



# RHODO MOUNTAIN ESTATES HOMEOWNERS ASSOCIATION

## RULES OF CONDUCT

These Rules of Conduct are based on the Protective Covenants, which run with the land and are thus enforceable in a Court of Law.

Rhodo Mountain Estates (RME) Homeowners Association (HA) is authorized to enforce all provisions of these Rules of Conduct through issuance of Civil Penalties.

Appeal of a Civil Penalty will be by a hearing before a Civil Penalty Hearing Panel, made up of members of RME's Board of Directors and Architectural Control Committee (ACC). Written appeal must be made within fifteen (15) days of receipt of the Civil Penalty. Denial of an appeal may be forwarded by written request to the Board of Directors for final action. In the event the fine is not paid, legal action may be taken and the amount of the fine and associated costs will be added to the charges.

PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR GUESTS', CONTRACTORS', SUBCONTRACTORS' AND RENTERS' ADHERENCE TO THESE RULES OF CONDUCT and are obligated to provide their guests and renters with a current copy. Property Owner's responsibility includes direct liability for all fines + any incurred costs, which may include but is not limited to, physical repair costs, magisterial or court filing costs, and legal fees. Property Owners must present all appeals on behalf of their renter or guest.

Property Owners shall have their renters complete RME's Renter's Acknowledgment Form, confirming the rental party's familiarity with RME's Rules of Conduct. The completed form must be provided to RME prior to the first day of the rental period. The Renter's Acknowledgement form can be found on RME's website, or can be provided to the Owner by a Board member.

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## RULES AND REGULATIONS

### *I. HUNTING/SHOOTING*

No firearms, bow & arrows, air/BB guns or similar weapons may be discharged in Rhodo Mountain Estates.

No hunting is permitted in Rhodo Mountain Estates. Violations of either of these rules will result in a fine of \$500.00 + any incurred costs. THERE IS ZERO TOLERANCE FOR VIOLATIONS OF THIS SECTION.

### *II. FIRE REGULATIONS*

If there is a Township, County, Regional or State ban of fires, there will be no open fires permitted in the community. This includes bonfires, chimineas and any other type of outdoor fireplace.

*By Contractor or Builder* - No permits will be issued to contractors to burn any building debris, trash, brush, etc. at any time. Contractors must remove and dispose of these materials at their own site or licensed dump or landfill. Violation of this regulation may result in a fine of \$100.00 + any incurred cost for the first offense, \$250.00 + any incurred costs for the second and \$500.00 + any incurred costs for all subsequent violations.

*By Homeowner* - Because of the risks involved, homeowners may burn leaves and twigs only in a metal container covered with a screen, provided the Owner takes appropriate measures for supervision and fire control. Violations carry a fine of \$100.00 + any incurred costs for the first offense, \$250.00 + any incurred costs for the second and \$500.00 + any incurred costs for all subsequent violations.

*Recreational Fires - Property Owners Only* - Appropriate measures for supervision and fire control are required. Indoor fires are exempt from these regulations.

Renters are not permitted to have outdoor fires of any type.

Violations will result in a fine of up to \$500.00 + any incurred costs.

THERE IS ZERO TOLERANCE FOR VIOLATIONS OF THIS SECTION.

### *III. FIREWORKS*

State-legal and illegal fireworks are not permitted in Rhodo Mountain Estates. Users will be subject to a fine of \$500.00 + any incurred costs. THERE IS ZERO TOLERANCE FOR VIOLATIONS OF THIS SECTION.

#### *IV. SIGNS*

Assigned 911 street numbers are required on developed properties in accordance with Penn Forest Township Ordinance. Name signs are permitted. Maximum size of signs is two by two (2x2) feet. Lots without an appropriate number sign are subject to a fine of \$25.00 + any incurred costs. All signs, other than numbers or name signs must have written ACC approval. Garage & Yard Sales are limited to 2 sales per household per year. Signs must be removed within 48 hours after the sale. Violations may be subject to a Civil Penalty.

#### *V. LITTERING*

No littering. A fine of \$300 + any incurred costs may be issued for infractions.

#### *VI. MOTORIZED VEHICLES*

(Cars, Trucks, and State Licensed Motorcycles, ATV's, Boats)

Rhodo Mountain Estates has a separate policy with respect to ATV's, Recreational Vehicles. The policy applies to Property Owners only; renters are not permitted to operate ATV's, Recreational Vehicles in Rhodo Mountain Estates.

All applicable motor vehicle laws must be obeyed, including, but not limited to, current insurance, inspection, registration, etc.

All roads have a speed limit of 15 mph. Fines are \$25.00 + any incurred costs for the first offense, \$75.00 + any incurred costs for the second offense within one calendar year of the first offense, \$100.00 + any incurred costs for the third and all subsequent offenses within one calendar year of the first offense.

No passing of vehicles is permitted. Violation will result in a fine of \$100.00 + any incurred costs.

All drivers must have a valid driver's license or learners permit (accompanied by a license driver). No owner of a motorized vehicle shall authorize or permit the operation thereof by any person under the age of sixteen (16) years of age unless that individual is the holder of a valid state license.

No overnight roadside parking is permitted unless arranged in advance and authorized by Rhodo Mountain Estates HA.

No vehicles, campers, boats or trailers may be abandoned (defined as not bearing current applicable state-registrations), used as temporary or permanent living quarters, or stored on an undeveloped lot. Violation may result in a fine up to \$100.00 + any incurred costs.

Rhodo Mountain Estates HA must be notified of any vehicles that have been parked, disabled, or abandoned on the road due to a snowstorm or have otherwise become disabled. Violators may be subject to a fine of \$50.00 + any incurred costs.

Snow must not be shoveled or plowed onto any roadway during or after a snowstorm. Fines may be issued for creating a roadway hazard.

Vehicles illegally parked, thus creating a hazard, will be towed at the owner's expense.

Parking is allowed only in designated areas. There is no parking at any place where signs prohibit such parking.

No vehicles with a GVW of 20,000 lbs. or more are to be driven on RME roads without permission. Spring-thaw road weight restrictions will be enforced. Weekly restrictions will be posted as applicable. Violators may be subject to a fine of \$1,000.00 + any incurred costs.

#### *VII. NUISANCE*

No person(s) may conduct themselves in such a manner as to prohibit the use and enjoyment of others, as for example, but not limited to, producing loud noise, engaging in boisterous conduct, late hour parties, raucous behavior, using recreational vehicles to excess, and the like. Persistence in such conduct may cause a suspension of HA privileges, removal of equipment from the properties, if applicable, and/or a fine up to \$300.00 + any incurred costs.

#### *VIII. DAMAGE/VANDALISM/THEFT OF ASSOCIATION PROPERTY*

Anyone found damaging or vandalizing any Rhodo Mountain Estates HA property will be responsible for the cost of repair/replacement of damaged or stolen property as well as possible criminal prosecution and a fine up to \$300.00 + any incurred costs.

#### *IX. DISORDERLY CONDUCT*

Anyone found causing public inconvenience, annoyance, or alarm, recklessly creating a risk, or engaging in fighting, threatening, or making unreasonable noise, using obscene language or gestures, or creating a hazardous or physically offensive condition which serves no legitimate purpose may receive a fine of \$100.00 + any incurred costs for the first offense, \$150.00 + any incurred costs for the second offense and \$200.00 + any incurred costs for all subsequent violations.

#### *X. PETS*

It shall be unlawful within Rhodo Mountain Estates for any person to own, possess, harbor, or control any dog or animal which makes noise continuously and/or incessantly for a period of sixty minutes, or makes such noise intermittently for ninety minutes or more to the disturbance of the peace of any person any time of the day or night, regardless of whether the animal or dog is physically situated in or upon private property, said noise hereby being declared a nuisance, provided, that at the time the animal or dog is making such nuisance, no person is trespassing or threatening to trespass upon private property in or upon which the animal or dog is situated, nor is there any other legitimate cause which justifiably provoked the animal or dog.

Any person may request Rhodo Mountain Estates HA to warn any person who shall own, harbor or keep in custody any dog or animal which disturbs the peace by barking, howling or making other loud noises to the annoyance and discomfort of persons in Rhodo Mountain Estates. A warning by Rhodo Mountain Estates HA shall be in writing and shall name, identify and specify the residence to the owner, keeper or custodian of the dog and shall identify and specify the name and residence of the person making the request and/or complaint.

If the warning given to the person alleged to be keeping a dog or animal as set forth above is ineffective, then a verified complaint may be presented to the Rhodo Mountain Estates HA, alleging that a dog or animal which habitually makes noise is being kept by any person within Rhodo Mountain Estates. Rhodo Mountain Estates HA shall inform the owner of such dog or animal that said petition has been received and shall cite the owner of the dog or animal for the violation alleged in said petition.

Provisions of this ordinance shall not apply to a guide dog which is used to assist a person who is identified as "legally blind" or to a dog used to assist any individual with a disability, handicap or for documented emotional-support purposes.

All pets must be confined to the owner's property or on a leash. Any owner of a pet not confined to the owner's property or on a leash may receive a fine of up to \$300.00 + any incurred costs.

All dogs more than six (6) months of age or remaining in Pennsylvania for more than six (6) months must be licensed under Pennsylvania State Law. Pennsylvania law requires dogs and cats over three months of age to be vaccinated against rabies.

The owner of any pet found to cause a bite to an individual shall receive a maximum fine of \$600.00 + any incurred costs.

A property is limited to no more than four (4) owned dogs, further, nor is an owner permitted to breed dogs or animals for commercial purposes in Rhodo Mountain Estates.

## *XI. SECURITY ALARMS*

False and malfunctioning alarm systems identified as exceeding three false alarms within thirty days may be subject to a fine of \$50.00 + any incurred costs.

**- END -**

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