**MT. POCAHONTAS PROPERTY OWNERS ASSOCIATION (MPPOA)**

**RULES AND REGULATIONS**

## These rules are based on the Protective Covenant, which shall run with the land and are

thus enforceable in a court of law.

The following rules and regulations are approved by the Board of Directors to protect the

health, safety and welfare of all property owners. Any violations of these rules and

regulations would mean issuance of a citation and could result in a fine and/or a

suspension of privileges.

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### ARTICLE I

**MEMBERSHIP IDENTIFICATION**

## It is the policy of MPPOA to have all members, their guests and renters properly

identified. The reason for this is to control the use of our facilities and limit the use to

members in good standing along with their guests and renters. This will provide better

security and safety to persons using these facilities (in accordance with our By-Laws).

### ARTICLE II

**EMERGENCIES**

## Keep a list of Emergency numbers by your phone. Please note: The numbers listed may

have to be updated periodically and are provided here as a convenience only.

 State Police/Fire/Ambulance 911

 Animal Control Officer 570-325-4828

 Carbon Cty. Non-Emergency 1-800-452-1813

 Carbon Cty. Communications Center 570-325-9111

 Intrepid Detective Agency 570-455-1984 (0) for dispatch

### ARTICLE III

**SWIMMING POOL RULES**

1. The swimming pool shall be open to all association members in good

standing and their guests only when a lifeguard or attendant is present.

1. Admittance to pool will be open to members who have current membership

badges. Any child under 12 years of age must be with a parent or responsible

adult, who will have full responsibility for the child’s safety.

1. No food or beverages are allowed within the pool area. The picnic area is

provided for this purpose.

1. No wet bathing suits are permitted upstairs in the clubhouse.
2. No running or pushing allowed in the pool area.
3. No disturbing noises, loud radios, etc.
4. No conversations with lifeguards while they are on duty.
5. No diving at any time from sidewalls of pool.
6. All beach and deck chairs must be positioned so that the lifeguards have a

clear and unobstructed view at all times.

1. Obscene language is not permitted.
2. No water pistols or water pump guns allowed in pool area.
3. Members and guests are required to sign in, (full name and lot no.), and

wear a MPPOA badge.

 Violators of these rules will be subject to a fine $50.00+cost.

#### ARTICLE IV

**GUEST POLICY**

Control must be exercised in the use of the facilities:

1. Each guest must have a badge that has been issued to a member in good

standing.

1. Any member not in good standing shall not be permitted to be a guest of

another member.

1. A member or a member of their family over 16 years of agemust accompany all guests and invitees.

##### ARTICLE V

#####  RENTAL POLICY

## All members of the Association who rent their property either yearly or seasonally must complete a Landlord Registration Form, a Full-time or Part-time Tenant Registration Form before renting their property. A $550.00 yearly rental administration fee must be submitted to the MPPOA office by January 1st of each year or when the property joins the rental program. If the fee is not received than a **$1,000.00** fine will be assessed to the member. All required forms and fee(s) must be filled out completely and submitted prior to any renters entering MPPOA. Written Authorization is required for any changes to forms. MPPOA is a Private Community, all Property Owners/Renters/Tenants, etc. are required to read the Rules and Regulations. If you decide to remove your property(s) from the Rental Program, please contact the office to obtain a No Longer Renting Form. If at any time within the year you choose to return to the Rental Program, there will be an additional administrative fee of $50.00.

### ARTICLE VI

**MOTOR VEHICLE RULES**

1. Motorized vehicles – Any vehicle operated by a motor, including but not

limited to automobiles, trucks, motorcycles, golf carts and motorized bikes.

1. The SPEED LIMIT is 15 MPH on all roads in MT. POCAHONTAS.

Violators shall be subject to a fine $25.00+cost. Fines doubled for every 5 miles over

the posted limit.

1. All traffic signs posted by MPPOA are to be obeyed. $50.00+cost fine for first offense; $75.00+cost for second offense; $100.00+cost for third offense.
2. Written complaints of any noise disturbance can be made to the Security

Enforcement Officer or to the Directors. The owner will be given a written

notice of the complaint and may ask for a hearing, or may prove to

security what means have been taken to control the noise level of the

vehicle. Persons in violation of the noise regulation may be subject to a fine of $50.00

+cost for the first offense; $75.00+cost for second offense; $100.00+cost for third offense.

1. No camping or travel trailers are to be used on any lot at any time as a residence, either temporary or permanent. All vehicles must be registered and inspected per Pa state law when within the Mt Pocahontas community (including your property).

Violators will be subject to a fine of $100.00+cost for first offense; $150.00+cost for second offense; $250.00+cost for third offense.

1. No unregistered or uninspected motor vehicle may be on any property. Owners of unregistered vehicles or junk cars shall be subject to a fine per vehicle. $50.00+cost per vehicle .You will have 10 days to comply with this citation. AFTER the 10 days are up if you are still in non-compliance, you will be cited $25.00+cost per day up to $250.00+cost until you come into compliance.

1. On the street parking of vehicles is prohibited and subject to a fine per vehicle. $35.00+cost per vehicle for first offense; $50.00+cost per vehicle for second offense; $75.00+cost per vehicle for third offense.On the street parking or overnight parking of tractor trailers is prohibited and violators shall be subject to a $300.00+cost fine for the first offense; $500.00+cost for the second offense; $1000.00+cost for the third offense.
2. Effective midnight, 2/28/09, all ATVs, dirt bikes, snowmobiles, go-carts and off road vehicles are banned from all Mt. Pocahontas roads, common

areas and swamp areas. Exemptions to this ban may be granted for utilitarian use

 (business or humanitarian) with prior approval from the Bd. of Directors.

 Violators of this ban will be subject to fines of $300.00+cost for first offense; $500

 +cost second offense; $1000.00+cost for third offense. This does not effect owners

 use on his/her private property.

10. Snow must not be shoveled or plowed onto any roadway during or after a snowstorm.

 Fines will be issued for creating a roadway hazard. Nor is it allowed for any vehicle

 to be parked in such a way that any part of the vehicle extends past the driveway.

 Violators of this rule will be subject to a fine of $50.00+cost for first offense; $75.00

 +cost second offense; $100.00+cost for third offense.

11. Non-Compliance: If Security attempts to stop you for any reason and you ignore the

 flashing Amber lights you will receive a fine of $150+cost for the first offense, $200

 +cost for the second offense and $250+cost for the third and subsequent violations. Must show ID when asked, violators are subject to the above fines.

###### ARTICLE VI (1)

###### RULES FOR GOLF CARTS

Golf Carts are allowed to be driven on MPPOA property.

.The following regulations MUST be followed:

• Must be a Member in Good Standing.

• All State Laws MUST be followed. It is your responsibility to know them.

• Registration Fee: $40.00 for the first year to receive the flag and flag holder. $30.00 for the subsequent years to get the new color of the year flag.

• Proof of Liability Insurance must be provided, maintained and carried with vehicle at all times. Owners of golf carts are responsible for all Fines issued and take responsibility for all liability.

• Speed Limit: 15 mph.

• Age: 12-17 yr. old must be accompanied by an adult. The parent or guardian of a minor, less than 18 yrs. of age, must accept and sign a mandatory Acceptance of Responsibility Form. No minor may drive a golf cart after dark.

• No more passengers than the seats provided may ride in the golf cart.

• Golf carts must maintain satisfactory headlights and taillights.

• Must Park golf carts in designated parking areas when on the common grounds.

•Violators are subject to fines from $100.00+cost to $1,000.00 cost and

/or will be banned from Mt.Pocahontas community roads.

###### ARTICLE VII

**RULES FOR PETS**

1. All dogs must have a current license in Pennsylvania at six months of age

 and every year thereafter. A fine $25.00+cost will be issued for pets with no license.

 Please also provide the MPPOA office a list of your animals that reside in your

residence.  This will help if your animal becomes lost.

1. All dogs and catsmust have a current rabies inoculation.
2. All dogs must be confined to the owner’s property, or walked on a leash. Violators

 will be subject to a fine $25.00+cost.

 4. No pets will be allowed in the picnic area, common areas, or any place designated

 as recreational. Violators will be subject to a fine $25.00+cost.

5. The pet owner or custodian is responsible for any damage or injury caused

 by a pet owned or kept in Mt. Pocahontas. Violators will be subject to a fine $50.00

 +cost.

6. No animals, livestock or poultry of any kind shall be raised, bred or kept

 on any lot, except that a dog, cat or other household pet may be kept provided

 they are not kept, bred or maintained for any commercial purpose. Violators will

 subject to a fine $50.00+cost.

7. Owning, possessing, harboring, or controlling any dog or animal, which

makes noise continuously and/or incessantly for a period of ten (10) minutes or makes such noise intermittently for thirty (30) minutes or more to the disturbance of the peace of any person any time of the day or night regardless of whether the animal is physically situated in or upon private property is prohibited.

All violators will be subject to a $50.00+cost fine.

1. 8. It shall also be the duty of the pet owner or custodian to pick up and remove in

 it’s entirety, any excrement from said animal from MPPOA roads, amenities

 and other member’s private property. Violators of pet regulations shall be

 subject to a fine of $25.00+cost for first offense; $50.00+cost for second offense;

 $100.00+cost for third offense.

**ARTICLE VIII**

**FIREARMS**

1. No hunting is allowed in Mt. Pocahontas. There is to be no discharge of any firearms in Mt. Pocahontas. All members and their guests are subject to the PA State Constitution and Uniform Firearms Regulations. We are obliged to know these laws and all PA State Laws and are not exempt from them. Violators will be subject to a fine of $250.00+cost.

#### ARTICLE IX

#### FIREWORKS

1. Fireworks of any and all types, including sparklers, smoke bombs, etc., are prohibited within the boundaries of Mt. Pocahontas. This rule is enacted due to the high probability of resulting brush fires. Violators will be subject to a fine of $100.00+cost. There will be zero tolerance for violators of this rule.

**ARTICLE X**

**HEALTH AND SANITATION**

1. No lot or other area within the boundaries of MPPOA shall be used as a

dumping ground. Anyone found dumping or leaving trash or garbage or

littering shall be subject to fines $300.00+cost for first offense; $400.00+cost for second offense; $500.00+cost for third offense. There will be zero tolerance for violators of this rule.

1. Trash, garbage, etc., shall be disposed of by removal to the township transfer station

on Route 903 on Mondays, Wednesdays, Saturdays, and Sundays unless the

property owner has contracted a professional sanitation company for waste

removal.

1. Trash or garbage may only be stored on a lot between collections or

dumping days, and while stored must be kept in a container with a lid,

secure from being knocked over and spilled by animals or vehicles**.** Homeowners are responsible for clean-up and subject to fines.

###### ARTICLE XI

 **OUTSIDE BURNING**

YOU MUST CALL THE CARBON COUNTY COMMUNICATIONS CENTER PRIOR TO ANY OUTSIDE BURNING. (SEE ARTICLE II FOR PHONE NUMBER).

Leaves and twigs are the only material that may be burned in compliance with Penn Forest Township Ordinance No. 08-05 dated October 6, 2008, Section 3.

**Anyone found burning outside during a burn ban or burning material other than leaves or twigs shall be subject to a $500.00+cost fine**.

### ARTICLE XII

**PUBLIC ORDER AND DECENCY**

1. Persons are prohibited from engaging in any act or undertaking which

 unreasonably disturbs or harasses or alarms any member or person within the

MPPOA community.

1. A person is guilty of disorderly conduct if, with intent to cause public

inconvenience, annoyance or alarm, or recklessly creating a risk thereof,

he/she:

1. engages in fighting or threatening, or in violent or tumultuous.

behavior.

1. makes unreasonable noise.
2. uses obscene language or makes obscene gesture.
3. creates a hazardous or physically offensive condition by any act,

which serves no legitimate purpose of the actor.

1. Any person who creates any condition (loud, boisterous activity, excessive

volume, etc.) shall be guilty of public nuisance when such activity interferes

with another person’s right to peace, or is capable of interfering with another

person’s right to peace.

Any person who erects, sets up, establishes, maintains, keeps or continues, or causes to

be erected; set-up, established, maintained, kept or continued, any condition (loud,

boisterous activity, excessive volume, etc.) shall be guilty of a nuisance when such

activity interferes with another person’s right to peace, or is capable of interfering with

another person’s right to peace. With respect to noise, same is a public nuisance if it continues and/or is incessant for a period of ten (10) minutes or makes such noise intermittently for one-half (1/2) hour or more to the disturbance of any person at any time of the day or night regardless of whether the noise is emanating in, from or upon private property. Malfunction of car and home alarm systems also constitutes this policy. Violators of our public order, nuisance and decency regulations shall be subject to fines from $50.00+cost to $100.00+cost.

1. No solicitation is permitted within the MPPOA community.

\***DEFINITION** – As used in this section the word “public” means affecting or likely to affect

persons in a place to which the general membership or a substantial group has access; among the

places included are all common areas, as defined in the By-Laws, including by way of

explanation and not limitation, roadways, parking lots, pool and pool areas, parks, clubhouse, library, tennis and basketball courts, or any premises which are open to the membership, tor a substantial group has access.

### ARTICLE XIII

**VIOLATIONS AND PENALTIES**

## Any violation of these rules could result in a Citation being issued. Citations may be appealed to the appeals committee. This committee will either uphold the citation, accept the appeal or accept mitigating circumstances and give a warning.

Security enforcement officers shall have the authority to stop all violators and enforce the rules and regulations of this Association.

### ARTICLE XIV

**SIGNS**

All homeowners within the jurisdiction of the Mt. Pocahontas Property Owners’ Association

shall comply with Penn Forest Township Ordinance #2003-03 dated November 10, 2003,

which requires the proper posting of new house addresses within fifteen (15) days of

## notification. There will be a $50.00+cost fine for non-compliance. A copy of said ordinance is available to all homeowners at the Penn Forest Township Building located on Rte. 903. Failure to comply with the ordinance may subject homeowners to a fine up to $600 from Penn Forest Township.

**All Citations issued are fines plus fees**

**And**

**Subjected to 15 day increments.**

REVISED: JANUARY 1, 2024