

RULES AND REGULATIONS
SCOPE OF RULES AND REGULATIONS

RESOLUTION # 1994-4 dictates the Board policy recognizing, acknowledging and ratifying the existence of certain Rule, Regulations, By-Laws and Covenants, Conditions and Restrictions.

PLEASE NOTE: Where reference is made to a RESOLUTION, refer to the Resolution Section of the Handbook (back section) for the entire verbiage and content of the most recent Resolution.

ALL PROPERTY OWNERS themselves are responsible for violations, fines, etc. of any guests, individual(s) renting or in any way using said property or facilities through said Property owner(s).

ABANDONED VEHICLE(S): These vehicles are prohibited in the Community as per the Protective Covenants Article IX, Sec.1. An abandoned vehicle is a vehicle that remains within the Community for more than four weeks in a condition such that the vehicle is either (a) without current inspection sticker or similar certification in the state in which the vehicle is registered (b) not currently registered in any state as a motor vehicle pursuant to the motor vehicle laws applicable to said state. If such vehicles are not removed immediately, the property owner is subject to a fine per the current year's Fees and Fines Schedule for each day the vehicle remains on the property. The vehicle will be towed, with the Property owner bearing the burden of the cost of towing plus any other additional costs involved.

ACT 180 – RE-SALE DOCUMENT: All property owners who are selling their house or lot must provide the buyer with a copy of Indian Rocks POA Re-Sale Documents, which are available in the Administration Office, as per Act 180. A request form is to be filled out and presented to the Office along with a check in the amount specified in the current year's Fee Schedule. This is required within a set time period of when both parties have signed an "Agreement of Sale."

ADVERTISING SIGNS: Advertising signs of any type as well as "For Sale" or "For Rent" signs shall not be displayed on any lot or on the exterior of any residence as per the Protective Covenants. However, one (1) "For Sale" sign may be displayed inside a window of the residence. No signs of any type are to be displayed on an unimproved lot, with the exception of approved contractors currently working on the site.

AIDING OR ABETTING ANOTHER INDIVIDUAL: any lot owner(s) of a property in Indian Rocks, and/or individual(s) using or occupying a lot at Indian Rocks, will be assessed a fine for any conduct that allows, aids, or abets another individual in avoiding or circumventing any rule, regulation, by-law, or protective covenants in the Indian Rocks development.

Refer to Resolution #2005-5.

ANNUAL MEETING: The Annual Membership Meeting is held during the months of June or July on a weekend, the time, date and place to be designated by the Board with notice to the property owners by means of the Indian Rocks Newsletter and/or the Indian Rocks Official Website (www.indianrocks.com), the official means of communication from the Board to the Members.

Refer to the By-Laws, Article XIII, Section I.

ARCHITECTURAL CONTROL COMMITTEE (A.C.C.): A committee comprised of property owners that are appointed by the board. Any property owner who is planning any type of exterior work (addition, painting, replacement, repainting, etc.) must apply to the A.C.C. for approval.

ARCHITECTURAL CONTROL GUIDELINES: A copy of the New House Construction Application and a modified application for all exterior work is available at the Office. These applications include new home construction, all exterior maintenance and/or all additions or repairs. Copies may be downloaded from the IR website (www.indianrocks.com), and e-mailed to the Office (irpoa@indianrocks.com).

Refer to Resolution #2003-11

ARCHITECTURAL CONTROL GUIDELINE VIOLATIONS: Refer to Resolution # 2003-11 and Resolution # 2005-3.

ASSESSMENTS: Statements with current assessments are sent to all property owners by January 1st each year. These assessments are due and payable on or before January 31st. Members leasing a dock slip must have their assessment and their dock slip rental paid by January 31st of the current year. A finance charge of 1.25% will be applied to the unpaid balances, beginning February 1st.

BEACHES & POOL: The beaches and pool are open generally from Memorial Day through Labor Day. Check the Newsletter, Website (www.indianrocks.com) or the Office for definite dates. Check with the office or the Bulletin Board at the main entrance for verification.

These Pool And Beach Regulations Are Posted At Each Site.

1. The pool will have a certified lifeguard on duty when it is open.
2. The beach is 'Swim at your own risk'.
3. Current tags must be displayed.
4. Rules and Regulations are posted at the Beaches and the Pool and are enforced by the Lifeguard(s) and are upheld by the Board of Directors and Management.
5. No pets or animals of any kind are allowed at or in the vicinity of the Beaches and Pool. (PA Dept of Environmental Protection regulation.)
6. Alcoholic beverages are prohibited.
7. All cars in the parking areas of these facilities must display a current Indian Rocks sticker.
8. No children are to be left unattended at the Beach or the Pool. An adult must accompany a child under 12.
9. No running, jumping or horseplay is permitted due to insurance liability. This includes flips, back dives or other stunts.
10. Clothing other than bathing suits is not to be worn in the Pool (e.g. Cut-offs)

11. Children not yet potty trained must wear “Swimmies” diapers in the pool and on the beaches.

BLASTING OF CONSTRUCTION SITE: Any lot that requires blasting for excavation/foundation must be approved by the A.C.C. If applicable, a copy of the state issued permit must be presented to the Office before approval can be given by the A.C.C. A qualified, experienced demolition technician certified by the state of PA must do the blasting. If applicable, a copy of the state issued permit must be presented to the Office before approval can be given by the ACC. Forty-eight hours notice, in writing, must be given to all occupants of lots within 1,000 feet, with a copy of said notice on file in the Association Office.

BOARD OF DIRECTORS MEETINGS: Refer to the Indian Rocks newsletter and the Indian Rocks website (www.indianrocks.com) for dates and times.

BOAT DOCKS: The boat docks on Lake Wallenpaupack are owned by Indian Rocks POA and are an asset to Indian Rocks. However, they have the potential of being a liability. The following rules must be observed:

- (a) No fishing, diving, swimming, skiing or sunbathing on any of the boat docks.
- (b) Skiing from or the operation of wet bikes, jet skis, etc. within 50’ in or around the dock area is prohibited. (Refer to the lake rules and regulations for skiing in coves, high traffic areas and areas that are prohibited on holidays and weekends).
- (c) Children 12 years of age and under must be accompanied by an adult and are not permitted to be left unattended on are around the docks.
- (d) Alcoholic beverages are not permitted.
- (e) Remove all trash and place in a proper receptacle.
- (f) Rugs, rubber strips, hooks and bumpers of any kind are not to be permanently attached to Association docks and must be removed prior to dock removal in fall.
- (g) If rings need to be replaced, contact the Association Office.
- (h) All walkways are to be kept clear at all times.

BOAT REGISTRATION: All boats must be registered at the Association Office. A copy of the State Boat Registration and Certificate of Boat Insurance listing the name of the property owner or an immediate family member must be submitted to the Association Office by March 31 each year. If no current registration is on file, the property owner will be mailed one (1) notice and will have ten (10) days to provide the documents.

BOAT RAMP: The boat ramp is for Indian Rocks Property owners only. All vehicles as well as the boat or water recreational vehicle being launched must have a current Indian Rocks sticker displayed. No alcohol permitted in the area. No cars or other types of vehicles shall be parked at the launch area or the driveway leading to the ramp. They are to be removed immediately after the boat is launched in the water. Please be considerate of other members waiting to launch. The boat ramp is used at your own risk.

BOAT SLIPS: Boats are not to be tied up on the outside of the community’s boat docks and are not to be tied up at the shoreline. All boats are to be tied up in their assigned boat slips. A boat slip is to be only occupied by the boat registered to that slip renter. The maximum length of boats that can use a boat slip is twenty-four (24) feet.

A current Indian Rocks boat sticker, with a specific registration number will be assigned to each boat owner and must be displayed on the side of the boat facing the shoreline and low enough that it can be viewed from the shore with the boat cover in place.

The slip renter must pay the current assessment and rental fee by January 31st of the current year or the slip will be reassigned to another property owner. If a current registration and insurance is not received in the Association Office within the ten (10) days of notification, the slip will be reassigned to another property owner and the slip rental fee (pro-rated) will be returned to the initial property owner.

Notification of dates for placing boats on community docks in the spring and removing them in the fall will be through the Indian Rocks Newsletter, the Indian Rocks Website (www.indianrocks.com) and the main entrance Bulletin Board.

It is the property owner's responsibility to have their boat removed from the community docks on or before the specified date of removal. Indian Rocks is not responsible for any boats not removed by the specified removal date in the fall.

The Association, Board of Directors or its employees are not responsible, nor will incur any responsibility or liability for any reason, for any/all boats that incur damage by fire, vandalism, theft or any other means, while docked on/at the community docks.

PLEASE NOTE: If you already have an existing, traditional boat in a boat slip and you decide to change to a PONTOON or larger vessel, check with the Office first. The pontoon boat may not fit in your boat slip due to the wider width of these particular boats. Since the Association attempts to accommodate as many property owners as possible, there may not be another slip available for the pontoon. Damage to other boats is a concern and damage caused by your boat will be your responsibility.

Boat slips are not transferable when a house or lot is sold. The new owner desiring a boat slip will be placed on the waiting list. A boat placed in a community slip over the 24 foot limit will be removed at the owner's expense, the owner gives up their privilege to a slip and there is a daily fine, as per the current year's Fees and Fines Schedule attached to the assessment for every day the boat remains in the community slip. If necessary, litigation will follow. Rules governing the use of boat slips also apply to a property owner who rents a slip and who rents their house and boat slip whether daily, weekly, monthly, seasonally or yearly. The property owner is responsible for their renter following the rules. No property owner may charge a renter(s) a slip rental fee for more than the cost of the slip for that current year. The same fine will be imposed as for the over 24' limit and immediate loss of the privilege of docking a boat in the community docks.

No dock is to be placed on the Associations' shoreline on Lake Wallenpaupack by an individual property owner. The Association obtains all permits from PPL for boat docks. The same fine is imposed for this violation as for the over 24' boat limit, plus an additional fine as stated in the current year's Fees and Fines Schedule for every two (2) week period the dock is left in the water or at the shoreline. All fines become part of the assessment and amenity use is based on a "member in good standing" policy.

BOAT SLIP ASSIGNMENT: Boat slips are assigned on a year-to-year basis. Property owners who have rented a boat slip the previous year will have the option to rent the same slip again the next year. Only when they choose not to rent again will that slip become available. Property owners who want to rent a slip for the first time must inform the Association Office and they will be put on a waiting list. After all property owners, who have previously rented a dock slip and have paid their current assessment and rental fee in full have been assigned, then the property owners on the waiting list, who are in good standing, will be assigned a slip if there are any available. Property owners will be notified when a slip has been assigned to them. At that time, the Association will require the boat slip rental fee be to be paid in full as well as a copy of the current insurance and current registration for the boat to be filed in the office. A property owner will then be assigned a sticker to be placed on their boat.

BUILDING REGULATIONS: Building plans are reviewed and enforced by the Architectural Control Committee (A.C.C.). Building permits from the Indian Rocks Association as well as Salem Township is required. This also applies to existing houses whenever any exterior replacements or changes are made to the structure. A copy of the current Indian Rocks A.C.C. Guidelines, building rules and regulations and permit application is available on the website (www.indianrocks.com) or at the Association Office during business hours. Contractor's and sub-contractors working hours are Monday – Friday, 7:30 AM – 6:00 PM; Saturday 7:30 AM – 5:00 PM. These same hours apply to Property owners acting as their own contractor. All contractors and sub-contractors are to display a current year Indian Rocks contractor's pass. See A.C.C. permit application for a list of fees.

BURGLAR AND/OR FIRE ALARM: All homeowners who have either or both alarms must register their alarm system with the Office. All alarms are to be connected to a central command system for response. Do NOT use the Indian Rocks phone number.

BY-LAWS: Authorization to enforce – Refer to Resolution #1996-5.

CAPITAL IMPROVEMENT FEE: There is a transfer fee when a new property is purchased. See the current year's fee schedule.

Refer to Resolution #2002-1.

CHECKS (RETURNED): A fee, per the current year's Fees and Fines Schedule, will be charged to any member(s)'s account if a check is returned, for whatever reason. The lending institution charges the Association and the reverse-accounting process is time consuming for the Office. Payment for the returned check will be accepted only in the form of cash, certified check or a bank or postal money order.

CLUBHOUSE: The Clubhouse is available to Property owners on a first come, first serve basis for family parties, reunions, graduations, receptions, etc. The property owner must complete an application form/release (available from the Association Office or the official website) and submit all fees required to the Association Office. The Indian Rocks Property owners Association, its members, the Board of Directors or Association employees are not responsible for the conduct, behavior or happenings of any Property owner(s) or guests while in the building, on the grounds, or traveling to/from or attending any event in this building. The building must be left in the **same condition**, as it was

when the event began. (e.g. cleanliness, etc.) The property owner will be financially responsible for any and all damages. The property owner or their guest is the responsible party and hold Indian Rocks Property Owners Association, Inc. harmless for any claims or injuries while using the facility.

COMMON PROPERTY: Shared amenities of the community that can be used by all Association members in good standing.

COMMUNITY COMMUNICATIONS: Indian Rocks website (www.indianrocks.com) are the official means of communication from the Association to the membership.

CONTRACTORS: Refer to the Architectural Control Guidelines and rules and regulations. A current contractor vehicle sticker is to be displayed and a current certificate of insurance must be on file at the Association Office. A fine will be assessed to the property owner's account for each violation, per the current year's Fee and Fine Schedule.

DELINQUENT PROPERTY OWNER: Additional fees will be applied to delinquent accounts including late fees, attorney's fees, filing fees, and transfer of Judgment fees, from the date of delinquency until the date of payment whether or not the delinquency was reduced to a Judgment. A fee, as specified in the current Fees and Fines Schedule, will also be assessed against every property owner or party delinquent in their assessments for a second (2nd) filing of a magistrate or other lawsuit for the collection of said delinquent assessments.

Refer to Resolution #1993-5, Resolution #1996-3 and Resolution 1996-4 (This Resolution amends Resolution #1995-5)

DRAINAGE DITCHES/CULVERT PIPES: Must be kept clean at all times and maintained by the property owner. Maintenance directs if a property owner needs to install a culvert pipe under their driveway.

DRIVEWAYS: Refer to current ACC Guidelines.

DRIVEWAYS – BLACKTOP: May be applied after approval of a written request submitted to the Architectural Control Committee.

ELECTIONS: Refer to By-Laws, Article VIII. Sec.1 – 4 and Election Policy and Procedures.

Refer to Resolution #2008-4 and 2009-3 and 2009-4.

EMERGENCY 911 IDENTIFICATION SIGN: a sign shall identify all improved property in the development of Indian Rocks, in all sections. The sign must be affixed to the improvement per Association guidelines. All new construction must purchase the 911 sign and affix it to the residence prior to a Certificate of Occupancy being issued.

Refer to Resolution 1999-2

EXCESSIVE NOISE: Operating in a manner as to disturb other individuals (including audio devices). Quiet hours are 11:00 pm – 7:00 am.

EXTERIOR WORK: All exterior work on any property in Indian Rocks is to be submitted to the Architectural Control Committee through the Association Office for prior approval. An application, detailing the necessary information is available in the Office, or on the website (www.indianrocks.com). This includes painting, roofing, window replacement, deck/steps addition, replacement, tree removal, etc.

Refer to the ACC Guidelines in another part of this Handbook and Resolution #1998-4, 2003-11 and 2005-3. Violators will be assessed a fine.

FAILURE TO OBEY: Any property owner or guest who fail to obey the direction given to them by Indian Rocks staff or harass them in the performance of their duties, is subject to a fine as per the current year's fines and fees schedule.

FENCES: A written request for any type of fencing is to be submitted and approved by the Architectural Control Committee in advance of construction. Fencing around the perimeter of the property is prohibited. Limited use of fencing is allowed when it is for the sole purpose of protecting a property owner's landscaping from non-domesticated animals. **Refer to Resolution #2004-10.** A decorative, natural split rail fence is also permitted. This can only be used at corners of the property, limited to two (2) corner pieces. It is to consist of two (2) sections with ends joined together with one post and the other ends in the ground. Check with office for latest ACC Guidelines, which limits square footage of fencing.

FIREARMS AND WEAPONS: Use of firearms and weapons of any kind or type, including firearms, pellet guns, bow and arrows, slingshots, blowguns, air guns, etc. is strictly prohibited within the boundaries of Indian Rocks. Violators will be prosecuted.

FIRE REGULATIONS: Recreational fires (e.g. a small, enclosed fire used strictly for cooking hotdogs, marshmallows or just sitting near, etc.) will be permitted if enclosed, adequately supervised and fire suppression measures are available (e.g. garden hose and/or water bucket). PA Dept. of Environmental Protection and Salem Township burning regulations will be followed. Burning in a barrel, drum or other similar objects or the burning of paper, trash, leaves, household debris, deck, steps or any wood or building materials, etc. is strictly prohibited. Indian Rocks also complies with all Salem Township burn bans during droughts. If you have doubts, contact the Association Office.

FIREWORKS: Use of fireworks is strictly prohibited inside the boundaries of Indian Rocks, including individual owner's private property. Refer to the current year's Fine Schedule for fines that will be imposed.

FISHING: Although our pond is private, it is still subject to PA State Fishing Laws. A fishing license must be obtained in accordance with state law. The policy for fishing our pond is "Catch and Release". (Also see "Pond" below)

GARBAGE/GARBAGE REMOVAL: Garbage/trash disposal is private and not provided by Indian Rocks. It is the responsibility of the individual Property owner to arrange for garbage/trash removal. Individual Property owners should have a container that is equipped with a secure lid, a clamp or tie strap to secure the lid. Any Property owner who places trash out and the contents are spilled before the trash company picks

up, will be subject to a fine as stated in the current year's Schedule of Fees and Fines. The dumpster at the Maintenance Garage, near the Association Office, is for maintenance trash only, not for the use of individual property owners unless a refuse ticket has been purchased and may only be used only when open. Check for hours of operation on the Indian Rocks website or contact the office.

A Clean-Up Weekend is usually scheduled at the end of June. Information on the types of refuse that can be disposed of and the specific date for the Clean Up will be announced via the Indian Rocks Newsletter and the website (www.indianrocks.com). A fine, as listed in the current year's Schedule of Fees and Fines, will be charged to a property owner's account if they dump garbage within the boundaries of Indian Rocks.

GUESTS: Property owners are responsible for the actions of their guests. Passes for guest vehicles are to be provided by the property owner and must be displayed on all guest vehicles.

HOT TUBS:

1. An Exterior Changes Application must be submitted to the Architectural Control Committee for approval.
2. All applicable Salem Township permits for a hot tub and deck must be obtained and submitted to the Architectural Control Committee with the applications
3. Setbacks are to be maintained in accordance with the setbacks for structures in place at time of application.
4. Color of the hot tub, safety railing, decking as well as any cover or winterizing cover must conform to Indian Rocks rules in place at time of application.
5. Trees can be cleared in accordance with current Architectural Control Committee regulations. Any trees to be cleared must be shown on the application.
6. A plot plan is required that must clearly show the following:
 - a. Location of hot tub
 - b. Trees to be removed
 - c. Offsets
 - d. Perimeter of hot tub
 - e. Finished contours
7. The pump and filtration system and any heating systems must be concealed in the same manner as Indian Rocks requirements for gas tanks.
8. There are to be no solar structures for heating of the hot tub.
9. A deck structure must surround the hot tub and be attached to the rear of the house. The hot tub may not be located in the front of the property. This deck must also include a wooden railing surrounding the deck similar to any deck attached to a house. Any steps or ladders must be designed to be secured, locked or removed to prevent access.

Refer to Resolution 2009-10.

HOUSE AND TRIM COLORS: As per the Protective Covenants, paint and stain colors for the exterior of any house, shed or any type of exterior building is brown earth tone. When repainting or replacing windows, shutters, roofs, gutters, etc. on existing houses/structures, a brown earth tone must be used. Doors, shutters and trim colors may be painted muted shades of red and green. As stated under Building Regulations, all exterior painting, changes and additions to an existing house must be submitted to and

approved by the Architectural Control Committee prior to the application. For additional information, refer to A.C.C. topics in this handbook.

HUNTING: No hunting or trapping is permitted within Indian Rocks. This includes property owned by the individual property owner(s).

JET SKIS: In compliance with the State of Pennsylvania, Indian Rocks requires the following on file in the Administration Office:

(1) Current registration and insurance on file in the Administration Office

LAWN MAINTENANCE: Your grass and landscaping must be maintained in a neat and attractive manner. Small jobs, such as yard work, etc. performed by the owner are allowed at any time.

LITTERING: Dumping trash or yard debris on common lands of Indian Rocks or on other property owners land without permission is subject to a fine per the current year's fines and fees schedule.

LOTS/PROPERTY: Two or more lots can be combined for any lawful construction, which eliminates the boundary lines for the purposes of the Indian Rocks Architectural Control Guidelines. Outlined procedures have to be followed. Note: This does not eliminate an additional assessment(s) if the combination is over 15,000 square feet.
Refer to Resolution #1997-1.

MAINTENANCE – INDIVIDUAL PROPERTIES: Requirements for maintaining individual properties are included in the recorded Protective Covenants (Article IX) of the Development. This requirement is enforced by the Association by first sending a formal Maintenance Notice to the individual property owner. A 15-day period is provided to take the indicated action. If, during this time period, no appropriate action is taken, the matter is turned over to the Association's attorney. The hours for exterior maintenance by contractors in Indian Rocks are Monday through Friday 7:30 AM – 6:00 PM; Saturday 7:30 AM – 5:00 PM.

OUTDOOR FURNACES: The use of an outdoor furnace would create an unacceptable smoke nuisance and safety concern for neighbors due to the small size of lots in Indian Rocks. Indian Rocks therefore does not permit any property owner to install an outdoor furnace on their property.
Refer to Resolution 2008-9.

PARKING RESTRICTIONS: Vehicle parking is prohibited on the sides of the roads during the months of November to April, due to snow removal. No vehicular parking is permitted in any cul-de-sac at any time of the year. Any vehicle parked in prohibited locations, are park at your own risk and are subject to fines.

1) Parking RV's, travel trailers, motor homes, campers, boat trailers, open trailers, closed trailers or any other type of trailer on Indian Rocks common property is prohibited unless

in an approved parking area. Boat trailers may be parked in designated areas for purposes of launching and retrieving boats for a time not to exceed an overnight period.

2) Parking RV's, travel trailers, motor homes or campers are prohibited on any Indian Rocks property, unless garaged.

3) RV's, travel trailers, motor homes or campers, registered to the homeowner, may park on their own property for a maximum period of 24 hours, for the purpose of loading and unloading, as well as performing routine maintenance and service, only after obtaining a parking permit from the office.

4) No commercial vehicles or trailers with a gross vehicle weight over 10,000 pounds can be stored or parked on any lot or parcel of land of the properties within Indian Rocks.

Storage pods used for moving can only be parked up to thirty- (30) days on an owner's property.

Refer to Resolution #2009-13.

PEDDLING/ SOLICITING: Are not allowed within the confines of the Indian Rocks Development. This includes all Property owners, family or guests of the Property owner.

Refer to Resolution #1994-5.

PETS:

(1) No animals are allowed to enter Association owned buildings, swimming areas, pool, bathhouse, beaches or tennis courts. Violators are subject to a fine, per the current year's Fees and Fines Schedule.

(2) Owners must clean up after their pets on all common areas of the development.

(3) Animals are not permitted to roam the development unattended.

(5) Animals causing disturbances (e.g. barking dogs) will not be tolerated. Owners will be fined for reported disturbances per the current year's Fees and Fines Schedule.

All Pennsylvania Dog Laws apply within Indian Rocks. All dogs must be leashed on common grounds and must have displayed a current license no later than January 1st of the current year. A dog license application may be obtained at the Wayne County Court House, Treasurer's Office, Honesdale, PA 18431.

PLAY AREA: Located near the pool and tennis courts. Children 12 or under must be accompanied by an adult. Indian Rocks POA assumes no responsibility for any accidents or injuries, of any type, under any circumstances, caused to or by an individual, Property owner, guest or any other person while using these facilities.

POOLS: Pools are prohibited on individual lots.

POND: The Pond, located at the rear of the Association Office, is strictly for Indian Rocks Property Owner's use. Current tags must be displayed. The Pond is for off shore fishing only. No ice fishing is allowed. Fishing in the Pond is on a "catch and release" basis. A current year's PA fishing license is required. Swimming is prohibited. Boats, floats, rafts, ATVs, bikes, any type of 2, 3 or 4-wheel vehicles and snowmobiles are prohibited on, in or around the pond at any time during the year. Sledding, ice-skating, skiing or cross-country skiing is at the property owner's own risk. The Association assumes no responsibility for any type of traffic, pedestrian or vehicular, or any type of

accident involving a Property owner, their guest(s), or any other person(s) on or in the Pond and surrounding area, or on or in the waters of Lake Wallenpaupack at any time.

PROPERTY OWNER'S ATTENDANCE AT BOARD MEETINGS: All members of the Association "in good standing" can attend the business portion of the board meetings. Questions and/or concerns are appreciated.

Refer to Resolution #2007-2, which replaces Resolution #1994-6 and Resolution #2000-3.

PROPERTY OWNER'S LIABILITY: The use of all Indian Rocks Property owners Association facilities is at your own risk. Indian Rocks Property owners are financially responsible for any damages incurred.

PROTECTIVE COVENANTS: Authorization to enforce.
Refer to Resolution #1996-5.

PUBLIC SAFETY: Public Safety patrols the community. This employee has the authority to enforce the Rules and Regulations of Indian Rocks. Public Safety duties are to be aware of anything amiss, bring it to the attention of the Manager or, depending upon the emergency, report it to the State Police, Ambulance or Fire Company. Public Safety will respond to any emergency calls and have the authority to enter upon any individual lot or property for any situation that they deem an emergency. All Pennsylvania Motor Vehicle Code Title 75 and Pennsylvania Crime Code Title 18 will be enforced within Indian Rocks.

RECREATIONAL MOTORIZED VEHICLES: these include UTV's, golf carts, low speed vehicles (LSVs) and snowmobiles. No ATV's are allowed in the community. UTV's are permitted in Indian Rocks (vehicle must be a side by side and a photo must be provided at time of registration). Only commercially manufactured products, which have not been modified beyond the stated limitations of the manufacturer, are allowed.

1. Designed to operate at a maximum speed of at least 20 but not more than 25 miles per hour;
2. Have at least four wheels in contact with the ground;
3. Have an unloaded weight of less than 1,800 pounds; and
4. Comply with the standards for safety of such a vehicle set forth in Federal Motor Safety Standard No. 500 at 49 C.F.R. § 571.500.

Additional Restrictions on All Recreational Motorized Vehicles:

1. Operation
 - a. Speed limit is 20 MPH. .
 - b. These vehicles are not to be operated on any common areas in the community. This includes recreation areas, pond and the area surrounding the pond, beaches, pool and the area surrounding the pool/recreation area, parking areas and all other "green areas."
 - c. Hours of Operation are from 9:00 AM to 9:00 PM.

- d. Passengers are allowed in accordance with PA state and manufacturer's regulations. Only 1 person is allowed on a snowmobile unless the manufacturer states its capacity for more than one person.
- e. A protective helmet is to be worn by the operators and passengers of ALL SNOWMOBILES when operating the vehicle.
- f. Licensed drivers or those 14 years of age or over with a licensed driver may operate a golf cart on common grounds in Indian Rocks.
- g. Minimum age to operate a UTV is 16 years. Under age 16 may operate a UTV with a state approved safety training certificate.

2. Insurance

- a. A General Liability certificate of insurance policy must be on file in the Association Office.
- b. The certificate of insurance is to have a current effective date in effect during times of operation.

3. Registration

- a. Registration is done on a YEARLY basis.
- b. PA State Registration is required for all UTV's and snowmobiles. The registration can be in another state, but all UTV's and snowmobiles MUST be registered.
- c. A copy of the registration, certificate of insurance and if applicable, plate, is to be on file in the office.
- c. Registration is available only to "members in good standing" (all assessments current) with the Association.
- d. An annual fee for UTV's and golf carts will be charged for each registered vehicle. This fee provides for 2 numbered plates, a flag and a current year sticker.
- e. An assigned number plate, provided by Indian Rocks must be displayed on front and back of motorized vehicles.
- f. An Indian Rocks provided flag is to be attached on the rear of vehicles. The flag is to be in a raised position at all times.
- g. The Board of Directors will adopt the registration fees on an annual basis.

4. Fine System

- a. Refer to the current year's Fee and Fine Schedule.

RENTERS: Property owners who rent their house(s) out for any period of time (week-ends, weekly, monthly or yearly) are required to make the tenant aware of and provide them with copies of all the Rules & Regulations of Indian Rocks. Anyone renting their home needs to abide by the current years Rental Policy which is available at the Association Office, as well as on the official website (www.indianrocks.com). Car stickers or guest passes are required to be displayed on all vehicles.

RIGHT OF WAYS: All Property owners are advised that Indian Rocks Property Owners Association, its employees or agents will not take responsibility for damage done to any object, recreational vehicle(s), boats or any type of vehicle parked or situated in a right of way. Conformity with this regulation allows for proper snow removal and ingress and egress of fire and/or emergency vehicles.

ROAD WEIGHT BAN: Violators of this regulation shall be subject to a fine as stated in the current year's Fees and Fines Schedule.

Refer to Resolution #1996-6.

SEWAGE: All houses in Indian Rocks are serviced by on-lot septic systems. For additional information, contact the Sewage Enforcement Officer of Salem Township at the Township Building. (570) 689-4663

SMOKING: There is a "No Smoking" policy for all buildings belonging to the Association.

SNOW REMOVAL: Snow removal, on Indian Rocks roads, is conducted in-house. Indian Rocks does not remove snow from private driveways. Park all vehicles, boats, etc. off the roads and right of ways to facilitate snow removal. When clearing your individual driveway or walk, do not throw snow back out into the road.

TAGS AND STICKERS: All vehicles, recreational vehicles and boats are required to have a current year's Indian Rocks sticker or tag displayed on them. All stickers and tags are numbered and registered to the individual property owner and are vehicle specific. Tags and stickers are available at the Indian Rocks Office to members in good standing. All guests of Indian Rocks residents must display a guest pass which can be obtained at the office and will be issued for the specific dates they will be visiting. The vehicle make, model, color and plate number must be provided to issue a guest pass. There is no fee for a temporary guest pass. Failure to display current Indian Rocks vehicle sticker will result in a fine, as per the current year's Fee and Fine Schedule.

TANKS: Above Ground Tanks: (1) the location of above ground tanks is to be inconspicuous. (2) The tanks must be shielded from view. See current year ACC Rules and Regulations for approved fencing guidelines. **In-Ground Tanks:** (1) In-ground tanks are to be placed in the ground according to all Federal, State and Local Laws and Indian Rocks Architectural Control Committee Guidelines. (2) The specifications and method of placing the tank in ground is to be approved by the ACC.

TELEVISION SERVICE: No large satellite dishes are allowed in the Community. A satellite dish is a generally circular shaped device for radiating or receiving radio waves and particularly TV signals from satellites. Satellite dishes can be up to 36" in diameter. Location is to be in such a manner as to shield the dish as much as possible from view from the street or other common property and from neighboring lots.

TENNIS COURTS:

1. Current tags are to be visible on all person(s) in the tennis court area.
2. Sneakers or rubber-soled tennis shoes are required.

3. No food or drink of any kind is allowed. Exception: plastic, non-breakable water containers.
4. Only active participants are allowed in the tennis court area. Spectators must stay outside the fence.
5. No pets are permitted in the court area.
6. No smoking in the tennis court area.
7. Keep the courts free from litter, including discarded tennis ball containers and lids.
8. Key must be obtained from the Association office with a security deposit to access courts.

TREES: As per the Protective Covenants, no trees may be cleared from a lot, for whatever reason, without prior approval.

Refer to Resolution 2005-3.

UNIFORM CONSTRUCTION CODE: The Indian Rocks P.O. A., Inc. of Ledge Dale building inspector or the Community Manager may issue an immediate “Stop Work Order”, which will require the property owner/contractor to immediately stop work until he/she has received the proper authority to start back to work by the Association. All plans and changes must be approved by the Architectural Control Committee of Indian Rocks P.O.A., Inc. as required by the current By-Laws, rules and regulations, and resolutions of the Indian Rocks Property Owners Association, Inc. of Ledge Dale.

Refer to Resolution 2004-3.

WEBSITE: Indian Rocks Property Owners Association maintains a website at www.indianrocks.com. The site is kept up to date with pertinent information for the community. It also contains forms that can be downloaded and then mailed, faxed or e-mailed to the Office.

Refer to Resolution 2007-3.

WEIGHT LIMIT: No commercial vehicles or trailers with a gross vehicle weight over 10,000 pounds can be stored or parked on any lot or parcel of land of the properties within Indian Rocks.