDED June 16, 1997 - Article II, Section 2.
AMENDED September 15, 1997 - Article VIII, Section 11.
AMENDED September 15, 1997 - Article II, Section 1.f.
AMENDED November 17, 1997 - Article IV, Section 13.
AMENDED February 16, 1998 - Article I, Section 2., a., b., c.
AMENDED February 16, 1998 - Article I, Section 3.
AMENDED March 16, 1998 - Article II, Section e., (2).
AMENDED March 16, 1998 - Article IV, Lake, Boats, and Water Safety
AMENDED May 18, 1998 - Article III, Use of Access and Recreation Areas
AMENDED September 21, 1998 - Article IV, Boats, and Water Safety, 3.
AMENDED October 19, 1998 – Article V, Lake Meade Swimming Pool
AMENDED March 15, 1999 – Article IV, 2. Docks, c.
AMENDED August 16, 1999 – Article IV, Lake, Boats, and Water Safety, 3. Boat and Water Safety, r.
AMENDED October 18, 1999 – Article V, Lake Meade Swimming Pool, 7.r.
AMENDED November 15, 1999 – Article IX, Enforcement
AMENDED August 20, 2001 – Article VI, Community Center, 1.
AMENDED August 20, 2001 – Article VIII, Miscellaneous Information, 2. Property Beautification
AMENDED November 19, 2001 – Article VIII, Miscellaneous, 13. Equipment Storage
AMENDED November 19, 2001 – Article VI, Community Center
AMENDED May 20, 2002 – Article VIII, 2. Property Beautification, Process, 6
AMENDED September 16, 2002 – Article II, 1. Road Use Regulations, e. (5)
AMENDED October 21, 2002 – Article IV, 1. Lake, c.
AMENDED January 20, 2003 – Article VIII, 2. Property Beautification, Process, 7
AMENDED February 20, 2003 – Article IV, Boat and Water Safety, 3. Boat and Water Safety
AMENDED October 20, 2003 – Article VIII, Miscellaneous Information, 2. Property Beautification
AMENDED October 20, 2003 – Article V, Lake Meade Swimming Pool, 7. Rules and Regulations
AMENDED October 20, 2003 – Article I, General Rules of Lake Meade, 1. Membership Cards
AMENDED March 15, 2004 – Article I, General Rules of Lake Meade, 2. Bumper Stickers &
Transponders
AMENDED May 17, 2004 – Article V, Lake Meade Swimming Pool, 7. Rules and Regulations (y)
AMENDED July 19, 2004 – Article V, Lake Meade Swimming Pool, 7. Rules and Regulations (n)
AMENDED January 17, 2005 - Article VIII, Miscellaneous Information, 3. Signs
AMENDED April 18, 2005 - Article IV, Lake, Boats, and Water Safety, (3) Power Boats
(c) Determination of Applicable Boat Length
AMENDED August 15, 2005 - Article IV, Lake, Boats, and Water Safety, 4. Zebra Mussels (Quarantine
Procedure)
AMENDED October 17, 2005 - Article I, General Rules of Lake Meade, 4. House Guests

AMENDED December 19, 2005 – Article VIII, Miscellaneous Information, 14. Items For Sale
AMENDED January 16, 2006 – Article IX, Enforcement
AMENDED April 17, 2006 – Article II, Lake Meade Roads, 2. Vehicle Control
AMENDED November 20, 2006 – Article IV. Lake, Boats, and Water Safety, 2. Docks, 3. Boat & Water Safety
AMENDED December 18, 2006 – Clarification Article VII. Miscellaneous Information, 2. Property Beautification, Process 1., 9.
AMENDED August 20, 2007 – Article I. General Rules of Lake Meade, 5. Ban On Lawn Fertilizer Containing Phosphorus
AMENDED August 20, 2007 – Article II. Lake Meade Roads, 1. Road Use Regulations, b. February 16 through April 30.
AMENDED October 15, 2007 – Article IV. Lake, Boats, and Water Safety, 3. Boat and Water Safety, (3) Power Boats, (c.)
AMENDED October 15, 2007 – Article IV. Lake, Boats, and Water Safety, 2. Docks, I.
AMENDED July 28, 2008 – Article VIII. Miscellaneous Information, 6. Open House Regulations
AMENDED August 18, 2008 – Article VIII. Miscellaneous Information, 11. Dog Control, b.
AMENDED November 17, 2008 – Article VIII. Miscellaneous Information, 6. Open House Regulations, (a).
AMENDED April 20, 2009 – Article IV. Lake Boats & Water Safety, 4. Zebra Mussels (Quarantine Procedure) c.
AMENDED May 18, 2009 – Article VIII. Miscellaneous Information, 3. Political Signs
AMENDED May 18, 2009 – Article V. Lake Meade Swimming Pool, 7. Rules and Regulations, y.
AMENDED May 18, 2009 – Article VIII. Miscellaneous Information, 2. Property Beautification, Guidelines, 3.
AMENDED July 20, 2009 – Article VIII. Miscellaneous Information, 7. Rentals c.
AMENDED August 17, 2009 – Article IV. Lake, Boats, and Water Safety, 2. Docks, e. and h.
AMENDED September 21, 2009 – Article VIII. Miscellaneous Information, 11. Dog Control, d. removed
AMENDED August 16, 2010 – Article IV. Lake, Boats and Water Safety, 2. Docks, M.
AMENDED October 18, 2010 – Article VIII. Miscellaneous Information, 5. Property Sales, b. and c.
AMENDED November 15, 2010 – Article I. General Rules of Lake Meade, 3. Guests of Property Owners
AMENDED November 15, 2010 – Article VIII. Miscellaneous Information, 3. Signage and Advertisements (14. Items For Sales Removed)
AMENDED January 17, 2011 – Article I. General Rules of Lake Meade, 2. Transponders (Smart Passes)
AMENDED August 15, 2011 – Article I. General Rules of Lake Meade, 2. Transponders (Smart Passes), e.
AMENDED September 19, 2011 – Article VIII. Miscellaneous Information, 3. Signage and Advertisements, d. and f.
AMENDED November 21, 2011 – Article VIII. Miscellaneous Information, 6. Rentals
AMENDED February 20, 2012 – Article VIII. Miscellaneous Information, 2. Property Beautification, Process, 1., 4., 6.
AMENDED March 14, 2012 – Article II. Lake Meade Roads, 2. Vehicle Control, a.
AMENDED March 14, 2012 – Article V. Lake Meade Swimming Pool, 7. Rules and Regulations
AMENDED March 14, 2012 – Article VIII. Miscellaneous Information, 8. Board Meetings
AMENDED March 26, 2012 – Article II. Lake Meade Roads, 2. Vehicle Control, a.
AMENDED May 21, 2012 – Article VIII. Miscellaneous Information, 4. Property Sales, c.
AMENDED June 18, 2012 – Article VIII. Miscellaneous Information, 6. Rentals, a.

AMENDED October 15, 2012 – Article IV. Lake, Boats, and Water Safety, 4. Zebra Mussels (Quarantine Procedure)

AMENDED July 15, 2013 – Article IX. Enforcement, Violations/Appeals

AMENDED September 15, 2014 – Article II. Lake Meade Roads, 1. Road Use Regulations, 5. Road Right-of-Way, (2)

AMENDED April 20, 2015 – Article VIII, Miscellaneous Information, 9. Refuse Collection/Disposal/Burning, d.

AMENDED April 20, 2015 – Article I, 1. Membership Cards

AMENDED April 20, 2015 – Article I, 2. Transponders (Smart Passes)

AMENDED April 20, 2015 – Article I, 3. Guests of Property Owners

AMENDED April 20, 2015 – Article II, 2. Vehicle Control

AMENDED April 20, 2015 – Article II, 3. Securing Perimeters

AMENDED April 20, 2015 – Article VIII, Miscellaneous Information, 5. Open House Regulations, e. and e.

AMENDED October 19, 2015 – Article VIII, Miscellaneous Information, 4. Property Sales, c. 3

AMENDED November 16, 2015 – Article II, Roads, 2. Vehicle Control, b. 1 Fine Schedule

AMENDED March 16, 2016 – Article II, Roads, 2. Vehicle Control, Fine Schedule revised and delete (2) and (3)

AMENDED March 16, 2016 – Article IX, Enforcement

AMENDED May 16, 2016 – Article VIII, Miscellaneous Information, 1. Community and Property Appearance

AMENDED May 16, 2016 - Article III, Use of Recreation and Lake Access Areas; and added Lake Meade Common-Owned Green Space Areas

AMENDED May 16, 2016 – Article V, Lake Meade Swimming Pool, 1 through 9

AMENDED May 16, 2016 – Article VIII, Miscellaneous Information, 8. Refuse Collection/Disposal/Burning

AMENDED March 15, 2017 – Article VIII. MISCELLANEOUS INFORMATION, 2. Signage and Advertisements, Solicitation and Canvassing

AMENDED March 28, 2017 – Article VIII. MISCELLANEOUS INFORMATION, 2. Signage and Advertisements, Solicitation and Canvassing

AMENDED April 17, 2017 – Article II, Roads and Stormwater Management, 1. Road Use Regulations

AMENDED December 18, 2017 - Article V, Lake Meade Swimming Pool, 3. Private Swimming Parties - DELETE 3. Private Swimming Parties

AMENDED December 18, 2017 - Add the following to I. General Rules of Lake Meade – 1. Membership Cards: c. Membership, Privilege Cards, and/or a current driver’s license must accompany the issuant anytime they are engaged in the use of Lake Meade Common Owned facilities. An authorized representative of LMPOA may request any one of these cards.

THESE RULES AND REGULATIONS WERE RE-FORMATTED ON JANUARY 19, 2018.

AMENDED March 14, 2018 – Revise VI. Lake Meade Swimming Pool, 1. General, a. The swimming season begins on Saturday of Memorial Day weekend and ends Labor Day; AND b. The swimming pool hours are as follows: i. Monday through Friday 12:00 p.m. to 8:00 p.m.; ii. Saturday, Sunday, and Holidays 11:00 a.m. to 8:00 p.m.; iii. Last two weeks of the swimming pool season the swimming pool will close at 7:30 p.m. due to earlier dusk. (This will apply to the last three weeks in years when the swimming pool season is 108 days long); AND c. The pool will be closed during bad weather or for unsafe conditions at the discretion of the pool manager.

AMENDED March 14, 2018 – I. LAKE, WATERCRAFT, AND WATER SAFETY, all references of “boats” were changed to “watercraft”; all references to “racks” were changed to “rack spaces”; AND 3. WATERCRAFT & WATER SAFETY, c. Each voting member may have up to ten (10) watercraft, two of which can be powered. Renter and member watercraft combined may not exceed this limit; AND 3.d. All watercraft must be registered by LMPOA office. This includes power boats, canoes, kayaks, row boats, pontoon boats, sailboats, pedal boats, and standup paddle boards (SUP’s).

AMENDED June 18, 2018 – 1. General Rules of Lake Meade, 1. Membership and Privilege Cards, d. “If Member or Privilege Card(s) is lost, a duplicate may be obtained from the LMPOA office for a \$5.00 fee per card.” AND - VI. Lake Meade Swimming Pool, 4. Admittance, c. “If a Member Card or Privilege Card is lost, refer to the LMPOA Rules and Regulations, General Rules of Lake Meade, 1. Membership and Privilege Cards, d.”

AMENDED November 19, 2018 – Removed all references to using certified mail.

AMENDED February 18, 2019 – V. Lake, Watercraft and Water Safety, 3. Watercraft and Water Safety, C. Power Watercraft, c. Determination of Power Watercraft Length.

AMENDED February 18, 2019 – II, Lake Meade Roads and Stormwater Management, 2. Driveways, Culverts, and Road Right-of-Way Swales, 2. m. “Driving or parking of vehicles or equipment outside of driveways within ten (10) feet of the edge of the roadway is prohibited.”

AMENDED April 15, 2019 – V. Lake, Watercraft and Water Safety, 2. Docks and Rack Spaces, f. All *power* watercraft moored at a dock must have a current state registration sticker *and a current LMPOA sticker*, with the exception of pedal boats *which must only have a current LMPOA sticker* (refer to m. “The slip closest to the shoreline at all docks except Sunset Knoll and the Marina is designated for pedal boats”).

AMENDED June 17, 2019 – II. Lake Meade Roads and Stormwater Management, 2. Driveways, Culverts and Road Rights-of-Way Swales, m. Driving or parking of vehicles or equipment outside of driveways *and* within ten (10) feet of the edge of the roadway is prohibited.

AMENDED July 15, 2019 – I. General Rules of Lake Meade, 1. Membership and Privilege Cards, 1. A Member is defined as the person(s) who is named in the recorded deed to the property.

AMENDED August 19, 2019 – IX. Miscellaneous Information, 2. Signs and Announcement Boards, 1, 2, 3, 4

AMENDED SEPTEMBER 16, 2019 – IX. Miscellaneous Information, 2. Signs and Announcement Boards 1, 2

AMENDED OCTOBER 21, 2019 – V. Lake, Watercraft and Water Safety, 2. Docks and Rack Spaces, a. Each membership is permitted to dock one power watercraft at LMPOA-owned docks.

AMENDED NOVEMBER 18, 2019 – IX. Miscellaneous Information, 2. Signs and Announcement Boards, 1. B. Real Estate “For Sale” and “For Rent” and 4. Open House Regulations.

AMENDED JANUARY 20, 2020 – I. General Rules of Lake Meade, 2. Sticker Transponders, a.b.c.d.e