

Fines and Fees 2024

Fees

Act 180 Resale Documents - \$150.00

Assessments – annual assessment \$950.00

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

Canoe/Kayak Rack – annual fee \$50.00

Capital Improvement – improved Lot \$925.00, unimproved lot \$462.50.

Capital Reserve Assessment - \$125.00 per full assessment; \$62.50 per half assessment

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

Dock Slip - \$475 for double slip or \$565.00 for single slip, oversize (greater than 24 feet) slip \$1,025.00 ; PWC slip \$200.00 , daily dock slip rental \$35.00

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

Finance Charges - late fee for all delinquent accounts as of February 1st of current year is 1.25% per month, 15% annually.

Golf Cart – annual registration \$25.00, plates \$15.00.

Gym /Clubhouse Key - replacement or additional key - \$10.00

Indian Rocks Handbook - \$10.00

Pool - 4 ID wristbands are provided per assessment, additional wristbands are \$20.00 each. Daily pool passes are \$5.00 per adult or \$2.00 for children ages 3-12 years, under 3 years is free. Weekly pool passes are \$50 per week for up to 4 persons.

Refuse Ticket (up to 40-gallon bag) - tickets available for purchase at the office: 1 ticket \$8.00, 5 tickets \$37.00, 10 tickets \$70.00.

Rental Fees – for long term rentals a \$100.00 per renter nonrefundable rental application fee is due from landlord; for short term rentals a \$1,000.00 per year non-refundable application fee and \$100 license fee is due from landlord plus \$25.00 per short term rental application submitted.

Returned Check and/or Redeposit fee --\$50.00

RV Parking Space (Annual Fee) - \$600.00 or \$60.00 monthly fee

Search of Association Records - \$20.00 per hour

UTV – annual registration \$50.00; plates \$15.00

Fines

Minor Offenses

Abandoned Vehicles – These vehicles are prohibited in the Community as per the Protective Covenants Article IX, Sec.1. An abandoned vehicle is a vehicle/boat that remains within the Community for more than 15 days in a condition such that the vehicle/boat is either (a) without current inspection sticker or similar certification in the state in which the vehicle/boat 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 vehicle/boat is not removed immediately, the Property Owner is subject to a daily fine of \$50 for the 1st offense and \$100 for the second offense for each day the vehicle/boat remains on the property. The vehicle/boat may be towed, with the Property Owner bearing the burden of the cost of towing plus any other additional costs involved. If the vehicle/boat is on common ground, and poses any hazard, the vehicle/boat will be towed immediately.

Advertising/Political Signs – prohibited exterior display of sign such as commercial signs, political signs, for sale signs one week to remove, then \$50 per day

Boat / Illegal Docking - \$100 per day

Boat Registration – docking a boat on Indian Rocks docks without first registering with office; \$50 a day fine. Fine commences after 24 hours.

Boat Oversize – boats over 24' in length (as per registration) docked on Indian Rocks boat slips; \$50 per day fine unless assigned to a larger boat slip

Construction- failure to backfill lot following completion of perk test; after 30 days \$100 fine, doubled after each subsequent 30-day period

Contractors (non-homeowners) – no contractor pass; 1st offense is a warning, and each subsequent offense is \$150; 24 hours after each citation to comply

Excessive Noise – operating in a manner as to disturb other individuals (including audio devices). Quiet hours are 11:00 pm to 7:30 am, 1st offense \$100, 2nd offense \$200, 3rd offense \$300, immediate compliance expected, otherwise fine schedule commences.

Fishing - pond is catch & release only, non-release at pond, or no PA fishing license \$100 fine plus PFBC fines as per current year schedule.

Garbage – non-cleanup of trash that has been spilled (e.g., animals, etc.), 1st offense \$100; 2nd offense \$200; 3rd offense \$300; 4th offense \$500, 48 hours per offense to comply.

Maintenance (house/exterior structures) – failure to maintain property's appearance in harmony with the community in a reasonable manner; first offense warning, second offense \$50, third offense \$100, 4th offense \$200. 7 days per offense to comply.

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

Pets – unleashed and off property; 1st offense \$50, 2nd offense \$100, 3rd offense \$200 per incident.

Propane Tanks – not having lattice or other approved covering intended to camouflage tank; 30 days to comply then \$50 per day fine.

Smoking in IRPOA Common Buildings and restricted areas – 1st offense \$100, 2nd offense \$200, 3rd offense \$300 immediate compliance expected.

Tags & Stickers – No current identification sticker/tag on vehicle; 1st offense warning, 2nd offense \$50, 3rd offense \$100, 4th offense \$200. 24 hours per offense to comply.

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

Lawn Maintenance: uncut grass over 6”, 1st offense warning, 7 days to comply then \$50 per day fine

Yard Debris in Road Swales – failure to maintain road swales and putting yard debris in community road swales. 1st offense \$50.00, 2nd offense \$100.00. Immediate compliance

Snow Shoveling/Plowing into Community Roads - 1st offense \$50, 2nd offense \$100, Immediate compliance.

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 depending on rule attempting to be circumvented.

Delinquent Account – when account becomes delinquent actual collection fees will be applied to account. If legal action is required, an additional \$300 fee will be applied to account.

Failure to Comply with Public Safety – any property owner or guest that fails to comply with the direction given to them by an Indian Rocks Public Safety officer while in the performance of their duties: \$600 fine per incident.

Failure to Properly Display Emergency 911 Sign on an improved property: warning will be issued with 30 days to comply, then \$50 per day.

Fences – noncompliance with rules on limited use of fencing; \$200. Given one month to resolve and then \$50.00 daily fine until resolution.

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

Fire Regulations failure to comply with fire regulations posted in Rules and Regulations 1st offense \$200; 2nd offense \$500 and doubled thereafter, immediate compliance expected, otherwise fine schedule commences.

Fireworks – use of fireworks, 1st offense \$500.00; 2nd offense, \$1000.00; 3rd offense; \$2000.00. Fine goes up \$1000.00 with each succeeding incident after the second. Sparklers are permitted.

Littering– littering, dumping garbage or trash on common lands of Indian Rocks or illegal use of community dumpsters, \$500.00 per occurrence.

Harassment – As defined in Rules and Regulations. \$300.00 1st offense and doubled every subsequent offense.

Hunting or Trapping – any hunting or trapping in Indian Rocks; \$1,000 per incident and turned over to PA Game Commission.

Personal Dock placed on Lake Wallenpaupack; \$1,000.00 per day until removed.

Pets - no pets at building, beach (except dog beach), pools, tennis courts or playground (on or off leash, service dogs exempt) or failure to clean up pet waste; \$100

Recreational Vehicles (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, excessive speed, reckless driving, excessive noise, no muffler, too many passengers on golf cart or UTV, and riding across private property without permission or common property; Licensed drivers or those 16 years of age or over with a licensed driver may operate a golf cart on roads in Indian Rocks.”, Fifteen year olds with DCNR certification may drive UTV’s on roads in Indian Rocks. 1st offense \$200, 2nd offense \$500, 3rd offense \$1000 and revocation of privilege may occur as needed.

Rental – Any violation of the rental policy or Indian Rocks rules and regulations or Bylaws by the homeowner, renter, or guests. 1st offense \$500, 2nd offense \$1,000, 3rd offense and any subsequent offense during the calendar year \$2000 and rental privilege revoked in following calendar year and the rental property will revert to the bottom of the waiting list.

Rental – Any homeowner who rents their home without first being an approved renter and having followed the rental policy rules and fees. \$1000 and loss of future opportunity to rent their home.

Trash removal: Abandoned appliances, kitchen or bathroom fixtures, oil tanks etc. must be removed from the property in 15 days or a fine will be imposed of \$100 per day.

Vandalism and Theft – vandalism, removal, or any damage to Indian Rock property; \$500 fine, restitution and banned from Indian Rocks common areas, prosecution, homeowner responsible for repairing damage. Fine restitution and charges filed with PSP with subsequent legal prosecution.

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

ACC FEES

Maintenance Application Fees

1. Painting or staining	\$10
2. Landscaping (where applicable)	\$10
3. Roofing (repair/replacement)	\$10
4. Siding replacement	\$10
5. Window, door, skylight (new or replacement)	\$10
6. Structure 160 s.f. or under	\$10
7. Driveway	\$10
8. Deck/patio (new, modified, or partial replacement)	\$10
9. Cover or enclose existing or new deck/patio 160 s.f. or under	\$10

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| 10. Drainage projects | \$10 plus cost of storm-water engineering assessment if required. |
| 11. Other – see maintenance app. | \$10 |

Tree Removal Application Fees

\$10 per application. Fee is included if part of new home construction application.

Construction Application Fees

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| 1. New home construction – includes mandatory engineers report. (if using your own engineer for a storm water review, deduct \$850) | \$3550 (\$1,000 road utilization fee into dedicated road account) |
| 2. House addition – includes engineers report. | \$1050 |
| 3. Addition to other structure- fee based on size and whether engineers report is required. | |
| 4. Structure over 160 s.f. - | \$200 plus \$850 if engineers report is required. |
| 5. Dormers - | \$200 plus \$850 if engineers report is required. |

Additional 6-month extensions for new home construction granted on a case-by-case basis.
\$500

Other extensions – fee based on project and original application fee.

ACC FINES

Minor

1. **No contractor pass displayed** (exterior or interior contractors) warning; after 24 hrs: \$150 per incident.
2. **Violation of working hours by contractor or property owner acting as contractor-** Warning/\$50/\$100/\$200. – violation of working hours. Property owners that act as their own contractors must follow all contractor guidelines but are granted additional working hours per the following: Property owners may work from 7:30 a.m. to 8:00 p.m. on Monday through Friday, excluding specified holidays, and from 7:30 a.m. to 6:00 p.m. on Saturdays, and from 10:00 a.m. to 4:00 p.m. on Sundays and specified holidays. Specified holidays are: New Year’s Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas. No licensed subcontractor doing work for a property owner acting as their own contractor may do work on Sundays, and specified holidays. Any subcontractor doing work for a property owner that is acting as their own contrac-

tor must abide by all contractor requirements. (See Contractors in ACC Rules and Regs) Property owners must provide a list of all subcontractors to the Indian Rocks office, with current insurance information. Exterior repairs/maintenance require ACC permits; No heavy machinery on Sunday and holidays; refer to A.C.C. rules and regulations 1st offense warning, 2nd offense \$50, 3rd offense \$100, 4th offense \$200.

3. **Construction site not kept free of debris** – warning, after 5 days: \$50 per day.

4. **Failure to put approved cover around propane tank** – warning; after 30 days: \$50/day.

Severe

1. **Exterior Work** – Any exterior work without a permit or exceeding the parameters of the permit \$200.00 refer to ACC rules and regulations. Any violation that requires township permit \$500 plus legal costs.

2. **Non-authorized use of a building or structure** (for example, using a garage as living quarters) \$1,000.00 for first offense, after 15 days, if the situation is not rectified, there may be initiation of court proceedings.

3. **Septic installed in non-approved location** - \$1,000 and correction.

4. **Structure, driveway, slope of septic field, etc. within 10' easement** - \$1,000 and correction.

5. **Any change from approved application**, including, but not limited to, materials and colors: If approved ACC material or color, - \$250. Any change to unapproved color, material, etc. - \$500 and correction.

Trees – cutting trees without proper approval; \$500.00 per tree and you must replant each tree with size and type approved by the A.C.C., clear cutting a lot: \$2,500 fine and replanting trees as stipulated by ACC. Failure to re-plant trees as stipulated by ACC in the specified timeframe: fine \$250 per tree

All fines are levied to property owner. In addition to fines, corrective action recommended by ACC must be followed. The Association reserves the right to take appropriate legal action to rectify the situation.

All 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 Ledgesdale. 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.