

Fines and Fees 2020

Fees

Act 180 Resale Documents - \$125.00

Assessments – annual assessment \$708

Boat – replacement sticker \$4.00, yearly update sticker only is \$1.00.

Canoe/Kayak Rack – annual fee \$50.00

Capital Improvement – Improved Lot \$708.00, unimproved lot \$354.00.

Capital Reserve Assessment - \$50 per full assessment \$25.00 per half assessment

Car Stickers or Hangtags– two car tags allowed per assessment, additional tags are \$4.00 each.

Dock Slip - \$400.00 for double slip or \$490.00 for single slip, daily dock slip rental \$10.00.

Fax or Copies made by the administrative office are \$.50 per page.

Finance Charge for all delinquent accounts as of April 1st of current year is 1.25% per month, 15% annually.

Golf Cart – annual registration \$25.00, replacement flag \$10.00; plates \$15.00.

Gym /Clubhouse Key (Annual Fee) - \$10.00

Indian Rocks Handbook - \$7.00

Pool - 4 ID wristbands are allowed per assessment, additional wristbands are \$20.00 each. Daily pool passes are \$4.00 per adult or \$2.00 for children ages 3-12 years, under 3 years is free. Weekly pool passes are \$25.00 per week for up to 4 persons.

Refuse Ticket (up to 40 gallon bag) - \$5.00

Rental Fees – for long term rentals a \$500.00 non refundable rental application fee is due from landlord; for short term rentals a \$500.00 per year non-refundable application fee is due from landlord.

Returned Check and/or Redeposit fee - \$35.00

RV/Boat Parking Space (Annual Fee) - \$600.00

Search of Association Records - \$20.00 per hour with a minimum of \$10.00.

UTV – annual registration \$50.00 replacement flag \$10.00; plates \$15.00

Fines

Minor Offenses

Abandoned Vehicles – left on property with no current registration and inspection (includes ATV's, golf carts, jet skis, snowmobiles, boats, etc.) 1st offense \$50, 2nd offense \$100, 3rd offense \$200, 15 days to remove.

Advertising Signs – prohibited display of sign such as construction signs, commercial signs, for sale signs 1st offense \$50, 2nd offense \$100, 3rd offense \$200, 48 hours to remove.

Boat Registration – docking a boat on Indian Rocks property without first registering with office; 1st offense \$50, 2nd offense \$100, 3rd offense \$200.

Boat Oversize – boats over 24' in length docked on Indian Rocks boat slips; \$50 fine and 10 days to remove, after 10 days \$50 per day.

Contractors (non-homeowners) – no contractor pass; 1st offense \$50, 2nd offense \$100, 3rd offense \$200, 24 hrs. per offense to comply.

Excessive Noise – operating in a manner as to disturb other individuals (including audio devices). Quiet hours are 11:00 pm to 7:00 am, 1st offense \$50, 2nd offense \$100, 3rd offense \$200. Immediate compliance expected, otherwise fine schedule commences.

Fishing - pond is catch & release only, non release at pond or no PA fishing license \$50.00 fine plus PFBC fines as per current year schedule.

Garbage (spillage) – non-clean up of unintentional trash that has been spilled (e.g., animals, etc.), 1st offense \$50, 2nd offense \$100, 3rd offense \$200, 48 hours per offense to comply.

Maintenance (house/exterior structures) – failure to maintain property’s appearance in a reasonable manner; first offense 15 days warning notice, second offense \$50, third offense \$100.

Untidy Lot – failure to maintain property grounds; first offense 15 days warning notice, second offense \$50, third offense \$100.

Parking in a posted no parking area; 1st offense \$25, 2nd offense \$75, 3rd offense \$100.

Pets - allowing dog to be unleashed and away from owned property; 1st offense \$50, 2nd offense \$100, 3rd offense \$200.

Propane Tanks – no lattice or other covering intended to camouflage tank; 1st offense \$50, 2nd offense \$100, 3rd offense \$200, 30 days to comply.

Smoking in IRPOA Common Buildings – 1st offense \$25, 2nd offense \$75, 3rd offense \$100.

Tags & Stickers – fee for no identification sticker/tag on vehicle; 1st offense \$25, 2nd offense \$75, 3rd offense \$100, 24 hours to come into compliance.

Tennis Courts/IRPOA Amenity – unauthorized use of tennis courts or other community amenity; \$100 fine plus restitution for damages.

Working Hours – violation of working hours. Homeowner performing repairs that are non noise generating are permitted on Sundays but not on holiday’s Exterior repairs/maintenance require ACC permits; 1st offense \$50, 2nd offense \$100, 3rd offense \$200.

Severe Offenses

Aiding and Abetting another individual who is avoiding or circumventing Indian Rocks rules and regulations after a 24 hour oral or written notification; \$300.00.

Conspiring – Conspiring to circumvent Indian Rocks rules and regulations after a 24 hour oral or written notification. Fines will be issued on a sliding scale depending on rule attempting to be circumvented.

Delinquent Account – when account becomes delinquent actual collection fees will be applied to account.

Exterior Work – any exterior construction, additions, changes, painting or staining without submitting an application or receiving a permit; \$200.00; Debris left on site for more than ten days after completion of any construction; \$500.00 per day. Any change from submitted approved plans (color, style, dimensions, etc.) without such changes submitted and approved by the A.C.C., fines of not less than \$100.00 nor more than \$1000.00 per occurrence. Owner may be required to convert violation within a reasonable time.

Failure to Obey Public Safety – any property owner or guest that fails to obey the direction given to them by an Indian Rocks Public Safety officer while in the performance of their duties: \$500 fine per incident.

Fences – non compliance with rules on limited use of fencing; \$50 fine, up to undoing work completed. Given one month to resolve and then \$50.00 daily fine until resolution.

Firearms – use of firearms of any type within Indian Rocks or possessing firearms in buildings or structures owned and operated by the Association. \$500 fine per incident and referred to State Police as required.

Fire Regulations –prohibited burning; 1st offense \$100 fine and immediately extinguish; 2nd offense, \$500.00 and doubled thereafter. Non compliance with fire safety regulations (refer to rules & regulations) \$100 fine and immediately comply with safety rules or extinguish.

Fireworks – use of prohibited fireworks, 1st offense \$250.00; 2nd offense, \$500.00; 3rd or subsequent offenses; \$1000.00.

Garbage – littering, dumping garbage or trash on common lands of Indian Rocks, \$300.00 per occurrence. Allowing trash to be spilled is \$100.00 per occurrence.

Hunting or Trapping – any hunting or trapping in Indian Rocks; \$500 per incident and turned over to PA Game Commission.

Personal Dock placed on Lake Wallenpaupack; \$500.00 per day until removed.

Pets - at building, beaches, pools, tennis courts or playground (on or off leash) or failure to clean up pet waste; \$100

Recreational Vehicles (ATV, UTV, Golf Carts, etc.) – violations including but not limited to, no identification, vehicle not registered with Indian Rocks, failure to produce proper proof of insurance, no state drivers license, excessive speed, reckless driving, excessive noise, no muffler, hours of operation not obeyed, riding with passenger on ATV, too many passengers on golf cart, and riding across private property without permission; 1st offense \$100, 2nd offense \$200, 3rd offense \$400 and revocation of privilege.

Rental – failure to submit a rental application and fees; 1st offense \$500, 2nd offense \$1,000, 3rd offense rental privilege revoked in following calendar year.

Trees – cutting trees without proper approval; \$100.00 per tree and you must replant each tree with size and type approved by the A.C.C.

Vandalism and Theft – vandalism, removal or any damage to Indian Rock property; 1st offense; \$100.00 fine, restitution and guilty party will be banned from Indian Rocks common areas: 2nd offense; \$500.00 fine, restitution and charges filed with the PA State Police, with subsequent legal prosecution.

Weight Ban – violation of weight ban on roads; \$300.00 plus cost of damage to road

All of the preceding fines are assessed for the first offense. Unless otherwise stated, any subsequent violation shall be assessed a fine equal to two times the initial fine. Each day in which a violation continues shall be considered a successive violation (unless stated otherwise).

All fines assessed hereunder shall be assessed against the violator and the property owner(s) under which the violator holds the right to use or occupy a lot or lots at Indian Rocks. The violator and the property owner(s) against whom the fines are assessed shall also be responsible for all costs, administration and attorney fees which the association incurs in the imposition and collection of said fine or fines.

All such fines, costs, administration fees and attorney fees assessed pursuant to this resolution shall immediately upon assessment by the association become added to the account of the property owner(s) and shall be considered as a delinquent assessment, with the association having all rights and remedies pursuant to Act 180 to collect said monies, including the right to file a statutory lien.

Any individual or entity that causes Indian Rocks P.O.A., Inc. to incur court costs and/or other costs and/or attorney fees as a result of any collection or enforcement procedures shall also be required to pay any such court costs and/or other costs, and/or attorney fees actually incurred by Indian Rocks P.O.A., Inc. of Ledgedale. Any infraction of the Rules and Regulations of Indian Rocks P.O.A., Inc, not specifically listed above will be subject to a \$100.00 fine for the 1st offense, \$300.00 for the 2nd offense,

and \$500.00 for the 3rd and all subsequent offenses. It is further understood that the Association does enforce Pennsylvania crimes code and vehicular code within the community, and the fines within can be assessed to members.

Adopted this 4th day of January, 2020, by the Board of Directors of Indian Rocks P.O.A. of Ledgedale, Inc.