

**RULES AND REGULATIONS
SCOPE OF RULES AND REGULATIONS**

1-1-2023

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) regarding the following rules and regulations.

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/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 fine per the current year's Fines and Fees Schedule 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.

RE-SALE DOCUMENT (Act 180): 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 Fines and Fees Schedule. This is required within a set time period of when both parties have signed an "Agreement of Sale."

ADVERTISING SIGNS: Advertising/political signs of any type including "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, except for approved contractors currently working on the site.

AIDING OR ABETTING ANOTHER INDIVIDUAL: any Owner(s) of a property in Indian Rocks, and/or individual(s) using or occupying a property 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 the current year's Fines and Fees Schedule.

ANNUAL MEETING: The Annual Membership Meeting is usually held during the months of June or July on a weekend, the time, date and place to be designated by the Board with 30 days' notice to the Property Owners by means of the Indian Rocks Official Website (www.indianrocks.com), the official means of communication from the Board to the Members, and the Community Bulletin Board.

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, removal of trees, etc.) must apply to the A.C.C. for approval. Copies of the Construction, Maintenance, or Tree Removal applications for all exterior work are 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). Any Property Owner doing exterior maintenance without submitting an application to the ACC and receiving a permit will be fined. Refer to the current year's Fines and Fees Schedule.

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 of the current year. Members leasing a dock slip must have their assessment and their dock slip rental paid by January 31st of the current year. A monthly late fee will be applied to the unpaid balance beginning February 1st of the current year.

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

These Pool and Beach Regulations Are Posted At Each Site.

1. The beach and pool may be "Swim at your own risk".
2. Current wristbands must be displayed at the pool.
3. Rules and Regulations are posted at the Beaches and the Pool and are upheld by the Board of Directors and Management.
4. No pets or animals, except for service animals, of any kind are allowed at or in the vicinity of the Beaches (other than leashed at the Dog Beach) and Pool. (PA Department of Environmental Protection regulation.)
5. Alcoholic beverages are prohibited in all these facilities.
6. All cars in the parking areas of these facilities must display a current Indian Rocks sticker.
7. No children are to be left unattended at the Beach or the Pool. An adult must accompany a child under 12.
8. No running, jumping or horseplay is permitted due to insurance liability. This includes flips, back dives or other stunts.
9. Clothing other than bathing suits is not to be worn in the Pool (e.g., Cut-offs).
10. Children not yet potty trained must wear "Swimmies" diapers in the pool and on the beaches.

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

1. Members speaking must state their name and address/lot number and a time limit of 2 minutes will be allowed to each Property Owner.
2. Members in good standing will be permitted to attend Board meetings; all attending members will sign the sign-in sheet.
3. Concerns and issues that have been settled will be brought before the Board only once per year.

4. Questions directed to the Board during meetings may be answered, deferred to another time, or dismissed. If the reply to a question cannot be provided at that meeting, the Board has the right to take the question under advisement and provide a response in writing. No further questions on that topic will be entertained.
5. No questions or statements will be entertained regarding personnel.
6. No statements or comments of any type will be tolerated that are deemed abusive to an employee, Board member, volunteer or professional.
7. The time period for the "Open Forum" portion of the meeting will be limited at the discretion of the Board President or presiding officer.
8. Any member who abuses the rules of conduct will be requested to leave the meeting. If the person does not leave, they will be considered a "defiant trespasser" and legal action will be taken.
9. Handouts available for members in good standing will consist of minutes of the prior meeting, the agenda for the present meeting, and other written materials as the Board of Directors deem appropriate.

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:

1. No fishing, diving, swimming, skiing, or sunbathing on any of the boat docks. 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).
2. Children 12 years of age and under must be accompanied by an adult and are not permitted to be left unattended on or around the docks.
3. Alcoholic beverages are not permitted.
4. Remove all trash and place in a proper receptacle.
5. 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.
6. If rings need to be replaced, contact the Association Office.
7. All walkways are to be kept clear at all times.

No Personal Docks are to be placed on Lake Wallenpaupack; there is a \$1,000.00 per day fine until removed.

BOAT/PERSONAL WATERCRAFT JET-SKI REGISTRATION: All boats and jet skis PWC must be registered at the Association Office. A copy of the valid and current State Registration and Certificate of Insurance listing the name of the Property Owner or an immediate family member must be on file in the Association Office prior to Boats-In date. 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. If a boat is left on Community common ground, and poses any hazard, it will be towed immediately. 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 regular boat slip is twenty-four (24) feet if available as based on boat's registration. Boats between 24 ft, one inch, and 35 feet can use a larger boat slip if available.

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.~~ A boat slip lessee who does not obtain a current Association sticker for the current year (in other words, the lessee does not put a boat in their leased boat slip) is granted a one-season grace period. After the one-season grace period, the boat slip lessee must provide necessary documentation (i.e., boat registration and insurance) by March 31st to retain their boat slip lease for the current year's season. If a boat slip lessee does not provide necessary documentation by March 31st following a one-season grace period, the boat slip will be offered in writing to the next member in good standing on the waiting list. This grace period is only available one time per 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 Website (www.indianrocks.com) and the main entrance Community 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, storm damage, 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. 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 specified limit may be removed at the Owner's expense, the Owner gives up their privilege to a slip and will incur a daily fine as per the current year's Fee and Fines Schedule attached to the assessment for every day the boat remains in the community slip. In the event of non-compliance with this regulation litigation will follow. Rules governing the use of boat slips also apply to the property owner who rents their house and boat slip whether daily, weekly, monthly, or seasonally. 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.

Boat/PWC jet-ski SLIP ASSIGNMENT Boat/PWC slips are assigned on a year-to-year basis. Each household is limited to one boat slip and two PWC jet-ski slips, as available, per year. Only one watercraft is permitted per slip. Property Owners who had a slip the previous year will have the option to use the same slip in the following year. Only when they choose not to retain that slip will it become available. Property Owners who want to rent a slip for the first time should 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 slip rental fee be to be paid in full. ~~A boat slip lessee who does not obtain a current Association sticker for the current year (in other words, the lessee does not put a boat in their leased boat slip) is granted a one-season grace period. After the one-season grace period, the boat slip lessee must provide necessary documentation (i.e., boat registration and insurance) by March 31st to retain their boat slip lease for the current year's season. If a boat slip lessee does not provide necessary documentation by March 31st following a one-season grace period, the boat slip will be offered in writing to the next member in good standing on the waiting list. This grace period is only available one time per property owner. —as well as a copy of the current insurance and current registration for the boat/jet ski to be filed in the office.~~ The Property Owner will then be assigned an annual sticker **which must** be placed on their boat/PWC jet-ski.

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.

CANOE/ KAYAK RACKS: Canoe and kayak racks are available for members for their seasonal convenience and are located by the beaches. Refer to the yearly Fines and Fees Schedule and check the office for availability. Current year Indian Rocks sticker must be displayed. ~~As per the Canoe/Kayak Policy, only one canoe/Kayak is allowed per rack. For additional information please refer to the Canoe/Kayak Policy.~~

CAPITAL IMPROVEMENT FEE: There is a transfer fee when a new property is purchased or transferred according to the following:

1. The capital improvement fee for any unit (lots) shall not be the annual assessments for general common expense charged to such unit (lot) during the most recently completed fiscal year of the association; provided that:
 - a. In the case of resale or transfer of a unit (lot) consisting of unimproved real estate, the capital improvement fee shall not exceed one-half of the annual assessments for general common expenses charged to such unit during the most recently completed fiscal year of the association.
2. Capital improvement fees allocated by the association must be maintained in a separate capital account and will be expended only for new capital improvements or replacement of existing common elements, and will not be expended for operation, maintenance, or other purpose. The determination of what a CIF is shall be set forth by a majority vote of the Board of Directors.
3. No capital improvement fee shall be imposed on any gratuitous transfer of a unit (lot) between any of the following family members: spouses, parent and child, siblings, grandparent, and grandchild.

CAPITAL RESERVE ASSESSMENT: An assessment that shall only be used for capital expenses, and not for operating expenses.

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 any 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 served 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 of, or incidents caused by, any Property Owner(s) or guests while they are 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) is the official means of communication from the Association to the membership.

DELINQUENT PROPERTY OWNER: Additional collection and legal fees will be applied to delinquent accounts per the current year's Fines and Fees Schedule, 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.

DRIVEWAY CULVERT PIPES AND SWALES: Must be kept clean at all times and maintained by the Property Owner. Failure to do so will result in a fine; see Fine and Fee Schedule for additional information. If Maintenance must clean debris from culvert pipes and swales there will be an additional fee added to the property account. ~~Maintenance directs the installation if a Property Owner needs to install a culvert pipe under their driveway.~~ Any person who puts any type of yard debris, including leaves, in a community road swale from their property is subject to a violation. **For culvert pipe installation information please refer to ACC rules and regulations.**

ELECTIONS: If a member in good standing is interested in running for a seat on the Board of Directors, they should refer to By-Laws, Article VIII. Sec.1 – 4 Election of Board Members Process, and Candidate Requirements Process Policy and Procedures as posted on the website and available in the Office.

EMERGENCY 911 IDENTIFICATION SIGN: An approved 911 sign shall identify all improved property in the development of Indian Rocks. The sign must be affixed to the property and seen from the road per ACC guidelines. Failure to affix an approved 911 sign will result in a fine per the Fines and Fees Schedule.

EXCESSIVE NOISE: Operating in a manner as to disturb other individuals (including audio devices). Quiet hours are 11:00 pm – 7:30 am. Violation will result in a fine.

FAILURE TO COMPLY: Any Property Owner or guest who fails to comply with the direction given to them by Indian Rocks' staff or Public Safety, or harasses them in the performance of their duties, is subject to a fine Indian Rocks Public Safety and-staff are charged by the Board with enforcing the Rules and Regulations set forth by IRPOA.

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 fined and may be prosecuted.

FIRE REGULATIONS: Recreational fires 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, or building materials, etc. is strictly prohibited. Indian Rocks also complies with all Salem Township burn bans during droughts. Violations will result in a fine. If you have questions, contact the Association Office.

FIREWORKS: Use of fireworks is strictly prohibited inside the boundaries of Indian Rocks, including Property Owner's private property. Violations will result in a fine.

GARBAGE/GARBAGE REMOVAL: 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. Abandoned appliances, kitchen or bathroom fixtures, oil tanks etc. must be removed from the property in 15 days or a fine will be imposed. Garbage cans must be removed from the side of the road with 24 hours of pickup. The dumpster at the Maintenance Garage, near the Association Office, is available for recycling and trash disposal every Sunday 8:00 am- 12:00 pm. Recycling is free for all homeowners. A ~~\$5.00~~ ticket is required for each large garbage bag of trash. Tickets are available in the Office. **Please refer to Fines and Fees for the cost of refuse tickets.** **Dumping garbage or recycling in the community dumpster at anytime other than the approved time will be fined as per the current year fines and fees.**

A Clean-Up Weekend is usually scheduled at the end of June **and at the discretion of the Board.** Information on the types of refuse that can be disposed of and the specific date for the Clean Up will be announced via the website (www.indianrocks.com). A fine 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~~ all actions of their guests. **Any violation of a guest is the financial responsibility of the Property Owner.** Passes for guest vehicles are to be provided by the Property Owner and must be displayed on all guest vehicles.

HARASSMENT: Harassment is unlawful violence, like assault or battery or stalking. Or, a credible threat of violence, and the violence or threats seriously scare, annoy or harass someone and there is no valid reason for it. A violation will result in a severe fine. Refer to this year's Fine and Fees schedule.

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

LAWN MAINTENANCE: Grass and landscaping must be maintained in a neat and attractive manner. Small jobs, such as yard work, etc. performed by the Property Owner are allowed at any time. If the height of grass exceeds 6" a fine will be applied without additional warning or notice after the first notice.

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

LOTS/PROPERTY: The Association permits all property owners, for any lawful construction, the ability to combine two (2) or more lots into one (1) lot and eliminates the boundary lines or line between them for the purpose of the Indian Rocks Architectural Control Guidelines regarding setbacks, etc., provided that the following procedures are complied with:

- a. A survey of said lot(s) is completed by an engineer or certified land surveyor.
- b. A new deed is prepared with a complete description of the combined lots.
- c. The Indian Rocks Architectural Control Committee reviews and approves copies of the above and a copy is kept in the property owner's file in the Association office.

d. The new survey of the lot(s) and deed is recorded in the Wayne County court House on the county sub-division map and in the Recorder of Deeds office. This combination does not eliminate the Property Owner(s) from paying an Annual Assessment on each lot as established policy prior to the combination. This does not decrease the number of assessments due and payable to the Association. In the event that the Property Owner acquires a contiguous lot without legally combining the lots they will pay a one-half assessment on the acquired lot.

MAINTENANCE – INDIVIDUAL PROPERTIES: Requirements for maintaining individual properties are included in the recorded Protective Covenants (Article IX) of the Development.

OUTDOOR FURNACES: Indian Rocks does not permit any Property Owner to install an outdoor furnace on their property.

PARKING RESTRICTIONS: Vehicle parking is prohibited on the sides of the roads when snow removal is necessary. No parking is permitted in any cul-de-sac at any time of the year. Any vehicle parked in prohibited locations are subject to fines.

1. Parking RVs, 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 RVs, travel trailers, motor homes or campers are prohibited on any Indian Rocks property, unless garaged.
3. RVs, travel trailers, motor homes or campers, registered to the Property Owner may park on their own property for a maximum period of 48 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.
5. Storage pods used for moving can only be parked up to thirty- (30) days on a Property Owner's property.
6. Dumpsters used for purposes other than new construction can only be parked up to 30 days on a Property Owner's property.

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.

PETS:

1. No animals other than service animals, are allowed to enter Association owned buildings, swimming areas, pool, bathhouse, beaches other than leashed at the Dog Beach, 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. Clean up stations are available at locations throughout the community.

3. Dogs are not permitted to roam the development unattended and must be leashed and licensed as per PA state law.

4. Dog Beach is available for Property Owners and dogs to enjoy. Dogs must be leashed and under the owner's control at all times.

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.

6. No livestock are permitted in the community.

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: A playground and playground equipment are 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: Above ground pools are prohibited on individual lots. In-ground pools are permitted only inside a structure, which must be designed and built-in harmony with existing structures and in compliance with all existing ACC requirements. (Covenants, Article VII, section 1).

POND: The Pond, located at the rear of the Association Office, is strictly for Indian Rocks Property Owners' use. Proof of residency must be displayed. The Pond is for 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 sharing of concerns are appreciated.

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: The Board of Directors affirms the binding effect and enforcement of the Restrictive Covenants, Bylaws and Rules and Regulations. These may be accessed on the website.

PUBLIC SAFETY: Public Safety patrols the community. These employees have 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. Pennsylvania Motor Vehicle Code Title 75 and Pennsylvania Crime Code Title 18 will be enforced within Indian Rocks.

RECREATIONAL MOTORIZED VEHICLES: these include but are not limited to, UTVs, golf carts, low speed vehicles (LSVs), and motorized or electric powered modes of transportation. No ATV's are allowed in the community. UTVs 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. All recreational vehicles must abide by community 20 mph speed limit.
2. Have all 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 recreation areas, the pond and the area surrounding the pond, beaches, pool and the area surrounding the pool/recreation area, and all other "green areas."
 - c. Any vehicles operating after dark must be equipped with working lights.
 - d. Passengers are allowed in accordance with PA state and manufacturer's regulations.
 - e. Snowmobiles are not permitted on roads or common property within the community, unless PA declares a state of emergency.
 - e. Licensed drivers or those 16 years of age or over with a licensed driver may operate a golf cart on roads in Indian Rocks.
 - f. Licensed drivers or those 16 years of age or over with a licensed driver may operate a UTV on roads in Indian Rocks.
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 UTVs. The registration can be in another state, but all UTVs 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. The Board of Directors will adopt the registration fees on an annual basis.

1. Fine System
 - a. Refer to the current year’s Fine and Fee Schedule.

RENTERS: Property Owners who rent their house(s) out for any period of time (weekends, 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). **Failure to submit a rental application and fees will result in fines. Refer to the current year’**Car stickers or guest passes are required to be displayed on all vehicles.

RIGHT OF WAYS/EASEMENTS: 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. There must be no obstruction of fire gates.

ROAD WEIGHT BAN: Vehicular traffic over all Indian Rocks roads maintained during the winter months may be restricted in such a manner as to exclude traffic or access over such roads by vehicles whose gross vehicle weight exceeds 10,000 lbs., due to the severe weather conditions and unsettled road surfaces. This restriction may be temporarily lifted at time during the winter months at the discretion of the Maintenance Manager, who shall notify the Association office of such decision. Violators shall be responsible for all damages to roadways in question. The fine and damages shall be assessed against the property Owner(s) directly or indirectly responsible for the violation, and fees and damages shall be subject to collection. Violators of this regulation shall be subject to a fine as stated in the current year’s Fees and Fines Schedule.

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 or at (570) 689-4663

SMOKING: There is a “No Smoking” policy for all buildings and pool area belonging to the Association.

SNOW REMOVAL: Snow removal on Indian Rock’s roads and Office parking lots, 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.

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 wristband 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. Keep the courts free from litter, including discarded tennis ball containers and lids.
7. Key must be obtained from the Association office with a security deposit to access courts.

UNIFORM CONSTRUCTION CODE: ~~The Indian Rocks P.O.A., Inc. of Ledgedale’s 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 Ledgedale.

WEBSITE: Any and all notices to members of the Association required in the fulfillment of its appointed task shall be made to members by and through the website www.indianrocks.com. This designation as the official means of communication shall not be construed to prevent the Association from also notifying members of the Association by posted notices, special mailings and/or like communiques. Any and all notices of Association business made through the website shall be construed to have been effectively served upon any and all Association members on the mailing list then in effect. 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.

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.