

Lake Wallkill Community, Inc.

RULES AND REGULATIONS

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LAKE WALLKILL COMMUNITY RULES AND
REGULATIONS TABLE OF CONTENTS
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Introductory Note: The following Rules and Regulations are set forth for the benefit of the membership of Lake Wallkill at large. It is every member's responsibility to abide by, and assist in, the enforcement of said Rules and Regulations.

Failure to abide by the Rules and Regulations shall subject members to penalties up to and including suspension of membership privileges.

Rules and Regulations Annual

Dues, Fees, Assessments

1. Cabin/Permanent Dwelling and/or Lot owner's annual dues will be established by the Management Committee.
2. Annual dues are payable on the dates specified for each calendar year. Any checks returned for any reason, shall have a returned check fee assessed, as established by the Management Committee schedule of fees.
3. Timely remittances are essential to meet the pre-seasonal financial obligations of the Community. Late fees will be assessed if payment is not received on dates due. Such fees will be printed on each year's bill. Membership privileges may be denied after May 31st until complete payment is made of all dues, assessments and fees. For members experiencing financial hardship, alternate payment plans may be approved by the Management Committee.
It is the member's responsibility to make an appointment and meet with the Finance Committee regarding a separate/specific payment plan as expeditiously as possible after receipt of the annual dues billing in order to process and submit a mutually acceptable and formally signed plan to the Management Committee for final review and approval.
4. General assessments for capital improvements may be required for the maintenance and improvements of the Community. Assessments will be levied by the Management Committee. Payment of assessments will be scheduled by the Management Committee in a manner which will impose the least hardship to the overall membership.
5. Effective January 1, 1953, anyone purchasing unimproved or improved property is liable to the Community for all unpaid Community assessments, dues and fees thereon.
6. A transfer fee, as established by the Management Committee, is charged when property is sold. This fee will be waived for transfers between family members. Family members are defined in Section II (1).

7. At the completion of the annual budget meeting, the Treasurer will prepare a schedule of the fee structures listing all fees which will be in effect for the following year. This schedule will be sent out with the dues bills, and will be provided to all new Members as well as being posted on the bulletin board at the office, clubhouse and mail box area.

MEMBERS

1. Members shall include the property owner(s) and all the following relatives:
 - Husband, wife
 - Mother, Mother-in-law Father, Father-in-law
 - Son, Son-in-law Daughter, Daughter-in-law Brother, Brother-in-law
 - Sister, Sister-in-law
 - Grandmother
 - Grandfather
 - Grandchildren
2. Any request for consideration beyond this list must be submitted in writing to the Management Committee for approval.
3. Any Member who has not reached his/her 18th birthday and is not accompanied by an adult member of the family, deemed to be responsible for the conduct of said person, is not permitted to use the Member's property.

COMMUNITY BADGES

1. The purpose of community badges is to identify the wearer as a Member, renter or as a guest of a Member/renter. The distribution of badges, particularly guest badges, to friends outside the Lake is prohibited. Accordingly, the Community badges shall be the responsibility of the Members and shall be retained in the possession of each Member within the Community area. Guest badges shall be given to guests only for the use of Community facilities for particular guest purposes while a house guest. Specifically, guest badges shall not be permitted to be taken from the community area.

2. Badges issued for the current year must be worn at all times, plainly visible, by everyone when using beach and/or Community owned facility or property.
3. Member badges are limited to immediate members of the owners family as listed in Section II (1) who are registered as such at the office.
4. Guest badges must be worn by all persons using Community facilities who are guests of Members.
5. Any Member is subject to immediate suspension of membership privileges who, knowingly, permits any badge issued to him to be used by:
 - a. A Member not in good standing
 - b. A person classified as a renter.

It is the responsibility of each Member to see that the above rules on badges are adhered to for the continued preservation, safety, and privacy of the Community.

IV. GENERAL RULES

1. All Members, renters or their guest must abide by the applicable New Jersey laws governing fishing, hunting and building of outdoor fires.
2. Littering is prohibited on Community Property.
3. Hunting is prohibited in the areas designated on the official map of Lake Walkkill Community.
4. No target shooting or firing of guns of any type, including air guns, is permitted in the area designated as Lake Walkkill unless authorized by the Management Committee. Violations will be reported to the proper state authorities.
5. The New Jersey State Laws prohibit domestic animals from running at large at any time. Animal lovers/owners must abide by pooper scooper disciplines at all times.

Dogs and cats are not permitted in the Clubhouse or Lake at any time.

There shall be no unnecessary noise after 11 PM in accordance with the Vernon ordinance.

The use of intoxicating liquors and/or drugs on any Community owned property is prohibited.

Equipment or property belonging to the Community shall not be removed from the Community property.

Burning of leaves shall be subject to the rules imposed by the State of New Jersey and the Township of Vernon and administered by the Fire Warden. It is pointed out that not only is burning of leaves or refuse a fire hazard, but also a violation of the laws governing air pollution. A leaf compost area is provided for the Community and its location is posted on the map on the bulletin board.

Persons who have not reached their thirteenth birthday and are not accompanied by an adult deemed to be responsible for said person's conduct, are not permitted to be on the Community property at large between the hours of 10:00 pm and 6:00 am. The use of Community Property by any member between the hours of 12 midnight and 6:00 am shall be limited to events specifically sponsored by Lake Walkkill.

Any person or persons found to have acted in a manner detrimental to the general welfare of the Community shall be subject to suspension of any and all membership privileges. Said person or persons shall retain the right to request reinstatement through approval of the Management Committee.

All Members must display membership car stickers in a prominent location on the passenger's side opposite the driver.

"No Parking" curfew on Community property is in effect between the hours of 10:00 pm and 7:00 am, seven (7) days per week with exception being granted by special permission of the Lake Walkkill Management Committee. Community property for purposes of this Section IV is defined as covering: (1) Parking Lot dam area, (2) area adjacent to garage and across the street from the dam area, (3) Office area, (4) Clubhouse area including ball park, tennis court

areas, designated leaf area and (5) Lake roads. Permission for exceptions must display a Lake Issued Permit.

15. Any expense, incurred by the Community as a result of a violation of these Rules and Regulations, will be charged to the responsible Member and/or to his guests.
16. Violation of any rule or regulation will be adjudicated by the Lake Walkkill Management Committee.
17. Fireworks of any type within the lake constitute a danger to the Community environment and our members. In accordance with Vernon and New Jersey ordinances, their use on Lake Property is prohibited. The Management Committee does not endorse their use within the lake.
18. At the start of every summer season, a member whose child wants to participate in any Lake sponsored activity must complete and submit an "Activity and Athletic Parent Permission Slip" to the respective coach, athletic director, or adult supervisor.

V. RENTERS/RULES FOR RENTING

1. Other than the specific authorized Member list provided in Section II, a person who occupies a cabin/home at Lake Walkkill at any time, whether or not such is a paying or non-paying guest, shall be considered a renter if:

Occupancy covers a period of four or more consecutive week days or a Saturday and Sunday in the absence of the owner or a registered member of the owners family.

A guest subject to the above conditions shall be charged for a full week of renter's fees.
2. All members of such "renter's" family, or group, and any other persons who may visit him during his occupancy of a Lake Walkkill cabin/home, shall be considered as "renters" and shall be required to obtain and wear badges in accordance with provisions outlined below.
3. Fees for a "renter"
 - a. Renter's fees shall be in accordance with the current years

schedule of fees.

- b. All members of the renter's party must obtain and wear a badge. The cost of each badge is in accordance with the current year's schedule of fees.
- c. Any rental to a relative of a member of Lake Walkkill Community, Inc. shall have renters fees waived, however, the time of rental by such persons shall be charged against the owner's 12-week limit in the 3 year period.
- d. All renter's fees must be paid in advance for the full period of the expected stay for a renter to be eligible for temporary membership privileges. However, if the stay is extended beyond the period originally paid for, the renter is required to report to the Office of the Lake Walkkill Community and pay the required fees in advance for the extended period.
- e. A renter's fees shall be considered overdue when not paid in advance for any period of occupancy. If renter's fees become overdue, temporary membership privileges shall be withdrawn from the renter and all members of his family or group and surrender of badges shall be demanded by a representative of the Community, who may be an Officer or the Manager.

4. Requirements of Owner

- a. The cumulative maximum number of rental weeks for any three Consecutive year period is twelve (12) weeks. As stated in Article V, Section 3c, any rental to a relative of a member of Lake Walkkill Community Inc. shall have renters fees waived, however, the time of rental by such persons shall be charged against the owners twelve (12) week limit in a three (3) year period. Any cabin/home owner who violates this regulation will be denied all membership privileges.
- b. Owners expecting guests who qualify as renters under the above Paragraph 1 of the Renters/Rules for Renting are required to notify, in writing, the Manager of the Community in advance of such occupancy and include in such notification the full names and ages of all members of the extended group, addresses and any other information deemed pertinent.
- c. It is the responsibility of the owner to rent to individuals and

guests who will comply with the morals, health, order, peaceful interest and welfare of the Community and its Members. All renters must be eligible for acceptance as "Temporary Members" of the Community. Those not obtaining such membership will be considered trespassers whenever on any property of the Community.

Violations by renters will be brought to the attention of the owner. Depending upon the nature and/or frequency of the violation(s), the Community may suspend or terminate the owner's membership privileges due to said violations.

- d. Owners are required to post a copy of the "Rules and Regulations" of Lake Walkkill Community, Inc. in a conspicuous place in their cabins/home while occupied by a renter. Copies of the Rules and Regulations are available in the office.
- e. Members will be responsible for renter's fees, if not paid by the renter.

5. Requirements for Renter

- a. A renter and all Members of his party are required to observe all Rules and Regulations of the Community and all laws governing the area in which the Community is located. Violations may result in cancellation of the renter's temporary membership and all privileges of the Community facilities and/or denial of future rental applications.
- b. A renter must pay renters fees as provided for earlier in this section.

VI. LAKE

- 1. All boats (i.e. canoes, rowboats, sail boats, paddle boats, kayaks and/or similar craft) must be registered at the office and display a lake sticker. Boats without official lake stickers will be removed from the lake area. Confiscated non-stickered boats must be claimed within twelve (12) months or they will become property of the lake.
- 2. Boats (as defined above) are prohibited in the swimming area.
- 3. Boats, vehicles and mechanical devices powered by combustion

engines of any type are not permitted on Lake Walkkill unless needed for rescue, safety, maintenance or as authorized by the Management Committee.

4. The use of soap is prohibited in any part of the lake at any time.
5. The introduction of materials such as sand, rocks, fill, grass clippings, weed preventatives, chemicals, solutions of any kind, or any other materials whatsoever directly or indirectly into the Lake or adjacent property wherein it may wash or drain into the Lake is strictly prohibited.
6. Fishing, stocking or introducing live fish is subject to the applicable New Jersey State Laws covering the subject and nothing inconsistent with the State Code is permitted.
7. No live bait of any kind, except worms, may be used for fishing in the Lake.
8. No dock or alteration of same or any obstruction shall be placed upon the lake except by special written permission from the Management Committee.
9. Anyone throwing objects of a hazardous nature into the lake shall be subject to suspension of all membership privileges.
10. Ice skating is, at all times, at one's own risk.

VII. ROADS

1. The speed limit on all Lake roads is TEN MILES PER HOUR. In addition, compliance with all traffic control signs is required.
2. No obstruction or construction will be placed beyond any owner's property line. The Community-owned right-of-way exceeds the width of the roadbed.
3. Ditches must be kept clear of all obstruction, including driveways to private property, which might hinder the normal flow of water.
4. No materials such as leaves, branches, etc., shall be raked or otherwise placed on Community property unless in an area designated by the Management Committee, Violators will be assessed and responsible for the cost of removing same.

5. The operation of any unlicensed and/or uninsured gas or electric powered vehicles of any type on Community property is prohibited, not only under the Community's Rules and Regulations, but also New Jersey State Law. Specific examples falling within the strictly prohibited category are, BUT NOT LIMITED TO: Trail-bikes, Mini-bikes, Mini-cars, Snowmobiles, All Terrain Vehicles, Mopeds, Golf carts and the like. As this is a violation of New Jersey Motor Vehicle Laws, all violations will be reported to law enforcement authorities.
6. Whenever snow has fallen or roads become covered with ice and the accumulation is such that it covers the roadway, an emergency shall exist and no vehicle shall be parked on any roadway or a portion thereof. This parking prohibition shall remain in effect after the precipitation has ceased, until the roads have been plowed and/or sanded and to the extent that parking will not interfere with the normal flow of traffic. Any unattended vehicle in violation of this rule will be deemed to be parked without consent of the Community and may be summoned and towed in accordance with N.J.S.A. 39 4.56 6.
7. Fire Lanes/public dock access areas must be kept clear at all times for emergency vehicle access. Boat storage is to be to the sides of the lane sufficient to allow emergency vehicle access.

VIII. POTABLE WATER

1. The Community is responsible for the pipe to the property line only. It is the responsibility of the property owner to furnish and maintain the pipeline from the property line to the cabin/house. The property owner is responsible for the capping of his line when the water has been disconnected in the fall. Damages resulting from failure to cap his line are the property owner's responsibility.
2. Water will be supplied only to Members in good standing. Water service period shall generally be May 1st through October 15th or dates that are compatible with existing weather conditions/ temperatures.
3. Any connection and/or reconnecting to the Community water lines will be assessed a one-time charge in accordance with the current year's schedule of fees approved by the Management Committee.
4. Any cross-connection between an approved Community water

supply and an unapproved (private) water supply is subject to New Jersey State Laws and Statutes.

5. The use of water from the Community water supply for sprinkling or washing cars, watering flowers, etc. is prohibited.

IX. BEACH AND SWIMMING

1. Swimming at any time that the Community designated lifeguard is not on duty is at one's own risk.
2. Swimming anywhere other than in the area bounded by the extremes of the beach, the raft and the diving tower is always at one's own risk, and it is absolutely prohibited unless the swimmer is accompanied by a boat, manned by one qualified to handle same.
3. Failure to follow the commands of the designated Community lifeguard may result in the suspension of swimming privileges for those concerned.
4. Rules governing the Lake Walkkill swimming areas are posted at the beach and diving tower areas respectively. These rules are Defined by the Vernon Board of Health, the State of New Jersey and the Management Committee.
5. No swimming is permitted in the Lake after 10:00 pm. Violation may result in the suspension of membership privileges.
6. Consumption of food on the beach is strictly prohibited. Members and guests may use the grass areas adjacent to the beach or sun house for snacks or meals. Members are responsible for the cleanup of the area selected for food consumption. Smoking is prohibited at/on the beach/playground and boardwalk areas.
7. Animals are prohibited on the beach and playground area.
8. Use of bicycles, skateboards, rollerblades, and scooters is prohibited on the beach and boardwalk areas.
9. Lifesaving equipment and supplies are provided and intended for Lifeguard use only. Members are NOT permitted to use such equipment.

10. Personal belongings remaining at/on the beach at the end of the day will be placed in a lost and found repository. Items remaining in the lost and found repository shall be discarded after 2 weeks.

X. TENNIS COURTS

1. The use of the tennis courts is subject to the rules and regulations posted at the courts. Non-tennis activities such as bike riding, skateboarding, roller blading, etc. are prohibited at all times.

XI. CLUBHOUSE

1. All group activities in the Clubhouse shall be conducted only with the permission of the Management Committee.
2. Cleanup of the Clubhouse is the responsibility of the group using the Clubhouse. Normal cleanup is, however, the responsibility of the store operator. Supervision of the cleanup shall be the responsibility of the Community Manager, who shall also have the responsibility of cleaning the lavatories.

XII. BUILDING RESTRICTIONS

1. All building, building additions and building alterations shall be subject to the Codes of the Township of Vernon. A building permit must be obtained from Vernon and displayed during construction.
2. Plans for any desired fence shall be submitted to the Management Committee for approval prior to erection. No fence deemed by the Management Committee as detrimental to the property or the Community in general shall be erected or placed on any property.
3. There shall not be erected on any portion of any property at Lake Walkkill any building intended for manufacturing or business purposes. No manufacturing, trade, business or services of any kind, which would require outside traffic to a member's residence, shall be carried on in any portion or portions of Lake Walkkill except those that may be deemed advisable and approved by the Management Committee, nor shall any property owner permit his property to be used by any renter, guest or other Member to carry on any business at Lake Walkkill. The zoning laws of the Township of Vernon apply.
4. Use of trailers and/or tents are not permitted for permanent housing.

XIII. PLUMBING RESTRICTIONS

1. Members are advised to periodically pump their septic/sewerage systems. Frequency is dependent upon the number of people using the system, the age of the system or use of washing machines and dishwashers. In any event, septic/sewerage systems shall be pumped, at a minimum, every three years and proof of same must be filed at the office within 30 days. Effective 1 January 2008, failure to provide adequate documentation will subject the home owner to the assessment of non-pumping fee in accordance with the annual fee structure schedule.
2. Water, sewerage systems and fuel storage tanks shall be in accordance with Township of Vernon Ordinances.
3. A Township of Vernon permit is required before work is begun to locate, construct or alter any water supply or sewerage disposal system.

XIV. GARBAGE

1. All garbage must be placed in suitable covered metal or plastic containers, intended for the purpose, not to exceed 3 7₂ cubic feet capacity. Recycling of paper, glass, tin cans, aluminum cans, cardboard and plastic bottles must be handled by each owner, in accordance with Vernon Township Ordinances.
2. Dumping is prohibited within the confines of the Community boundaries. It is a violation of the New Jersey Sanitary Laws to dump refuse anywhere except at designated approved areas. The leaf compost area is NOT a designated area for the dumping of any other refuse.

XV. SPECIAL EVENT VOUCHER REPORTS/CASH ADVANCES

1. Any organization requiring a cash advance for a Lake authorized project must:
 - a. Obtain necessary forms from the Office.
 - b. Prepare and submit the form with the desired amount and required signatures to the Office at least one week in advance.
2. No later than 5 calendar days after the completion of the special event, a special event voucher report must be submitted to the Office with the cash, all bills and cash advance receipts.