



**RULES
AND
REGULATIONS**

**Including Amendments
and/or Revisions through
April 2026**

**Changes on pages
5,9,10,11,12,13,15,16,17,19,21,23,25,29,31&34**

I. DEFINITIONS 2/23

The following terms and phrases shall be defined as follows, unless the context clearly indicates otherwise:

1.1 "**Association**" means the Lake Adventure Community Association, Inc., also referred to as LACA, a Pennsylvania not-for-profit corporation.

1.2 "**Board**" means the Board of Directors of the Association elected pursuant to provisions hereof and the By-laws.

1.3 "**By-laws**" means the By-laws of the Association.

1.4 "**Campsite**" means any numbered Lot in the community designated on a Plat to be used in accordance herewith for camping purposes.

1.5 "**Committee**" means any group (composed of LACA members in good standing) appointed and/or approved by the Board of Directors, authorized to perform specific advisory duties for the benefit of the Board of Directors.

1.6 "**Common Area**" means any and all real property designated as such on a Plat and all real property acquired by the Association, or otherwise, together, in each instance, with all improvements which may be at any time constructed thereon, including, but not limited to Roads, Utility Facilities, recreational and community facilities, lakes and parks.

1.7 "**Declaration**" means the First Amended and Restated Declaration of Restrictions, Covenants, etc., dated January 1, 1997, as the same may be amended or supplemented from time to time.

1.8 "**Development**" means all the real property comprising LAKE ADVENTURE, as shown on the Plats recorded by Lake Adventure Inc. in the Recorder's Office and identified thereon as Plat Maps of Lake Adventure, including any real property annexed thereto as provided herein.

1.8a "**Designee**" a person who has been officially chosen to do or be something i.e. Compliance Officer

1.9 **"Household"** means one or more persons, each related to the other by blood, marriage or legal adoption, or a group of not more than three (3) adult persons, not so related, who, in each instance, regularly and customarily reside together in the same house or home as a principal residence.

1.10 **"Improvement"** means any building, structure, outbuilding, including storage sheds and garages, streets, roads, driveways, parking areas, fences, retaining or other walls, decks, platforms, piers, patios, hedges, poles, antennae and any other structure, alteration to, or decoration of, real property of any type or kind. It shall also include skirting, landscaping, lighting and the alterations or reconstruction of the recreational vehicle.

1.11 **"Lot"** means any numbered, named or lettered tract of real property with such boundaries as are shown on a Plat within the development.

1.12 **"Owner"** means any person, or persons, who hold(s) fee simple title to any Campsite.

1.13 **"Permit"** means an application for any site "Improvement", recreational vehicle placement, or any other required situation. The property owner must obtain and return the completed form to the LACA Administration Office during regular business hours. A fee may be required.

1.14 **"Utility Facilities"** means all property, real, personal or mixed acquired or constructed by the Association and used or useful in connection with providing water supply service, sanitary sewage collection and disposal service and electric service to Campsites within the Development or providing such other services as shall be determined by the Association to be useful or necessary to Campsites or the Development.

II. RECREATIONAL VEHICLES AND TENTS

DEFINITIONS:

2.1 **"Recreational Vehicle"**, ("**RV**") means a vehicular type of unit initially designed and factory-manufactured as temporary living quarters for recreational, camping, or travel use (and licensed or permitted to travel on state highways by the Commonwealth of Pennsylvania), which either has its own motor power or is mounted on or drawn by another motor vehicle. Recreational Vehicles shall include:

(a) **Travel Trailer:** a vehicular unit, mounted on wheels, of such size or weight as not to require special highway movement permits when drawn by a motor vehicle, initially designed and constructed to provide temporary living quarters for recreational, camping, or travel use.

(b) **Park Model:** A vehicular unit, mounted on wheels, of such size or weight as to require a special highway movement permit when drawn by a motorized vehicle designed and constructed to provide temporary living quarters for recreational, camping or travel use and of a size no more than four hundred (400) square feet. **(AMENDED 10/2006)**

(c) **Truck Camper:** a portable unit initially designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreational camping or travel use.

(d) **Motor Home:** a vehicular unit built on a self-propelled motor vehicle chassis, initially designed to provide temporary living quarters for recreational, camping or travel use.

(e) **Camping Trailer (Pop-up):** a vehicular unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the campsite and designed to provide temporary living quarters for recreational, camping or travel use.

(f) **Other:** such other temporary living unit, vehicular or otherwise, as shall be approved by the Board. No Self-Made RV's permitted (converted busses, vans, trailers) All incoming RV's are subject to approval by Lake Adventure board or designee.

2.2 **Tent:** a movable shelter made of canvas or other similar new materials, supported by a pole or poles and designed and manufactured to provide temporary living

quarters for recreational and camping use.

III. RECREATIONAL VEHICLES, TENT PLACEMENT AND IMPROVEMENT RESTRICTIONS

3.1 The following restrictions shall be applicable to all campsites within the community and all campsite Owners and each Owner covenants to observe and perform the same.

(a) No improvement or any mobile home designed for permanent occupancy may be erected or placed on any campsite. All Recreational Vehicles in the Development shall be always maintained in a transportable condition.

- Examples:
- 1) removal of tires is prohibited
 - 2) trailer hitches must remain as per manufacturer's specifications
 - 3) trailer hitch can be removed but must remain under the trailer

(b) No Campsite shall be the primary and principal residence of the Owner, or any other occupant thereof, it being the express intention of the Association that each Campsite be used and occupied only for camping and recreational purposes by a Household. The campsite shall not be used as the basis for establishing residency for voting, driver's license, attendance at local schools, filing state and local tax returns or other similar uses. (see fine schedule)

The Association has the authority to request from any property owner, guest or renter proof of primary/permanent residency.

(c) Any Owner may be required to remove a Recreational Vehicle for a period of 24 hours, for health and safety purposes only, unless such Owner can establish a prior removal within the immediately preceding 12 months.

The decision for such removal lies solely with the Board of Directors.

(d) All improvements constructed or placed on any Campsite, or any Platform or Recreational Vehicle placed on any Campsite shall first have the written approval of the Board or its designee. Such approval shall be granted only after a written application has been made to the Association in the manner and form prescribed by it. The application to be accompanied by plans and specifications, where applicable, shall indicate the location of all Improvements proposed, the color and composition of all exterior materials to be used, proposed landscaping, and any other information which the

Association may require.

(e) Any contractor performing any type of work inside Lake Adventure must supply the Lake Adventure Community Association with a certificate of insurance for all work undertaken, as well as Workers Compensation insurance.

3.2 **Permits:** a **placement permit** for recreational vehicles, screen house, **gazebo and** platforms must be obtained from the Association and the Township. Needs to be approved prior to placement, showing the exact setbacks adhered to during placement of the recreational vehicle or platform. Placements are done between 9am to 12pm **(amended 4/18/2026 BOD)**. The permit shall also contain the make, model number, size and VIN or serial number of the RV. **In the event that a gazebo is placed directly on the ground, a placement permit must be obtained showing the exact setbacks adhered to during the placement process. (Approved 3/19/05)**

Fee: There will be a Trailer Placement Permit fee, as designated by the Board, for each trailer delivered and/or relocated. This fee will be to help defray the cost associated with the Campsite Compliance Officer who has the responsibility of verifying that all placements are in accordance with their respective Trailer Placement Permits.

Delivery: Trailer delivery is restricted to the following days only: Tuesdays, Wednesdays, and Thursdays between 9am-12pm by appointment only, after the approval of the placement permit as explained above and further subject to Property Manager/Compliance Officer approval. The Compliance Officer/Manager must be present and is responsible for ensuring proper placement as shown on the Trailer Placement Permit. **(amended 4/18/2026 BOD)**

3.3 **Placement:** All improvements must conform to the setback restrictions noted below. The individual site Owner shall be responsible for the continuing conformance to setback and easement requirements upon completion and final approval of the Association.

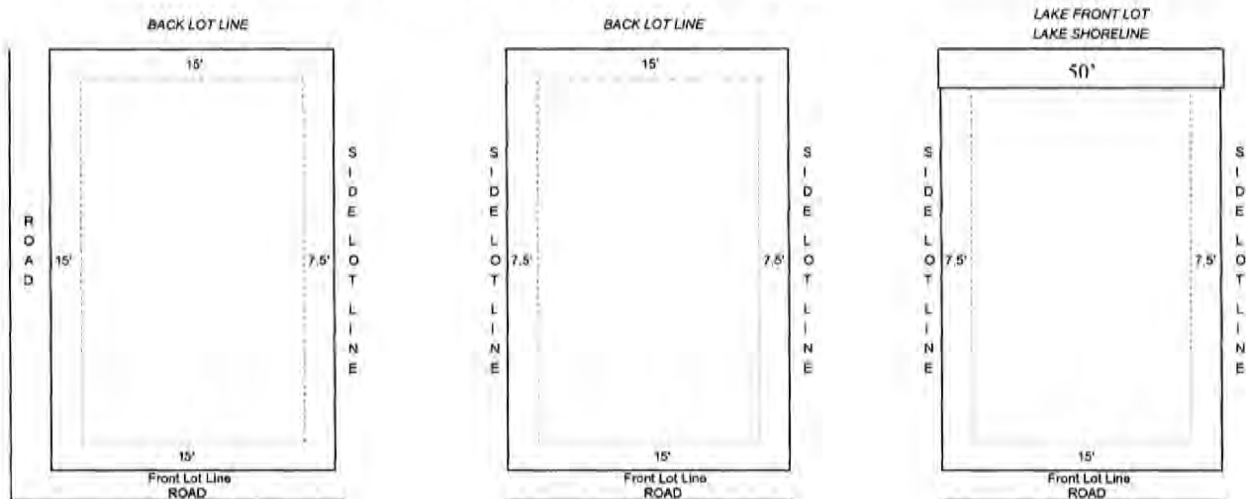
Any subsequent replacement or movement of same shall require a new approved permit.

(a) **Setback Requirements:** each Recreational Vehicle, Platform or Gazebo located directly on the ground placed upon a Campsite shall be at least:

- (1) 15 feet from the front Lot line or road(s) line(s).
- (2) 15 feet from the back Lot line.
- (3) 7-1/2 feet from side Lot lines; and
- (4) 50 feet from the shoreline of any body of water, using, in the case of a lake, the line resulting upon normal lake elevation.

- (5) No new incoming trailers, or their tip outs, may be placed over existing utilities. (8/2006 BOD) In the case of Recreational Vehicles, each of said setbacks shall be measured from the edge of the tip-out/slide-outs.

(b) **SETBACK REQUIREMENTS - EXAMPLES**



Easements: The following easements over each campsite and the right to ingress and egress to the extent reasonably necessary to exercise such easements are reserved for the Board of Directors or its designee. The individual property owner shall be responsible for conforming to the following easement requirements.

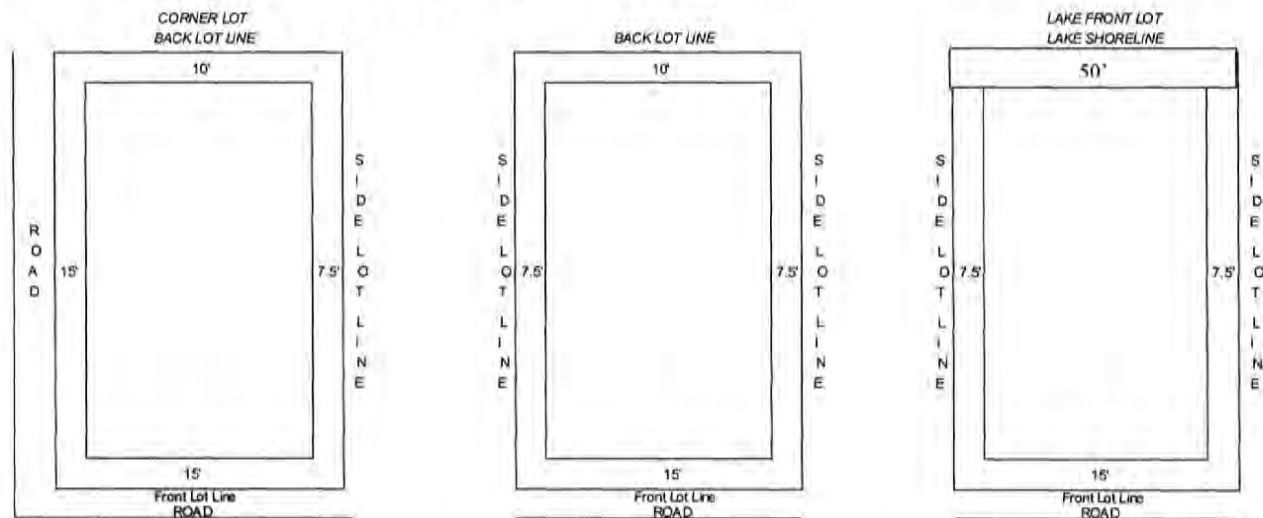
(1) A **7-1/2 foot** wide strip running along the inside of each **side Lot line**, a **15 foot** wide strip running along the inside of the **rear Lot lines** and a **15 foot** wide strip running along the inside of the **front Lot lines** of each Campsite for the purpose of construction, installation, operation and maintenance of drainage courses, culverts, etc., and Utility facilities, including telephone, radio and TV transmission lines, if any, and including the accessory right to locate guy wires, braces or anchors, or to cut, trim or remove trees, shrubs or plantings wherever necessary.

(2) A **50-foot-wide** strip running along the inside of all Campsite lines coincident with the shorelines of any lake or water course in the Development for the purpose of shoreline maintenance and public access.

(3) A **15-foot-wide** easement running along the inside of all Campsite lines coincides

(parallel) with Road right-of-way lines for the purpose of cutting, filling, drainage and maintenance of slopes and drainage courses.

EASEMENT REQUIREMENTS – EXAMPLES



- (4) When property lines are questioned by the Owner, the Owner is responsible for establishing the corners of the property by a professional survey and shall bear all the cost of this survey.
- (5) Trailers may be placed by scheduling with the compliance office between April 15 and October 31 between 9am and 12noon by appointment only. If placement is needed outside of this timeframe it will be weather permitting only and must be confirmed through the compliance office. The compliance office/manager must be present for placement.

3.4 **Easement Restrictions:** No improvements shall be placed on or within these easements without prior variance approval from the Board of Directors and Township. The Board of Directors may grant personal variances or adjustments from the provisions in the Declaration.

To obtain a variance, one must provide particular need or hardship and exhibit no immediate or long-range detriment to surrounding properties or common grounds. The granting thereof shall not be materially detrimental or injurious to Owners of other campsites (or others). The Board of Directors shall contact any potentially affected adjacent property owner(s) to ascertain and consider any possible objections (referring to requests for variances only).

Variances shall only be granted on an individual basis and are not transferable. Upon transfer of ownership, new property owners may reapply for re-issuance of any existing variance.

- (a) **Landscaping:** Permanent landscaping in easement areas is subject to removal if the need arises without recourse by the owner.

3.5 Limit of Occupancy: Except with the consent of the Board of Directors and Township or its designee no more than one Recreational Vehicle may be placed upon a Campsite.

- (1) The use of multiple recreational vehicles and/or tents is restricted to one of the following:
 - (a) One (1) recreational vehicle (Effective 4/22/16, as per Dingman Township): Only (1) RV is allowed on property as per Section 437F of the Dingman Township Zoning Ordinance.
 - (b) One (1) recreational vehicle plus one (1) tent.
 - (c) Two (2) tents (both tents must abide by placement restrictions).
 - (d) One (1) motor home when it is primary living quarters and one (1) tent.
 - (e) Tents on Buffer Lots - One (1) tent per Buffer Lot – 7-day renewable permit required (4/2024 BOD)

IV. CAMPSITE IMPROVEMENTS AND RESTRICTIONS

4.1 **Permits:** Prior to improving any campsite, a permit application must be secured from the LACA Administration Office. Once the application is completed in full and appropriate Association fees paid, it will be forwarded to the LACA Office for approval. Approval will be based on its conformance with Improvement Guidelines and Restrictions. A copy of the permit must be displayed and visible on site during the applicable period. Permit fees shall be determined by the Board of Directors.

The Association may disapprove any application:

- (a) If it does not comply with the Lake Adventure Community Association's By-

laws, including the amended Declaration of Restrictions, Covenants, etc. of 1/1/97 or the Association's Guidelines, Requirements, and these Rules and Regulations; or

(b) Because of the reasonable dissatisfaction of the Association with grading plans, location of proposed improvements on a campsite, location of a proposed platform or recreational vehicle on a campsite, finished ground elevation, color scheme, finished design, proportions, architecture, shape, height, or style of the proposed improvement, and materials used therein; or

(c) If it violates any setback, or ordinance or statute, or encroaches upon any easement or right-of-way of record.

(d) Township permits, as well as LACA Permits are required for Trailer Placements, Decks, Screen Rooms, platforms, and retaining walls taller than 36" high.

4.2 **Final Site Improvement:** After completion of improvements, Lake Adventure Community Association's Campsite Placement and Building Inspector or authorized designee will inspect the improvement to assure compliance with previously issued permit before issuing a final site improvement permit. Every improvement must have a final site improvement permit on file.

4.3 **Time Restrictions:**

(a) No improvements may begin until applicable application is approved, and formal permit is issued to Owner. The Board or its designee shall act upon a complete application within a reasonable time (usually 7 days) Please be sure your contractor is reliable and aware of permit restrictions. **(amended 4/18/2026 BOD)**

(b) Any approved improvements shall be completed as approved within three (3) months following approval of permit.

4.4 **Permit Approval:** Notwithstanding the approval by the Association of plans and specifications or its inspection of the work in progress, neither the Association nor any authorized person acting on its behalf shall be responsible in any way for any defects in any plans or specifications or other material submitted to the Association, nor for any defects in any work done pursuant thereto. Each person submitting such plans or specifications shall be solely responsible for the sufficiency thereof and the adequacy of improvements constructed pursuant thereto.

V. GUIDELINES, SPECIFICATIONS AND REQUIREMENTS

5.1 Storage Shed

- (a) Shed is to be utilized for storage purposes only. Sheds shall not be used for occupancy nor laundry machines. **(amended 4/18/2026 BOD)**
- (b) Shed shall not exceed 80 square feet (total interior floor area).
- (c) Shed is to be no more than 10 feet in height (4/2019 BOD) to the peak or inside height measured from the floor.
- (d) Exterior walls must be 90 degrees from the floor platform to the roof.
- (e) The Shed's platform cannot be connected to the deck, RV, or to another platform.
- (f) Other than temporary electric (plug-in type), installation of any utility in the shed is not permitted. Heating or air conditioning is not permitted.
- (g) Shed must be kept in good condition and structurally sound.
- (h) Only one (1) shed is permitted on a campsite.

5.2 Deck

- (a) Deck shall not exceed 300 square feet in total area (excluding ramps or stairs). Deck shall not obstruct removal of recreational vehicle or encroach upon placement restrictions.
- (b) Deck shall not be attached to the recreational vehicle.

- (c) Minimum wooden construction standards for decks: as per Dingman Township Requirements. (3/2023 BOD)
- (d) The length and width of ramps or stairways shall not exceed their necessity for use.
- (e) Only one (1) deck is permitted on a campsite.

5.3 **Platform (Screen house, Gazebo or Tent)**

- a) Platform must not be attached to the deck, trailer or any other platform. It shall be its own freestanding structure. Platform should not exceed two (2) feet on all four (4) sides of its APPROVED structure.
- b) A platform may be constructed for either a screen house, gazebo or a tent but not for more than one of the foregoing.
- c) Platform shall be no more than 256 square feet i.e. 16'x16'

5.4 **Tent**

- (a) The maximum size shall be 196 square feet. (14 x 14)

5.5 **Awnings, Screen Houses and Gazebos**

- a) Awning and screening shall be roll-up or removable type when attached to the recreational vehicle.
- b) Awning and screen house roof (canvas, vinyl or cloth) must be removed from December 1st to April 1st each year. Any hard top roofs require Township and LACA approval. (3/2023 BOD)
- c) A freestanding screen house (four or more sided) or a three-sided screen enclosure must be commercially fabricated of aluminum and/or other materials approved by the Board or its designee. Wood built screen houses are permitted (10/2023 BOD). It may be placed on the deck, but the maximum size of the approved deck remains 300 square feet. Paint or vinyl siding may be used on screen houses. A color swatch must be submitted with the permit for approval. Color must be earth tones or matching the trailer.
- d) Three- sided screen room enclosure, which abuts or attaches to the RV, cannot be permanently attached, must only use the deck or free standing platform, as its floor. The structure cannot exceed the 300 square feet of the approved deck or

- free standing platform. **(amended 4/18/2026 BOD)**
- e) Permanent windows and solid doors are prohibited (screened openings and screened doors only).
 - f) Kick plates are not to exceed 36" above the surface of the floor.
 - g) The floor shall be constructed of deck lumber, Sheet material, such as plywood is not permitted.
 - h) No floor covering except indoor/outdoor carpeting shall be permitted.
 - i) The underside of the screen porch may be open, screened or latticed.
 - j) No portion of any screen porch shall be insulated.
 - k) Screen houses may only use electrical service only by using the RV's external GFI receptacle.
 - l) Plumbing of any kind is not permitted in the screen room
 - m) Windows and doors designed with convertible panels (e.g., sliding or interchangeable solid panel-to-screen inserts) are permitted within screen room enclosures, provided such features are non-permanent and do not convert the structure into a fully enclosed space. All solid panels must be removed or not in use from May 31 through Columbus Day Weekend; failure to comply will result in citations.
 - n) A freestanding gazebo (four or more sided) must be commercially fabricated of wood or plastic resin and/or other materials approved by the Board or its designee. A gazebo may be placed on the deck, but the maximum size of the approved deck is still 300 square feet.
 - o) Permits are required for all screen houses and screen enclosures and gazebos.
 - p) Free standing screen houses or gazebos shall not exceed 144 square feet total floor area.
 - q) Only one (1) screen house, three-sided screen house enclosure or gazebo is permitted on deck and/or platform.
 - r) Winterization panels on screen rooms – screen room panels can be placed on screen room no earlier than Columbus Day Weekend and must be removed by May 31. The winterization panels must be either plexiglass or vinyl and cannot be more than 1/8' thick. There is a one-time permit fee of \$10
 - a. Electric heaters or Wood Burning Fireplaces in screen rooms are restricted from use (see fine schedule)

5.5 A **Skirting**

- (a) Deck: Skirting around deck is limited to lattice in wood or vinyl and only for decorative use.
- (b) Recreational Vehicle: Permanent installation of skirting around RVs is prohibited. Skirting around RVs is limited to lattice, fiberglass, vinyl or aluminum siding installed in a non-permanent and easily removed assembly.
- (d) Lattice may be backed by non-rigid, rollable type plastic.

5.6 **CARPORTS**

A carport is defined as a covered structure used to offer limited protection to vehicles, primarily cars, from rain and snow. The structure can either be free standing or attached to a wall. Unlike most structures, a carport has only 2 walls usually.

Dingman Township Ordinance Section 437 Recreational Vehicles, Recreational Vehicle Parks and Campgrounds ND-2; Zoning District states: Carports are NOT a permissible use in the ND-2 Zoning district and therefore may not be constructed in Lake Adventure, as we are located in the ND-2 Zoning District.

The following restriction shall be applicable to all campsites within the community and all campsite owners to observe:

No carports may be constructed and placed on any LACA Lot. Carports should not be placed upon decks as a substitute for conventional gazebos or canopies to provide protection from the elements.

LACA has the authority to require that any such structure be removed immediately. Citations of \$100 per day will be issued for noncompliance. Failure to pay the citation will result in utilities being shut off until such payment is rendered.

Dingman Township also reserves the right to impose its own sanctions for non-compliance.

5.7 **EXTERIOR LIGHTING** (amended by the BOD 3/23)

The Lake Adventure Community Association's mission is to provide each community member with a quality camping/leisure experience in recreational vehicle living. The Association is constantly striving to maintain this mission along with preserving the natural beauty and environment of the Community. Based on this premise, the rules and regulations regarding exterior lighting are as follows:

- (a) No excessive/improper lighting including floodlights or spotlights. **(amended 4/18/2026 BOD)**
- (b) Only low-level wattage lighting is permitted after 11pm.
- (c) Lighting (including solar) is NOT permitted in/on trees.
- (d) All interior and exterior lights must be off when premises are unoccupied for more than 48 hours.

Citations will be issued after 5 days of no contact by property owner (see fine schedule) (3/2023 BOD)

5.8 **Fences and Clotheslines**

- (a) All lots shall be kept free and open, and no fences, ledges, or walls shall be permitted thereon, unless constructed of natural or man-made (manufactured to resemble natural) materials, at a height of 36 inches or less, and approved by the Board or its designee. No solid (having no breaks or divisions), stockade nor privacy or modesty fences shall be permitted. Rail support posts are not to exceed 42 inches in height.
- (b) No clotheslines (or alike) shall be permitted on any lot at any time.

5.9 **Landscaping**

- (a) Permit is required for roadside (within 15 feet of road) plantings of shrubs and/or hedging. Roadside plantings, shrubs or hedging are not to exceed 36 inches in height and must be so maintained.
- (b) Any changes in site topography such as excessive removal or addition of soil or gravel are an **improvement**, and, therefore, requires an **approved** permit, as determined by the Board of Directors or its designee.

5.10 **Docks on the Lakefronts**

- (a) No docks, pier or other similar structure may be erected, constructed or placed within the lake or along the shoreline of the lake or streams.
- (b) Community docks, piers or other structures may be provided by the Association.

5.11 **Paint Colors**

- (a) Deck, shed, fences, etc., must be earth tones or natural in color.
- (b) Any change to existing color of deck, shed, fences, recreational vehicles, etc., requires a permit along with a paint color swatch for approval. (3/2023 BOD)

5.12 **Fireplaces**

- (a) No open fires of any kind shall be permitted on any Campsite except within the confines of a masonry fireplace, barbecue pit, clear space of ground encircled with large stones, a metal cooking device or a metal brazier.
- (b) Any fireplace exceeding 30" in height requires a permit. Campfires shall be limited to 3' feet (36") after the initial burn. (Amended 5/2023 BOD)
- (c) No burning of treated wood, leaves, or similar refuse shall be permitted. No burning of trash or garbage shall be permitted. All fires must be attended at all times with the presence of a charged hose, or other means of extinguishment, and thoroughly extinguished upon completion of use.
- (d) No wood or pellet stoves are allowed in trailer and/or screen room unless originally installed or manufactured by RV company. (3/2023 BOD)

5.13 **Removal of Trees**

- (a) No live trees over three (3) inches in diameter may be removed from any Campsite without the approval of the Association. No live trees or natural growth of any kind shall be removed or cleared within the setback areas of a Campsite without the approval of the Association, unless it is an immediate hazard to health and safety.
 - (b) Any illegal cutting of trees over 3 inches in diameter will result in a citation per tree and PO will be mandated to plant the equal # of new trees (saplings at least 3 feet tall)
 - (c) It shall be prohibited to cut, mutilate, destroy or remove trees or shrubs or parts thereof, or to do any other act to the detriment of the **COMMON AREAS** without the approval of the Association, or to other **LOTS** without the **APPROVAL** of the **LOT OWNER**. It shall be prohibited to remove sand, stone, slate, clay or other minerals, or other property from such land or water on **COMMON AREA** or other lots without **APPROVAL** of the Association or other **LOT OWNER** respectively.
1. Trees that are a hazard to the health and safety of your R.V. or to adjacent R.V. or the attachments: Deck, Screen Houses, Power, Cable Lines, etc., must be reported to the Association and removed.
 2. The approval process for tree removal must be done by Columbus Day Weekend with a 6-month time limit (3/2023 BOD)
 3. Emergency removal of hazardous trees may occur outside of this timeframe, provided the Association is notified as soon as reasonably practicable (**amended 4/18/2026 BOD**)

5.14 **Propane Tanks**

- (a) Propane tanks, which are not attached to a recreational vehicle, must be placed in a safe location in accordance with State and Local regulations.
- (b) All propane tanks more than 50 lbs. must have a relief valve and must be the upright-cylindrical type.
- (c) Exterior propane tanks shall not be enclosed.

5.15 **Utility Facilities**

- (a) Uses and restrictions: All individual sites are equipped to provide the necessary utilities required to support one (1) recreational vehicle only and the use and enjoyment of the utility facilities by Owners shall be subject to reasonable rules, regulations and penalties for the misuse as shall be adopted from time to time by the Association.
- (b) Tampering with, modification, alterations or replacement of any parts of any utility facility shall not be permitted without the prior approval of the Association. Effective 1/1/07, AMENDED to read – notify LACA Maintenance Department. **(amended 4/18/2026 BOD)**
- (c) Improper use of utility facilities shall be prohibited. The Board of Directors may prohibit or may impose special charges for: excessive use of electric energy for space heating, water heating, air conditioning, washer/dryer, dishwasher or refrigeration purposes and the use of water supply system for washing motor vehicles, recreational vehicles or lawn sprinkling. This includes indoor and outdoor lights using electricity when not on property for 48 hours. See fine schedule.
(BOD 3/24 Revise "Improper" and add Indoor/Outdoor electric lights)
- (d) Individual use of electric power shall not exceed the capacity of a **30 AMP** breaker maximum per site for which the electric distribution system was designed, unless upgraded to 50 amp service.
- (e) The Association reserves the right to discontinue water service to any individual site when water is being used on an unoccupied site. The Board of Directors and/or its designee shall be held harmless for any damage that may result from water discontinuance, i.e. frozen pipes, etc.
- (f) The Association will NOT be responsible for loss due to power surges, electrical strikes, or any other uncontrollable acts of nature. However, if the property owner experiences food loss due to negligence on part of LACA,

there will be a maximum of up to \$200.00 on a case-by-case basis. Pictures of spoiled food required. (ADDED BY LACA BOARD OF DIRECTORS 8/2006)

1. Property Owners are responsible for the maintenance and replacement cost of their sewer lateral from the clean out pipe. If there is no clean out pipe on property, owners will be responsible from their property line.
2. Property Owners are responsible for the maintenance and replacement cost of their lot box and electric line from the street box connection. Property owners that have the upgraded electric are responsible for their line and plug coming from their trailer to the lot box.
3. Property Owners are responsible for the maintenance and replacement cost of their lot hydrant and water line from the water shut off. Fee to replace the complete hydrant going into the ground is minimum \$400. To replace the hydrant head, the fee is minimum \$100 (prices subject to change). If property owner wants the water line moved, they will be charged regular going rate for construction, contact the office for exact pricing. **(amended 4/18/2026 BOD)**
4. Structures may NOT be placed around the hydrant, and they must be visible.
5. All fittings and hose must be removed by November 1st through April 1st when the property owner is not on property.
6. No permanent outlets or electric wiring to deck/platform/screen room to reflect township ordinance are permitted.

Lake Adventure as a community is responsible for the maintenance and replacement of all utility facilities up to the points indicated in 1,2,3 above. (ADDED BOARD OF DIRECTORS JUNE 16, 2007.)

5.16 **Recreational Vehicle Maintenance**

- (a) Recreational Vehicles shall be at all times maintained by the owner in such a manner as to prevent them from becoming unsightly, unsanitary, unremovable or a hazard to health or safety.
- (b) Recreational Vehicles, when repaired must be constructed of original type materials and equipment only. Alterations such as the addition of roofs, tip-outs, etc., are prohibited. Existing RV siding may be replaced by vinyl or other materials commonly used on Recreational Vehicles, subject to approval of the Building & Code Enforcement Officer. **(Amended by the Board of Directors July 21, 2001.)**
- (c) Tires must be always kept on Recreational Vehicles.

- (d) R.V. Hitch: Removal of only bolted-on hitch (tow bar) is permitted, provided the hitch and all attachment hardware remain with the R.V. and is available at all times.
- (e) TARPS must be removed from trailers by May 31st of each year and can be replaced on Columbus Day Weekend of each year. If a tarp is needed at any other time, a request must be put in writing by completing a tarp extension permit with approval from the Compliance Officer. (ADDED 9/2006 BY BOARD OF DIRECTORS)

5.17 **Waste Disposal**

- (a) It shall be prohibited to bring garbage or trash from outside Lake Adventure to be disposed of or discarded in Lake Adventure.
- (b) No owner, occupant or guest of any campsite shall permit the dumping or placement of any sanitary sewage or other waste anywhere on any campsite or elsewhere within the community except in places designated.
- (c) Garbage and trash receptacles are not allowed to be placed outside your trailer and should be brought to the compactor ASAP to avoid animal problems.

5.18 **Signs**

No person except the Board of Directors or its designee shall erect or maintain any for sale or commercial sign or advertisement in the Development. Name signs, no more than 576 square inches in size are permitted.

5.19 **Statues and Figurines**

Statues and figurines, lawn decorations and images should not detract from the natural beauty and environment of the community.

5.20 **Ponds and Fountains**

- (a) Ponds and fountains that are either solar or battery operated are allowed via an approved permit through the LACA Office.

VI. GENERAL CAMPSITE MAINTENANCE

6.1 Maintenance of Campsites

(a) All campsites whether occupied or unoccupied and any improvements, recreational vehicles and tents placed thereon, and all personal property shall at all times be maintained by the Owner in such a manner as to prevent them from becoming unsightly, unsanitary, or a hazard to health or safety. If not so maintained, the Board of Directors, or its designee shall have the right, and sole discretion through its agents and employees, to provide such maintenance or take other corrective action, **including the removal and storage of the trailer (or other improvements) by the Association. Any costs incurred by the Association pursuant to this Section shall be deemed an assessment against the Lot and may be collected in accordance with the Declaration and applicable Pennsylvania law, including the filing of a lien**

The cost of which, **(including storage)** shall be payable by the owner of such campsite immediately, and if not paid, shall be added to the next annual assessment applicable to such campsite as provided in Part IX, Section 9.8 of the Declaration of Restrictions, Covenants, etc., of the Lake Adventure Community Association. Neither the Board of Directors nor its designees, employees or contractors shall be liable for any damage, which may result from any such maintenance work or other corrective action unless Owner can prove **(gross)** negligence or deliberate malice. Rates charged to rectify the negligent conditions or corrective work stated above shall be billed at twice the rate charged for daily or routine maintenance. (In the event a motor vehicle dealer licensed by the state of PA certifies in writing to the Association that the value of a trailer stored by the Association in accordance with this section is less than the accrued storage charges owed to the Association, then and in that event the Association has the right to destroy said trailer or otherwise dispose of the same as the Association may determine in its sole discretion.) **(Amended 4/18/2026 BOD)**

- (b) Any structure or material on any campsite, which may be destroyed in whole or in part by fire, windstorm, or other cause, shall be restored to a sightly condition with reasonable promptness, subject to the approval of the Association, or shall be completely removed and the land and/or campsite returned to a reasonable condition.
- (c) All personal property on the campsite shall be maintained in good condition so as not to become unsightly. Unless in actual use, personal property items, including tents, shall not be left on a campsite during the period between December first and the following April first.

6.2 Association Property

Maintenance staff shall be responsible for maintaining Association property, grounds and facilities. Individual sitework is secondary and subject to fees. All fees for parts and labor may be obtained at the Association Office.

6.3 **Ditches, Culverts, and Swales**

- a) Property Owner is responsible for keeping ditches and culverts clean and in working condition at their campsite. The property owner shall provide the installation of such drainage facilities upon their campsite as may be reasonably required for proper drainage. Such work on drainage facilities shall be considered "campsite improvements" and an approved permit is required:
- a. including culverts and galvanized corrugated drain pipes of no less than 10" up to 15" inches in diameter under driveway as approved through the LACA permit which needs to be approved before work begins
 - b. other materials may be approved by the Compliance Officer/Board of Directors through the LACA permit process approval
 - c. Approved contractors can be hired for culvert restoration and drain pipe replacement
 - d. Approved contractors may be used for culvert restoration and drain pipe replacement; please refer to the office for the current approved contractor list. **(amended 4/18/2026 BOD)**

6.4 **Pools, Jacuzzis, and Hot Tubs**

The use of any swimming pools, including kiddie pools, Jacuzzi-type, or hot tubs are prohibited on individual sites.

6.5 **Abandoned Vehicles**

- (a) No wrecked, abandoned, discarded or junked Recreational Vehicle, motor vehicle, trailer, watercraft, equipment or material of any kind shall be placed upon, or be permitted to remain on any campsite.
- (b) A motor operated vehicle is deemed to be an abandoned or junked motor vehicle if it remains within the premises of the development known as Lake Adventure for more than four (4) weeks in such a condition that, for the duration of said period, the vehicle is either:
1. unable to move under its own power; or
 2. without current inspection sticker or similar certification of the state in which the vehicle is registered; or license plates; or
 3. is not currently registered in any state.

VII. COMMON AREAS

Policy: The common properties and common facilities designed within the community for equitable use of all property owners in good standing and shall be maintained and controlled by the Association. Any Property Owner who provides a guest badge and/or guest privileges to another Property Owner, who is not in good standing as defined in the By-laws, shall be subject to a fine.

7.1 **Lake, Pool, and Beach**

- (a) Swimming in any non-designated pool or lake areas is prohibited and will be subject to a fine.
- (b) Swimming is only permitted in designated lake and pool areas only when lifeguards are on duty.
- (c) No conduct disturbing or affecting the safety of other property owners, or their guests will be permitted.
- (d) All boats must be removed from the lake after use and neatly stored in designated areas or on the owner's lot.
- (e) No boat more than sixteen feet will be permitted for Lake use.
- (f) Boats must be registered with the Association before being issued use of a boat rack. This is a **YEARLY** registration.
- (g) Boats with **electric motors** must be registered and **equipped** in accordance with Pennsylvania State Laws.
- (h) Only an electric motor, 1/4 h.p. or less, is permitted. Gasoline or diesel-powered boats are prohibited. Association employees are exempted when authorized.
- (i) All children under 12 years of age, while boating, must be accompanied by an adult. **Wearable floatation devices MUST** be provided for every individual on the boat. The use of Personal Floatation Devices (PFD) shall be in accordance with current Pennsylvania State Boating Laws.
- (j) Fishing is only permitted during State authorized fishing seasons, in accordance with Pennsylvania State Laws. A Pennsylvania Fishing License is required and must be prominently displayed by anyone age 16 or older.
- (k) Boats are not permitted in designated swimming areas.
- (l) No glassware of any kind is permitted in, on, or around common lake front,

pool areas, beach, grassed area by pool, or Clubhouse area, unless otherwise authorized by the Board of Directors or its designee.

- (m) Disposing of debris or litter of any kind in lake, pool, or any other common area is prohibited and subject to fine.
- (n) Badges must be worn at all times at pool, lake and at all recreational facilities and functions.
- (o) All children 12 years of age and under must have adult supervision at the pool and lake. **(Resolution made by the Board of Directors 3/15/03)**
- (p) Disposing of household garbage in receptacles designated for the lake, pool and beach are prohibited and subject to fine. **(amended 4/18/2026 BOD)**

7.2 **Roads**

- (a) All Pennsylvania rules of the road will be maintained within the Community.
- (b) No vehicle shall be parked on any Road within the Community or shall be parked in any way that hinders the flow of traffic on the Roadway.
- (c) **Maximum speed limit of 15 miles per hour** has been established and will be strictly enforced. Violators will be subject to penalties.

7.3 **Restrooms (Comfort Stations)**

- (a) Common restrooms have been established for your convenience.
- (b) All restrooms, except those in the Clubhouse, will be locked at all times.
- (c) Children under 8 years of age are not permitted in restrooms except when accompanied by an adult.
- (d) Laundry facilities are available for Association members. Children under 12 years of age are not permitted in laundry rooms unless accompanied by an adult.
- (e) Cards for use with the laundry equipment can be purchased inside the laundry room. **Amended 11/20/12.**

7.4 **Sanitation**

- (a) Sanitary facilities have been provided to maintain a healthy, clean environment and are subject to the laws and regulations of the Commonwealth of Pennsylvania.
- (b) Only household trash is accepted when neatly bagged or tied and completely deposited in receptacles provided under contract by the Association.
- (c) Littering of any kind will not be permitted and violators are subject to fines.
- (d) Bulk items (i.e. mattresses, furniture, TV's, etc.) must be brought by the Property Owner, to the Maintenance yard, on scheduled days with paid receipt from office. **(amended 4/18/2026 BOD)**
- (e) For proper disposal of refrigerators, air-conditioners and other **freon containing appliances**, Property Owners must make arrangements for disposal in accordance with **Federal, State, and Municipal Regulations**. It is illegal to dispose of any freon bearing appliance.

7.5 **Recreation Facilities**

The following restrictions pertain to all recreation facilities such as Clubhouse, Game room, Golf Course, Pool Area, Lake Area, Pavilion, Tennis Courts, and any other facility to be developed in the future.

- (a) No alcoholic beverages may be consumed in any common area except during authorized social functions in accordance with Pennsylvania State Law. The minimum age for consumption of alcoholic beverages is 21 years.
- (b) Badges must be worn at all times at all recreation facilities and at all authorized functions sponsored by the Association.
- (c) Clubhouse and Game Room hours will be posted and observed except for authorized events.
- (d) In the event of any emergency, Security personnel are authorized to suspend hours at the discretion of the Board of Directors or their designee.
- (e) Dripping wet bathing suits or bare feet are not permitted in the Clubhouse or Game Room.

- (f) The clubhouse and/or the Game Room may be closed for general use as deemed necessary by the Board of Directors or their designee.
- (g) Posted Rules and Regulations pertaining to the use of the recreation facilities must be adhered to, in addition to the rules listed above.

7.6 Anyone apprehended vandalizing Lake Adventure property will be subject to fines up to \$5,000 (amt. BOD 3/24), will be liable for the cost of all repairs, and can face criminal prosecution. Signs will be posted on Lake Adventure property stating same and a reward will be offered to anyone offering information that leads to the apprehension of those involved in committing vandal acts. **(Addition by the Board of Directors July 15, 2000.)**

VIII. GENERAL RULES AND REGULATIONS

8.1 Time Restrictions

- (a) Quiet hours on individual campsites shall be 11:00 p.m. to 7:00 a.m.
- (b) Children seventeen (17) years of age and younger are curfewed between the hours of 11:00 p.m. and 6:00 a.m.

Exceptions:

1. Accompanied by parent or guardian
 2. To or from organized recreation activities
 3. Discretion of Security personnel
- a) Power tools shall not be used between the hours of 8:00 p.m. and 8:00 a.m. weekdays and between 8:00 p.m. and 10:00 a.m. weekends.
 - b) Contractor's visitation rights are limited to daylight hours subject to the discretion of the Board of Directors or their designee.
 - c) Disturbance of the Peace-Excessive Noise: Any noise that is under human control and unreasonably interferes with the peace, comfort and convenience of any

person during non-quiet hours will be fined accordingly. **(Amended 11/17 BOD)**

- a. Includes excessive dog barking see fine schedule 9.5 Security Disturbance of the Peace/Excessive noise.

8.2 **Solicitations**

- (a) No "For Sale" signs or other advertising shall be displayed on any campsite or common property. "For Sale" signs for Recreational Vehicle and property may only be displayed on the community bulletin board in the Clubhouse.
- (b) Peddling or Commercial Solicitation within the community is by permit only when authorized and approved by the Board of Directors and limited to the purpose so stated on the permit. The permit must be conspicuously displayed.

8.2.1 **Contractors**

- (c) No campsite shall be used for business, professional or commercial purposes.
- (d) Amended 3/16/19 by the BOD to read as follows:

Lot cannot be visibly used for business purposes meaning:

1. Cannot use lot as staging area with visible construction materials i.e., wood, pipes, stone, paneling, landscaping equipment etc.
2. Use of construction equipment on your lot which could disturb neighbors' camping experience.
3. The constant use of trucks used for construction commercially branded or not which could disturb neighbors camping experience.
4. The parking of commercially branded vehicles for long periods, in excess of 2-3 days, is prohibited, unless special circumstances as approved by LACA'S Compliance Officer. Parking is available from the Office for longer jobs. This is to uphold quality of life for all our neighbors camping experience.
5. Debris from construction must be removed within 48 hours and/or must have a dumpster on site for all permits. Unsightly Campsite fines will be imposed. (see fine schedule) **(amended 4/18/2026 BOD)**

If contractors are out of compliance after visible inspection by LACA Compliance Officer for any reason, there will be denial of future permits and a citation. (see fine schedule)

8.3 **Pets**

- (a) Reasonably sized household pets are permitted within the community but must be housed inside the property owner's recreational vehicle, when the property owner is off site.
- (b) No doghouses are permitted.
- (c) Pets must be kept within the owner's site or on approved common areas.
- (d) Pets shall not be tied or staked outside of recreational vehicles when unattended.
- (e) Pets "walked" on approved common areas or roads **must be leashed**.
- (f) Pets creating a nuisance to the community shall be removed.
- (g) Property Owners are responsible for cleaning up after their pets. **Violators will be subject to a fine.**
- (h) Pets are not permitted in the Lake or designated Beach or Pool Areas, Tennis Courts, Ballfield, Mini Golf Course, or Clubhouse Area.
- (i) Pets are not permitted in Clubhouse, Game Room, Pavilion, Restrooms and the Association Office.
- (j) All pets must be inoculated against rabies. No commercial breeding of pets or animals shall be permitted within the development.
- (k) Pet enclosures shall be non-conspicuous, temporary in nature and not to exceed 100 sq.ft. and no higher than 6' in height.
- (l) Enclosures will not be used to house unattended dogs.
- (m) Enclosures will be disassembled by November 1st each year, and not to be assembled until April 1st of each year. If not removed by November 1st, a fine of \$150 per month will be imposed. **(Added 9/16 by the BOD)**
- (n) Assistance Animals (Service Animals & Emotional Support Animals)**

The Association recognizes that individuals with disabilities may require the assistance of animals. In accordance with the **Fair Housing Act (FHA)** and applicable federal and state law, the Association will make reasonable accommodations to its rules, policies, and procedures to permit the use of an **assistance animal** by a person with a disability.

Assistance animals include:

- **Service Animals** – dogs individually trained to perform tasks for a person with a disability.
- **Emotional Support or Support Animals** – animals that provide emotional support or other assistance related to a disability.

Assistance animals **are not considered pets** under the Association’s pet rules.

Request for Reasonable Accommodation

Residents requesting permission to keep an assistance animal must submit a **written request for reasonable accommodation** to the Association, in areas where animals are prohibited.

If the disability and the need for the animal are **not readily apparent**, the Association may request **reliable documentation from a licensed healthcare professional** verifying:

1. The resident has a disability as defined by the Fair Housing Act.
2. The assistance animal provides support related to that disability.

The Association **will not require certification, identification cards, or specific training documentation for the animal.**

Fees and Deposits

No **pet fees, deposits, or additional charges** will be imposed for approved assistance animals.

However, the resident is **responsible for any damage caused by the animal** to common areas or Association property.

Owner Responsibilities

Residents with approved assistance animals must ensure that the animal:

- Is under the owner’s **control at all times**
- Complies with **leash rules and local laws** when in common areas
- Does not create a **health or safety risk** to other residents
- Does not cause **excessive noise, nuisance, or disturbance**
- Is **housebroken and properly cared for**

Residents must also **promptly clean up after their animals.**

Removal of an Assistance Animal

The Association may require removal of an assistance animal if:

- The animal poses a **direct threat to the health or safety of others**
- The animal causes **substantial property damage**
- The animal is **out of control and the owner fails to take corrective action**

Each situation will be evaluated **on a case-by-case basis**.

Non-Discrimination

The Association will **not discriminate against residents with disabilities** and will process all accommodation requests **promptly and in good faith** in compliance with federal and state law. **(amended 4/18/2026 BOD)**

8.4 Guests and Renters – NO SHORT-TERM RENTALS OR AIR BNB, VRBO etc. – IF RENTING, IT MUST BE FOR MORE THAN 29 DAYS. IF LONGER TERM RENTAL IT MUST BE PERMITTED THROUGH LAKE ADVENTURE.

- (a) Property Owners are responsible for their guests and/or renters and must accept responsibility for acquainting them with the Rules and Regulations of the community.
- (b) Guests utilizing property owner's site must register with Security when entering the community.
- (c) Guests must obtain guest/renters passes to use recreation and other common areas.
- (d) Property Owners will be responsible for any damage caused, fines imposed, or costs incurred to the Association by their guests/renters.
- (e) The Association's Rental Policy for Lot Owners is available in the Administration Office.
- (f) No rental dates from November 1st through March 31st. (Effective 9/14 as per the BOD)
- (g) Citations will be given to any property owner suspected or found to be renting short term. (see fine schedule)

8.5 Motor Vehicles

- a. No motor vehicle repair or maintenance of any kind, except of an emergency nature, is permitted within the community. Emergency must be repaired within 24 hours and Security must be advised.
- b. No motor vehicle gas or electric shall be permitted upon any road within the development unless the same are over-the-road vehicles, properly and currently registered and insured and inspected, if required, pursuant to the laws of the state of registration and operated by licensed persons.

- c. No vehicle, gas or electric powered, including but not limited to pedal assist powered bikes that can exceed 15mph may not be operated by anyone sixteen or under. Vehicles that can exceed 15mph may only be operated by a fully licensed driver; permits are not acceptable, and vehicles must fit all other stated criteria.
- d. Minibikes, three, four or more-wheel ATV'S, snowmobiles, golf carts, off road dirt or trail motor bikes, are specifically prohibited. Any vehicles (gas or electric), that would commonly be considered a child's toy, or a vehicle that cannot exceed 15mph may only be operated under adult supervision at all times.

8.6 **Firearms**

- (a) No hunting or shooting, use of, discharging of, firearms, pellet guns, air guns, slingshots, or bows and arrows shall be permitted within the development.
- (b) In accordance with Pennsylvania State Law, hunting of State Game Lands, which our community borders, requires that hunters and shooters be at a minimum distance of 150 yards from any building, RV, trailer or tent, within the community at all times prior to firing guns. Discharging a Bow must be at least 50 yards from any occupied structure – discharge needs to align with commonwealth game code. **(amended 4/18/2026 BOD)**
- (c) Loaded firearms, pellet guns, air guns, slingshots, or bows and arrows, within the boundaries of Lake Adventure are **strictly prohibited**.

8.7 **Fireworks**

- (a) The use, detonation, display, or possession of all types of fireworks by individuals is prohibited by the Association at anytime and anywhere within the boundary of this community. Violators are subject to fine and/or jail. **(amended 4/18/2026 BOD)**
- (b) Fireworks display is permitted only under the supervision and control of the Association after proper bonding, permit, registration and inspection has been obtained through the county.

8.8 **SECONDARY LOTS**

EFFECTIVE 1/1/07 – AMENDED BY BOARD OF DIRECTORS – Members currently owning or purchasing more than (2) two lots will no longer receive a reduced rate.

8.8A BUFFER LOTS

- a) Must own property either next to, in front, or behind main lot.
- b) No electric utilities are provided, and no structures are permitted other than a shed or a removable tent. (renewable 7-day permit must be attained for tent) **(amended 4/18/2026 BOD)**
- c) Dues are \$1,000 for the year with a one-time CIF fee of \$500.
- d) No gate cards or badges are provided and no voting rights
- e) Property owners with unpaid balances on any lot they own will be considered not in good standing across all lots, and will be ineligible for permits, voting privileges, access and other Association benefits until the balance is paid in full. **(amended 4/18/2026 BOD)**
- f) See attached buffer lot program restrictions.

8.9 CAPITAL IMPROVEMENT FEE

BE IT resolved at a regularly scheduled meeting of the Board of Directors of Lake Adventure Community Association held on January 18, 2003, that a resolution was set forth and approved to establish a Capital Improvement Fee as follows:

1. A Capital Improvement Fee, **(REVISED 10/2006 TO BE INCREASED TO ½ THE YEARLY DUES ASSESSMENT, BY THE BOARD OF DIRECTORS, TO BE EFFECTIVE JANUARY 1, 2007)**.
2. The Capital Improvement Fees collected must be maintained in a separate capital account and may be expended only for new capital improvements or replacement of existing common elements, and may not be expended for operation, maintenance or other purposes.
3. No Capital Improvement Fee shall be imposed on any gratuitous conveyance of a lot or lots between any of the following family members: spouses, parents and children, siblings, grandparents and grandchildren.
4. The Capital Improvement Fee shall be waived for any conveyance of the same lot within an eighteen month period provided that a Capital Improvement Fee was paid in conjunction with the first conveyance. Such an eighteen-month period shall be measured from the date of the deed for the first conveyance to the date of recording of the second conveyance. It is the intention of this resolution that if the deed in conjunction with the second conveyance is recorded more than eighteen months subsequent to the date set forth on the deed of the first conveyance that a Capital Improvement Fee is due and owing on such second conveyance.
5. The Capital Improvement Fee shall not be applicable to a transfer of a lot or lots resulting from a mortgage foreclosure action by an institutional lender such as a bank, savings and loan association or licensed mortgage banker.
6. The Capital Improvement Fee herein established is due and payable upon recording the deed of conveyance or thirty days after the date set forth on the deed of conveyance, whichever date is earlier. In the event of a transfer of title by operation of law, the Capital Improvement fee shall become due and payable upon the effectiveness of such transfer.

7. The payment of the Capital Improvement Fee is the responsibility of the transferee. In the event that payment of the fee is not made within fifteen days after it is due and payable the sum due shall be deemed a lien upon the lot or lots conveyed and the amount due shall be added to the annual dues for the next fiscal year of the Association for such lot or lots together with interest at nine per cent per annum from the date set forth on the deed of conveyance or effective date of a transfer by operation of law. Nothing in this paragraph shall be construed to prohibit the parties to a transfer from adjusting the payment of the Capital Improvement Fee between themselves provided that as between the parties to a transfer and the Association, that it is ultimately the transferee's obligation.

8. All Capital Improvement Fees herein assessed shall be payable to Lake Adventure Community Association, Inc.

9. This Resolution shall be effective January 18, 2003

8.9.1 Association Dues Accounts

- (a) Commencing with the current Fiscal year of the Association (2012/2013) any member (not on a payment plan) who has not paid their entire dues for the current fiscal year by March 1, 2013 will not be given the privilege of paying dues in (2) installments for the next (3) fiscal years.
- (b) Commencing with fiscal year 2013/2014 and every fiscal year thereafter, any member (not on a payment plan) who has not paid their entire dues for that fiscal year by October 31 of that fiscal year will not be given the privilege of paying dues in (2) installments for the next (3) fiscal year then ensuing.
- (c) Commencing Immediately, any lot owner on a payment plan who is more than (45) days in default of their agreed upon payments pursuant to such payment plan shall lose their privilege to pay in accordance with such plan effective immediately upon such default and shall also not be granted the privilege of paying in (2) installments for the next ensuing (3) fiscal year.
- (d) The foregoing, in addition to, and not in substitution for, any other measures the Association may implement to ensure that dues are paid in a timely manner.
- (e) It was unanimously resolved to add the following rule regarding delinquent accounts at a Board Meeting held March 21, 2015:
EFFECTIVE JUNE 1st, 2015 any Lot Owner with a past due balance of 1 year or more will be sent to a Collection Agency and if no signed agreement between the property owner and LACA to pay within the allotted time, will then be reported to the credit bureaus. On June 1st, entrance to LACA will be denied unless prior arrangements are made through the Office to have a Security escort to your property for a limited time. (ADDED 3/21/15)
- (f) Amended 2/2020 by the BOD - If your first payment, due April 30th, is not paid by May 15th, utilities to your lot will be shut off and a \$75 fee will be assessed to your account. This will also apply to the October 31st payment. Utilities will still be shut off for non-payment December 1st for the second payment.
- (g) Effective 1/18, CASH will no longer be accepted for transactions higher than \$100.00, which includes Dues Payments. (Amended 1/18)
- (h) Badges will only be given to property owners when dues are paid in full
- (i) **It was unanimously resolved at the November 2024 Board Meeting to adopt the following rule regarding dues payments:**

Effective with the 2026/2027 budget year, dues shall be payable in two installments, due on April 30 and June 30 of the same year. Any dues not paid within ten (10) days of the applicable due date shall be subject to utility shut-off until the account is brought into good standing.

For purposes of this rule, "good standing" means that all outstanding dues are paid in full and current.

Accounts exceeding ten (10) days past due may be subject to collection activity. If dues remain unpaid, access to the property may be restricted, and entry may be permitted only under security escort for a limited period of time.

(Adopted November 2024 - This rule (i) supersedes all prior practices, policies, or interpretations related to dues collection and enforcement.) (amended 4/18/2026 BOD)

8.9A ELECTRIC UPGRADE ASSESSMENT – Effective May 1, 2007, and every year thereafter, any property owner that has been upgraded to 50amp service, will be assessed an additional \$50.00 in addition to the regular annual dues assessment. As each section is upgraded throughout the park, the individual property owners will then be assessed the \$50.00.

8.9B VOTING ELIGIBILITY

For the purpose of casting Ballots in the Annual Election (only), a member in good standing shall be defined as someone who has paid their dues in full for the prior fiscal year and is therefore eligible to vote. **(BOARD OF DIRECTORS ADDITION MADE APRIL 2005.)**

IX. PENALTIES AND FINE SCHEDULES

9.1 General

Failure to abide by the Rules and Regulations, Restrictions, Covenants and By-laws shall subject the violator to correction where applicable and/or fine as established by the Board of Directors.

Property Owners in violation of recreational vehicle or tent placement, improvements, easements, setback and/or size specifications shall not be granted immunity from their violations. Any such violation shall remain subject to correction and/or fine as identified.

If you have determined a violation does exist on your property, notify the Association Office immediately so that a remedy may be suggested.

Violations or obligations of the owner to adhere to the Association's Rules and Regulations, Restrictions, Covenants, and By-laws do not cease with the sale or transfer of the property but will automatically transfer to the new owner.

The Association and its authorized representatives shall share an absolute right of entry and access upon any Campsite or Common Area for the purpose of enforcing the

provisions of the Declaration of Restrictions, Covenants, Rules and Regulations, and By-laws.

The Board may suspend all voting rights, if any, all rights to use of the Association's Common Areas and all other rights or privileges of membership of any Owner for any period during which any Association assessment or other obligation remains unpaid, or during the period of any continuing violation of the provisions of this Declaration, the By-laws or Rules and Regulations, by any Owner not in good standing, unless the violation is subject of a pending appeal.

9.2 **Appeal Procedures**

- a) All penalties, fines and violations levied by the Association can be appealed.
- b) The request for appeal must be presented in writing within fourteen (14) days from the issue date of citation. Upon receipt of the alleged violator's appeal letter, the Office will set up with the appropriate committee an appeal date and notification will be sent via the mail.
- c) If the appeal is not received within 14 days, a citation will be deemed final and must be paid immediately or utilities to the lot will be turned off until payment is made, and violation corrected. An additional shut off fee of \$75.00 will be added to your account for payment. (BOD 3/23)
- d) There are two committees hearing citations. They are the Architectural and Security Committee who are headed by a Chairperson who answers to the Board of Directors.
- e) The committee appeal panel is made up of at least three (3) or more members of that committee who are in good standing with the Association. The committee will provide their recommendations in writing to the Board and the Board will notify the alleged violator of their decision. The violator will then have fourteen (14) days to make their final appeal to the Board of Directors
- f) The Board of Directors
 - a. This appeal level is final and binding.

9.3 Collection of Fines

- a) All fines are payable immediately upon their becoming final.
- b) If fine not paid within 14 days from date of citation, or exhaustion of all appeals the Association has the right to shut off all utilities to the owner's property, and an additional amount of \$75 shut off fee will be added to the amount owed for the fine. The offending owner will also lose the use of common amenities until the fine and all additional fees are paid as listed in the fine schedule or citation, or if not listed, the amount to be set by the Board of Directors. **(amended 4/18/2026 BOD)**
- c) Fines will be increased as noted in the fines schedule or citation, or if not listed, then the amount is to be set by the Board of Directors.
- d) if payment of fine is not made within (14) days from date of citation, or exhaustion of all appeals, the procedure for placing a lien on the owners property may commence and all reasonable legal expenses will be borne by the property owner. **(amended 4/18/2026 BOD)**

VIOLATION	FINE AMOUNT \$
14 DAYS TO APPEAL FINE	
9.4 ARCHITECTURAL VIOLATIONS	
ABANDONED VEHICLE	250
DOUBLE OCCUPANCY	200
CONTRACTOR OUT OF COMPLIANCE	250
ELECTRIC HEATERS or WOOD BURNING FIREPLACES IN SCREENROOMS	150
EXCESSIVE LIGHTING/FLOODLIGHTS/SPOTLIGHTS as in 5.7 Rules & Regs	150
FAILURE TO REMOVE ILLEGAL CARPORT	150
FAILURE TO REMOVE SCREENROOM	200
FAILURE TO REMOVE SCREENROOM PANELS WITHIN ALLOTTED TIME	250
ILLEGAL SIGN	100
ILLEGAL SCREENED IN DECK	150
LACK OF REQUIRED PERMIT	150
LIGHTS/BUG ZAPPERS IN TREES	150
MISPLACED DECK/PLATFORM	150
MISPLACED SHED	100
NON-CONFORMING RV	100
OTHER VIOLATIONS	CASE BY CASE BASIS
OVERSIZED DECK/PLATFORM	150
OVERSIZED SHED	100
UNSIGHTLY CAMPSITE	150
HOSE ATTACHED TO HYDRANT BETWEEN NOV 1ST-APRIL 1ST	50
9.5 SECURITY VIOLATIONS	
BOAT LEFT ON RACK AFTER SEASON	150
BURNING LEAVES, CONSTRUCTION MATERIAL or TRASH including PRESSURE TREATED LUMBER	250
CATCH & RELEASE IN EFFECT-CANNOT KEEP FISH (any age)	100/FISH
CURFEW	100
DISORDERLY CONDUCT	250
DISTURBANCE OF THE PEACE/EXCESSIVE NOISE (NON-QUIET HOURS)	150
DISTURBANCE OF THE PEACE/EXCESSIVE NOISE (QUIET HOURS)	250
DISTURBING WILDLIFE	250
DOG & PET VIOLATIONS	75
EXCEEDING 15MPH	150
IMPROPER USE OF UTILITIES	250/MONTH
IMPROPER/EXCESSIVE USE OF UTILITIES WITH PERM RESIDENCY	300/MONTH
FAILURE TO STOP AT STOP SIGNS	100
FIREWORKS	500

HABITUAL OFFENDER - SAME VIOLATION WITHIN 24 MONTHS = TWICE the PREVIOUS AMOUNT of FINE

9.5 SECURITY VIOLATIONS cont.	
GLASS AT POOL OR RESTRICTED AREAS	250
HARASSMENT OF LACA EMPLOYEES	500
ILLEGAL DUMPING	350
ILLEGAL DUMPING HAZARDOUS MATERIALS; (propane,paint,batteries,chemicals,tires)	500
ILLEGAL PARKING	100
ILLEGAL USE OF FIREARMS, AIR GUNS, BOW&ARROW, DISCHARGE FIREARMS, RECKLESS ENDANGERMENT WITH FIREARMS	START@ 1,000
IMPROPER/UNAUTHORIZED USE OF GATE CARD ENTRY	100
LACK OF BADGES AT POOL/AMENITIES	100
LITTERING	50
NO HELMET ON ANY MOTORIZED VEHICLE - AGE 20 & UNDER	150
NON-RESPONSE TO REQUIRED PAPERWORK	150
NON-LICENSED DRIVER	250
OPERATION OR USE IN THE PARK OF GOLF CARTS,GO-CARTS,3-4 OR MORE WHEEL ATV'S, OFF ROAD DIRT MOTOR BIKES, MINIBIKES, SNOWMOBILES, TRAIL MOTOR BIKES WHICH ARE NOT LEGAL FOR USE ON STATE HIGHWAYS OR COUNTY ROADS	Start @ 250
OTHER VIOLATIONS INCLUDING THE POSTED RULES & REGS FOR THE USE OF THE REC FACILITIES	200
PERMANENT RESIDENCY	1,000/MONTH
PROVIDING GUEST BADGE TO PROPERTY OWNER NOT IN GOOD STANDING	100
RECKLESS DRIVING NO ACCIDENT/INJURY	500
RECKLESS DRIVING RESULTING IN ACCIDENT/INJURY	2,000
RENTING LOT WITHOUT RENTAL AGREEMENT FROM LACA (OVER 30 DAYS)	250
SHORT TERM RENTING (30 DAYS OR LESS)	250
STRUCTURES COVERING HYDRANTS	1st offense - warning plus damages & labor 2nd offense - \$50 fine plus damages & labor
SWIMMING IN NON-DESIGNATED AREAS	100
TAMPERING WITH UTILITIES	500
TRESPASSING ON LACA RESTRICTED AREAS	250
UNATTENDED FIRE (NO WARNING)	100/200/300*NO MORE FIRES*
UNDERAGE DRINKING(UNDER 21)	100
UNREGISTERED VEHICLE	100
USE OF POOL OR LAKE SWIM AREA WHEN CLOSED	150
VANDALISM	200 + COST to REPAIR/REPLACE ITEMS
VANDALISM OF LACA PROPERTY	UP TO 5000 + COST to REPAIR/REPLACE ITEMS
VIOLATION OF PA STATE RULES OF THE ROAD; (child on lap while driving, people in bed of pickup truck)	250

HABITUAL OFFENDER - SAME VIOLATION WITHIN 24 MONTHS = TWICE the PREVIOUS AMOUNT of FINE



Lake Adventure Buffer Lot Program

Conditions to Maintain a Buffer Lot:

1. Enclosed trailers, including cargo trailers or trailers that are modified, converted, or capable of being used for human habitation or sleeping, are prohibited on all buffer lot sites.
2. You must own a regular lot at full dues to be eligible for the Buffer Lot Program.
3. The name on the regular lot and buffer lot deeds must be the same.
4. If you sell your regular dues lot, any Buffer Lots will be removed from the Buffer Lot Program immediately and you will be fully responsible for all applicable dues and fees on the Buffer Lot.
5. Limit of two Buffer Lots per property owner at this time. All are subject to office/board approval.
6. All electric will be discontinued to the Buffer Lot while in the Buffer Lot Program. Any tampering with electric on the buffer lot will be subject to a fine and/or discontinuance in the Buffer Lot Program. The property would then revert to a full dues lot with no discount. Electric will then be turned back on providing that the property owner is in good standing.
7. No structures, other than a storage shed consistent with LACA Rules/Regulations and Bylaws, will be permitted on the buffer lot. The property owner will be responsible for the removal of any trailers or other structures that exist. One (1) tent per Buffer Lot permitted (7-day permit required)
8. Property Owner will be responsible for the maintenance and upkeep of the Buffer Lot and their regular lot, in accordance with LACA Rules/Regulations and Bylaws.
9. No badges or gate cards will be issued for Buffer Lots.
10. No voting rights will be derived by virtue of ownership of a Buffer Lot.
11. All existing property lines will be observed, and applicable Rules & Regulations and Bylaws will be applied.
12. No commercial vehicles or heavy equipment is permitted to be parked overnight on the Buffer Lot.
13. Dues of 1,000.00 (subject to change) will be payable at closing for the first year and annually thereafter. The Capital Improvement Fee (CIF) will be half of the current Buffer Lot dues, as per our rules and regulations, and will apply to all Buffer Lots. No monthly payment plans will be available for Buffer Lots. No other discount will apply to Buffer Lots.
14. Any financial delinquency or violation of the conditions set forth above may result in disqualification of the Property Owner's further participation in the Buffer Lot Program. This will be at the discretion of the Board of Directors.
15. If you are delinquent on the Buffer Lot and it falls out of good standing, electric and water will be discontinued on your regular dues lot until all delinquencies are paid in full.
16. The Lake Adventure Board reserves the right to change these conditions as it sees fit at any time. The Board will provide written notice to the lot owner 30 days prior to the change taking place.

I the undersigned have read and agree to the terms set forth for participation in the Buffer Lot Program

LACA Manager Date

PROPERTY OWNER Buffer lot # Date

ORDINANCE NO. 03-2022

AN ORDINANCE REGULATING THE REPAIR, MODIFICATION,
RENOVATION AND RECONSTRUCTION OF RECREATIONAL VEHICLES
TO ENSURE COMPLIANCE WITH SAFETY STANDARDS

The Supervisors of Dingman Township, at a regularly or specially advertised meeting, do hereby ordain and enact the following:

§ 1 - Purpose.

The purpose of this ordinance is to promote the health, safety and general welfare of Dingman Township inhabitants by establishing, pursuant to the authority granted the Township under Sections 1517 and 1529 of the Second Class Township Code, requirements and regulations governing the modification, renovation, replacement, repair and reconstruction of park models and recreational vehicles. These regulations are not land use regulations and are intended to supplement the provisions of the Dingman Township Zoning Ordinance that regulate recreational campgrounds or similar uses and shall not supersede that Ordinance unless specifically stated herein. This ordinance does not supersede or in any way interfere with any private rules or regulations that a private RV Park community may choose to adopt on this same issue, including but not limited to, the requirement for permits and inspections.

§ 2 - Definitions.

For the purpose of this ordinance, the following words, terms and phrases shall have the meaning ascribed to them in this section:

Park Model - A vehicle that is commonly known as a park model recreational vehicle; meets the American National Standards Institute standard ANSI119.5 for park trailers; is built on a single chassis; has a gross trailer area of four hundred (400) square feet or less when set up; is designed for seasonal or temporary living quarters and may be connected to utilities necessary for the operation of installed features and appliances. Such units shall be permitted in Destination (Non-transient) Campgrounds only. Registered nonconforming units are also covered by this ordinance.

Recreational Vehicle - A vehicular type of unit designed as temporary living quarters for recreational camping or travel use which either has its own motive of power or is mounted on or drawn by another vehicle. The basic types of recreation vehicles are:

Travel Trailers - A vehicular unit, mounted on wheels, of such size or weight as not to require special highway moving permits when drawn by a motorized vehicle designated and constructed to provide temporary living quarters for recreational, camping, or travel use, and a trailer size of no more than 400 square feet. Registered nonconforming units are also covered by this ordinance.

A. **Truck Camper** - A portable unit, designed to be loaded onto, or affixed to, the bed or chassis of a truck and constructed to provide temporary living quarters for recreational,

camping or travel use.

- B. **Motor Homes** - A vehicular unit built on a self-propelled motor vehicle chassis, designed to provide temporary living quarters for recreation, camping or travel use.
- C. **Camper Trailer** - A vehicular unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the campsite and designed to provide temporary living quarters for recreational, camping or travel use.
- D. **Self-Contained Unit** - A unit that; can operate independent of connections to external sewer, water and electrical systems; has a toilet and holding tank for liquid waste; contains water storage facilities; and may contain a lavatory, kitchen sink and/or bath facilities connected to the holding tank.

§ 3 - Permits required and fees.

- A. **Permit Requirement.** No person, partnership, association, limited liability or other company or corporation, being the owner, user, operator or occupant of any recreational vehicle or park model on land within Dingman Township, shall make any modification, renovation, repair and reconstruction of such park model or recreational vehicle or allow such modification, renovation, replacement, repair and reconstruction of such park model or recreational vehicle except as pursuant to this ordinance. Permits will not be required for minor maintenance and replacement issues for which the Township does not require permits for similar work in a residence under UCC.
- B. **Issuance of permit.**
 - (1) The Dingman Township Building Officer shall issue a permit after the filing of a permit application only if such application is consistent with this ordinance.
 - (2) No permit shall be issued until the Building Officer has received and approved:
 - (a) A completed application signed by the applicant.
 - (b) The required fee as herein provided.
 - (c) Plans and specifications for any proposed construction which shall be in compliance with ANSI 119.5.
 - (d) Any plans filed in support of any application shall be drawn by a Pennsylvania Licensed Engineer who shall certify and seal the plans. Said engineer shall certify that such plans have been prepared in compliance with ANSI 119.5.
 - (e) Under no circumstances shall a park model or recreational vehicle post construction be larger than 400 square feet.

C. Inspection.

(1) The construction under any issued permit shall be inspected by a Pennsylvania Licensed Engineer who shall issue a report to the Township Building Officer indicating the results of every inspection.

(2) The number and timing of such inspections shall be determined by the Building Officer on a case-by-case basis according to the nature and extent of the proposed construction.

(3) At such time as the inspecting Pennsylvania Licensed Engineer determines that construction is complete and that all work has been performed pursuant to the approved plans and in compliance with ANSI 119.5 said Engineer shall issue a report certifying same to the Building Officer and recommend that a Certificate of Occupancy be granted.

(4) The Building Officer reserves the right to conduct a final site inspection before determining whether a Certificate of Occupancy should be granted when access is appropriate pursuant to the laws of the Commonwealth of Pennsylvania.

(5) Occupancy of the renovated unit prior to the issuance of a Certificate of Occupancy is expressly prohibited.

(6) The Building Officer may rely upon said Engineer certification and issue the appropriate Certificate of Occupancy.

- D. Fees. The applicant for any permit shall pay the Township a fee as shall be established and as modified from time to time by resolution of the Board of Supervisors. Additional fees shall apply to the cost of any professional reviews by Township consultants.

§ 4 - Enforcement.

The Building Officer shall enforce all of the provisions of this ordinance and shall have the right, at all reasonable times, including evening hours, to enter and inspect any park model or recreational vehicle.

§ 5 - Penalties for offenses and remedies.

- A. Any person, partnership, association or corporation who uses any property or allows property to be used in violation of any provision of this ordinance shall be guilty of an offense against this ordinance and subject to a civil penalty of up to \$600 per day. Any action against any Association of property owners under this section shall be based upon evidence that said Association withheld information from the Township necessary to carry out Township duties and/or knowingly or actively sought to allow construction in violation of this ordinance to take place. When a violation of any of the provisions of this ordinance is continuous, each day or portion thereof shall constitute a separate and distinct violation.
- B. The Building Officer may, after resolution of the Board of Supervisors authorizing such action and, in addition to the above-provided penalties, maintain an action or proceeding in the name of the Township in a court of competent jurisdiction to compel compliance with this ordinance or to restrain by injunction the violation of this ordinance.
- C. Nothing in this section or ordinance shall be construed as to restrict the Code Enforcement

Officer in any way from exercising the enforcement remedies found in any State law or municipal ordinance for which the property/property owner may also be in violation.

§ 6 - General provisions.

- A. If any section, paragraph, subsection or provision of this ordinance shall be found invalid, such invalidity shall apply to the section, paragraph, subsection, or provision adjudged invalid and the remainder of the ordinance shall remain valid and effective.
- B. The issuance of any permit or license pursuant to the provisions of this ordinance shall not be deemed to waive compliance by the holder thereof, by the property owner or by any occupant of any court or campground or RV park, with any statute of the Commonwealth of Pennsylvania, law or health regulation of the Commonwealth or Dingman Township or with any provision of this or any other Township Ordinance.
- C. The Building Officer and associated personnel of the Township shall have full authority, in the course of investigating a possible violation or processing an application, to enter upon the premises of park model or recreational vehicle, after displaying his or her credentials to the owner thereof and shall have further have the authority to determine if any construction under this ordinance is being or has been performed in compliance with this ordinance.

§ 6 - Effective date.

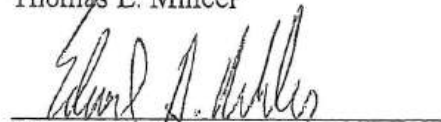
This ordinance will take effect five (5) days after enactment.

Ordained and enacted this May day of 18, 2022.

DINGMAN TOWNSHIP
BOARD OF SUPERVISORS

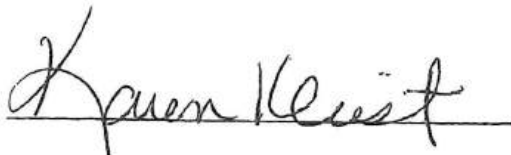


Thomas E. Mincer



Edward D. Nikles

Attest:



Elefterie G. Balu