

Lakeland Colony Corporation
1422 Lakeland Drive
Lake Ariel, Pennsylvania 18436

These Rules and Regulations of the Lakeland Colony Corporation were adopted on July 12, 2003, by the President and members of the Board of Directors of the Lakeland Colony Corporation and amended on June 16, 2011 by way of motion of the Board of Directors.

ARTICLE I, Adoption of Rules and Regulations of the Lakeland Colony Corporation by the President and officers of the Board of Directors.

Be it ordained and enacted by the President and members of the Board of Directors of the Lakeland Colony Corporation as follows:

§ 1-1. ADOPTION OF RULES AND REGULATIONS

In accordance with the by-laws of the Lakeland Colony Corporation, the rules and regulations of the Lakeland Colony Corporation, as revised and consolidated into articles and sections , are hereby approved, adopted, ordained and enacted as the “Rules and Regulations of the Lakeland Colony Corporation,” hereinafter known and referred to as the “Rules and Regulations.”

§ 1-2 RULES AND REGULATIONS SUPERSEDES PRIOR RULES AND REGULATIONS

These Rules and Regulations shall supersede all other general and permanent rules and regulations adopted prior to the adoption of these Rules and Regulations.

§ 1-3 WHEN EFFECTIVE

These Rules and Regulations shall take effect immediately upon adoption.

§ 1-4 AMENDMENTS TO THE RULES AND REGULATIONS

Any and all additions, amendments or supplements to the Rules and Regulations, when adopted in accordance with the by-laws of the Lakeland Colony Corporation, shall be in writing and state the intent of the President and members of the Board of Directors of the Lakeland Colony Corporation to add, amend or supplement these Rules and Regulations. Whenever such additions, amendments or supplements shall be adopted, they shall thereafter be printed and added to the Rules and Regulations.

Rules and Regulations of the Lakeland Colony Corporation

As amended on June 27, 2008

§ 101: GENERAL PROVISIONS

Lots within Lakeland Colony are for residential and strictly private recreational purposes. No lot shall at any time be used for the purpose of any trade, manufacture or business of any kind, nor for a school, hospital or other charitable institution, nor for a store, hotel or place of resort.

Raising of poultry and/or livestock shall not be permitted.

Owners of property within Lakeland Colony obtain the right to use common-use areas for ingress to and egress from the lake, the right to use the common-use roads, storm-water drainage and potable water facilities maintained by the Association, as well as the obligation to help pay for such facilities, their upgrade and maintenance as required on an equitable basis as herein described. Failure to pay such assessments and any fines levied for any purpose, in a timely manner as determined by the Treasurer, shall result in a lien being placed on such defaulter's property.

The observance of common-use area restrictions must be strictly adhered to by all. These restrictions are for your and other's safety and convenience, and would be an imposition upon your neighbor's good will and a threat to his safety, if not adhered to for any reason. It is suggested that all users of common-use lake accesses and the neighbors thereof become familiar with the property lines of said accesses.

All dwellings within Lakeland Colony must be posted with the Lot Identification Number [owner name optional] visible from the street by emergency personnel.

Any docks in a common use area shall be for common use. Individually owned and used docks will not be permitted except in front of lakefront properties by the owners thereof. All property owners using such common-use facilities [docks] shall share a proportionate amount of the cost, including maintenance, upgrade/improvement, installation and removal from the lake, etc.

PP&L Dock, Mooring, and Land Use permits are required for all docks, ramps, etc. whether private or Lakeland Colony Corp. property. Said permits for all common-use lake accesses will be held by Lakeland Colony Corp., but available to Dock Captains, and will be paid for proportionately by the users thereof.

The Board of Directors is to manage and regulate for proper use the Corporate community property, including back acreage and the following designated areas:

Lot adjacent to 15	Boating & Swimming
Lot 29	Swimming
Lot 41	Swimming

Lot adjacent to 52	Boating & Swimming
Lot adjacent to 76	Boating & Swimming
Lot adjacent to 79	Boating & Swimming
Lot 88	Swimming
Lot 101	Swimming
Lot 106	Boating & Swimming

§ 102 CONSTRUCTION

§ 102-1: Refer to LCC Building Code

§ 103: CONSTRUCTION AND ENFORCEMENT

The Board of Directors has the authority and responsibility for determining Rules and Regulations, for arranging for their enforcement, for determining and levying fines and for collecting them through legal recourse if necessary. All fines are due and payable to Lakeland Colony Corporation within thirty [30] days of levying such fines. Fines not paid within this time period shall be deemed uncollected, and may result in legal recourse being sought by the Treasurer, at his discretion. Failure to pay fines and assessments when due shall remove the member from the status of "in good standing" as outlined in the By-Laws, Article XIV, Section 2.

No Soliciting shall be permitted within the boundaries Of Lakeland Colony without the express permission of the Board of Directors.

§ 104: VEHICULAR

The speed limit on the main access road, Lakeland Drive, from its start at Goose Pond Road to the "Y" intersection with South Shore Drive is 20 Miles Per Hour. The speed limit on all other internal roads is 15 Miles Per Hour. Violators are subject to a fine and/or prosecution. The method of detection is left to the discretion of the Board of Directors as they see fit.

No parking is allowed in the turnaround areas at any time due to fire or other emergency needs. All parking should be off road. It is necessary to maintain an open roadway of 16 feet at all times to permit the passage of emergency or other vehicles. The width should be even wider in the winter to allow for snowplowing and safe passage of vehicles on slippery roads. Winter storage of boats, docks, vehicles or other obstructions on the right-of-way is prohibited.

§ 105: OPERATION AND USE OF OFF HIGHWAY VEHICLES

§ 105-1 DEFINITIONS: The following definitions apply to this section of LCC Rules and Regulations

- a. Off-Highway Vehicle [OHV]: Any vehicle that can be categorized under the definitions for All Terrain Vehicle, Dirt Bike, or Snowmobile found herein.
- b. All Terrain Vehicle ATV: Any Motorized vehicle with three [3] or more low pressure tires [ten pounds per square inch or less], a total weight of eight hundred [800] pounds or less and a width of fifty [50] inches or less.
- c. Dirt Bike: Any motorized two wheeled vehicle designed with primary use off road.
- d. Off Road: Any unimproved section of Lakeland Colony Corporation property.
- e. Road or Thoroughfare: The entire width between the boundary lines of every way maintained by Lakeland Colony Corporation for the purpose of vehicular travel.
- f. Unimproved lands: Any section of Lakeland Colony Corporation property that has not been from graded, paved, graveled or otherwise altered by machine its natural state.
- g. Snowmobile: Any motorized vehicle with at least one [1] ski and one [1] track with its primary purpose being transportation over snow.
- h. Motor Vehicle: Any vehicle such as a car, truck or motorcycle that is registered with a state.
- i. Golf Cart: Any mean of conveyance consisting of three or more tires, powered by an electric motor or gasoline engine, with its original design purpose being use on a golf course as a means of conveyance.
- j. Renter: A person who rents or leases property in Lakeland Colony Corporation from a Lakeland Colony Corporate homeowner.
- k. Board of Directors: Shareholders of Lakeland Colony Corporation that have been duly elected to the several officers' positions as described in the Corporate By-Laws.
- l. Recreational Use: The use of an OHV for sport, fun or frolic or to traverse undeveloped areas of the community property.
- m. LCC: Lakeland Colony Corporation

§ 105-2 PURPOSE AND APPLICATION:

The purpose of this section is to regulate the use of OHVs on all LCC property.

- a. LCC assumes no liability whatsoever for any injuries resulting from an individuals operation of an OHV on LCC property, the operator of the above vehicles assumes all risk associated with such use.
- b. This section does not apply to the use of any vehicle not listed in 105-3(c) herein below.

§ 105-3 REQUIREMENTS FOR THE USE ON LCC PROPERTY:

- a. All OHVs that are used on LCC property are to be identified with LCC and must display LCC identification in the form and location chosen by the Board of Directors.

- b. No person [Guest] who is not a LCC member in good standing shall enter LCC property and operate an OHV on said property without first signing and filing a Limited License and Release agreement with the appropriate person or agent of LCC. The Limited License and Release form is attached hereto as *Exhibit A* and is available from the LCC Secretary.
- c. Only OHVs that fully comply with the State of Pennsylvania's or a reciprocal state's regulations, including Registration and Proof of Insurance, on ATV's, Dirt Bikes and Snowmobiles may operate on LCC property.
- d. RENTERS do not have authorization to use LCC property for the operation of OHVs.
- e. No Guest of a LCC member shall be permitted to use LCC property for the operation of an OHV without the LCC member being present in the community.
- f. All OHV operators must carry a form of identification [License, Student Card, Name & Address Card, etc.] only if NOT operating a LCC marked OHV.

§ 105-4 OPERATIONAL REQUIREMENTS:

- a. All OHVs are to be operated in a safe and reasonable manner, and not create a nuisance which interferes with other members of the LCC community and the enjoyment of their property.
- b. OHVs may be operated year-round on LCC property, subject to the time limits set forth below.
- c. When using LCC thoroughfares, OHV operators are to obey all posted speed limits. When no speed is posted, OHVs are not to exceed fifteen [15] miles per hour.
- d. When the OHV is in use, all operators are required to wear helmets designed for such purpose.
- e. OHVs operators should restrict the operation of OHVs to off road use. OHVs shall avoid the use of all paved LCC roads. If the use of a road is necessary, the OHV operator must make best efforts to use the roads for the shortest possible distance.
- f. When it is necessary to operate an OHV on the road, the operator must bring the OHV to
 - a. complete stop and yield to all traffic before entering or crossing the road. If the operator is crossing the road, the operator should use his/her best efforts to cross the road at a ninety (90) degree angle. If the operator of the OHV is not crossing the road, but is forced to operate on the road for some distance, the operator is to operate the OHV at the far right side or shoulder of the road in the same direction as traffic.
- g. OHVs shall always give way to all other vehicles using LCC roadways, including, but not limited to motor vehicles, bicycles and golf carts.
- h. OHVs shall give way to all pedestrians utilizing LCC property, be it on road or off road.
- i. All ATV operators must be aware, obey and follow all the State of Pennsylvania Laws and Regulations regarding the use and operation of OHVs.
- j. All children under the age of ten (10) must attend and successfully complete the applicable state recognized safety awareness course regarding the operation of OHVs in order to operate OHVs on LCC property. A course completion certificate is required.

§ 105-5 PROHIBITED USES

- a. OHVs may operate at any time on LCC property from November first to April thirtieth.
- b. OHVs may only be operated between the hours of ten (10) am and six (6) pm from May first through October thirty-first,
- c. Restriction on the operation of OHVs within one-thousand (1000) feet of residential structures:

1. No person shall use or operate an OHV within one-thousand (1000) feet of any residential structure for a recreational use. A person may be permitted to operate an OHV for the purposes of transit between or to his/her own residential structure and an area where recreational use is permitted.
- d. OHVs are prohibited to operate within one hundred [100] yards of the Tennis courts.
- e. OHVs must obey all closed trail signs.
- f. The Board of Directors has the authority to open and close portions of LCC property to OHV use by resolution. The decision of the board members must be sound in reason.

§ 105-6 CREATION OF AN OHV COMMITTEE:

- a. The board of Directors shall create and appoint members to a committee designed to advise the Board on OHV use. The members of this committee shall be taken from members of LCC who are in good standing.

§ 106: GOLF CART USE

§ 106-1 DEFINITIONS

- a. Golf Cart: Any mean of conveyance consisting of three or more tires, powered by an electric motor or gasoline engine, with its original design purpose being use on a golf course as a means of conveyance.

§ 106-2 USE

- a. Golf Carts should only be operated by responsible drivers.
- b. Golf Carts, when being used for transportation must be used during reasonable hours.
- c. If operated by individuals under the age of sixteen, Golf Carts are not to be used after 11 PM..
- d. If a Golf Cart is not being used for transportation purposes not needed for transportation should only be used during regular OHV hours of 10AM to 6PM from May 1st through October 31st.
- e. LCC assumes no liability whatsoever for any injuries resulting from an individuals' operation of a Golf Cart on LCC property, the operator of a Golf Cart assumes all risks associated with such use.

§ 107: HUNTING

Deer hunting only, during the Archery: *Antlered and Antlerless Statewide* and the *Antlered and Antlerless Deer* -Firearm Hunting Seasons, as defined by the State of Pennsylvania, is permitted by LCC members in good standing on LCC community property, subject to the following conditions:

- a. All individuals hunting on LCC property must be licensed in the Commonwealth of Pennsylvania.
- b. All hunting activities on LCC property must be conducted in strict conformity with the Laws of the Commonwealth of Pennsylvania, including, but not limited to the Game Code and the regulations of the Pennsylvania Game Commission.
- c. A LCC member in good standing may invite up to three [3] guests to hunt on LCC property, but said guest must be under the supervision of the LCC member, who shall be responsible for his/her guests hunting in conformity with the requirements of these Rules and Regulations and Pennsylvania Law.
- d. No guest hunter shall enter LCC property and hunt thereupon without first signing and filing a Limited License and Release agreement with the appropriate person or agent of the corporation. A form of the agreement is attached to these Rules and Regulations as *Exhibit B*.
- e. LCC members or guests found to be hunting in violation of these Rules and Regulations and/or Pennsylvania Law are subject to having their privilege of hunting on LCC property revoked.
- f. LCC assumes no liability whatsoever for any injuries resulting from any individual's hunting activities on LCC property, the hunter assumes all risks associated with such activity.

§ 108: MISCELLANEOUS

Lakeland Colony is owned by LCC for the exclusive use of its stockholders. Members in good standing and their invited guests are permitted to use common-use facilities, to include the roads, access areas and potable water facilities, provided by LCC. Violators are subject to a fine and/or prosecution.

When a LCC property is sold, the seller should inform the LCC Secretary of the sale and transfer/sell their LCC stock certificate to the new buyer. Upon this transfer/sale from seller or purchase by buyer from LCC the Secretary will issue a new certificate. New LCC Property Owners must be LCC shareholders to be members in good standing. Questions concerning this matter should be directed to the LCC Secretary and/or refer to the LCC By-Laws, Article II for membership information.

NO shooting of firearms within LCC is permitted at any time, with the exception of the above mentioned regular FIREARMS ONLY hunting season.

Use of the tennis courts is restricted to members of the Lakeland Tennis Club ONLY, and their guests when the member is present. This privilege is NOT extended to renters without the express written permission of the Tennis Club. Violators are subject to a fine and/or prosecution.

Pets must be under the owner's control at all times and NOT left to run free. For health and neighborhood relations please clean up after your pets. Pooper Scooper rules are in effect.

Open burning should be strictly limited and done only when under adequate supervision at all times, in accordance with township, county and state regulations as may be in effect at the time.

§ 109: RENTAL REGULATIONS

109.1.1 Short Title

This chapter may be cited as the “LCC Rental Regulations” or “Rental Regulations.”

109.1.2 Purpose

In the interest of ensuring that:

- 1) owners and their tenants are familiar with and are in compliance with all LCC Rules and Regulations;
- 2) LCC has adequate information with which to communicate with owners and their tenants about LCC Issues;
- 3) to provide security for the community by obtaining information on all rental arrangements; and,
- 4) to enhance the ability to communicate regarding occupants/tenants compliance with the provisions of the LCC Rules and Regulations.

109.1.3 Applicability

All owners who rent their home, for any period of time are subject to these Rules, including rentals, lease-purchase agreements, and/or lease-option agreements.

109.1.4 Disclosure of LCC Rules to Tenants

At or before the time a rental or lease agreement is signed between owner and a tenant or tenants, owner or owner’s agent will provide copies of the **Governing Documents** (Rental Rules at §109.1.5 below, and LCC Rules and Regulations and any amendments thereto), to the tenant requiring the tenant to acknowledge that the tenant has received and read them, as set forth in §109.1.6 below.

109.1.5 Rental Rules

- 1) Limit on vehicles and parking: Renters are permitted to have no more than three (3) private vehicles (e.g. car) within LCC at any time. All vehicles must be parked at the property being rented and may not be parked on setback areas (15 feet from roads and 10 feet from adjacent properties).
- 2) Limit on occupancy: Under no circumstances shall any properties be leased or rented by any entity other than a single family unit.

- 3) Renters are prohibited from use of any of the community owned boat ramps.
- 4) Renters are prohibited from use of any off-road vehicles, including ATV's, golf carts, snowmobiles, or any other motorized vehicle other than a private passenger vehicle.
- 5) Renters are prohibited from possessing or discharging firearms within the Lakeland Colony Development.
- 6) Renters are prohibited from hunting or shooting firearms within the Lakeland Colony Development.

109.1.6 Required Lease Agreement/Provisions

Owners intending to rent out their home will specifically include written provisions in the lease or rental agreement to be signed by tenant, binding on tenant, his family members and his guests (hereinafter collectively referred to as "Tenant") providing for the following:

- 1) tenant acknowledges being aware of the **Governing Documents**;
- 2) tenant understands and acknowledges that tenant is fully subject to the **Governing Documents** and must comply with them in all respects; and
- 3) if tenant fails to comply with any provisions of the **Governing Documents**, it will be considered a material breach or default of the lease agreement and be reason for eviction.
- 4) In the event that tenant does not comply with these regulations or the **Governing Documents**, the owner/landlord shall be responsible for all damages caused by tenant together with a fine in the amount of \$600.00 for each violation of the **Governing Documents**.

109.1.7 Disclosure by Property Owner

After any lease agreement is signed, owner or owner's property managing agent will provide to the Board Secretary a completed and execute copy of the written lease agreement between owner and tenant. The lease agreement will include:

- 1) owner's correct residence address and home telephone number;
- 2) the name, address, telephone number and point of contact for Rental Agent, if applicable; and
- 3) name and contact information for the tenant(s) signing the lease agreement, as well as e-mail address and wireless telephone number for the tenant(s).

- 4) The term of the lease.
- 5) A description of the property being rented.

109.1.8 Indemnification

In consideration for permission to have access to the property of Lakeland Colony, the tenant, both for him/her self, together with tenant's family and guests, do forever indemnify LLC, its officers, directors, owners, shareholders and agents, and hold each and all of them harmless, from all actions, causes of action, claims, judgments, and any liabilities, including injuries, death, losses, and/or property damage, stemming from use of LCC property. Tenant shall further be responsible for all costs, including reasonable attorney fees, incurred in defending any action, cause of action, claim or judgment arising therefrom.

109.1.9 Effective Date of This Rule

The provisions of this Rule shall immediately become effective for all owners on July 1, 2011, including renewals of any existing tenancies that become effective on or after this date.

EXHIBIT A

**LIMITED LICENSE AND RELEASE AGREEMENT FOR THE OPERATION OF AN OHV ON LCC
PROPERTY BY A GUEST OF AN LCC HOMEOWNER**

I have received a copy of the Rules and Regulations for the Operation and Use of Off Highway Vehicles on Lakeland Colony Corporation Property. I fully understand the rules and regulations and how they apply to me. I agree to operate my OHV strictly in accordance with those rules and regulations and to abide by them at all times.

This license may be revoked at any time for the breach of the aforementioned rules and regulations.

RELEASE

In consideration for permission to have access to the undeveloped property of Lakeland Colony for the purpose of recreational enjoyment, I hereby, do forever discharge and release LCC its agents, shareholders, assigns, and agents from all liabilities stemming from my use of LCC's property for the purpose of operating an OHV. I further acknowledge the operation of an OHV carries with it certain risks, I fully assume those risks.

I am bound by this Release, as is anyone who succeeds to my rights and responsibilities, such as my heirs or the executor of my estate. This Release is made for your benefit and all who succeed to your rights and responsibilities, such as the heirs to or executor of your estate.

Dated:

Director, Lakeland Colony Corporation.

Exhibit B

**LIMITED LICENSE AND RELEASE AGREEMENT FOR HUNTING ON LCC PROPERTY BY A GUEST
OF AN LCC MEMBER IN GOOD STANDING**

I have received a copy of the Rules and Regulations for hunting on Lakeland Colony Corporation Property. I fully understand the rules and regulations and how they apply to me. I agree to hunt in strict accordance with those rules and regulations and to abide by them at all times.

This license may be revoked at any time for the breach of the aforementioned rules and regulations.

RELEASE

In consideration for permission to have access to the undeveloped property of Lakeland Colony for the purpose of recreational enjoyment, I hereby, do forever discharge and release LCC its agents, shareholders, assigns, and agents from all liabilities stemming from my use of LCC's property for the purpose of hunting thereupon. I further acknowledge that hunting carries with it certain risks, I fully assume those risks.

I am bound by this Release, as is anyone who succeeds to my rights and responsibilities, such as my heirs or the executor of my estate. This Release is made for your benefit and all who succeed to your rights and responsibilities, such as the heirs to or executor of your estate.

Dated:

Director, Lakeland Colony Corporation.