

**RULES AND REGULATIONS OF PENN FOREST STREAMS PROPERTY
OWNERS ASSOCIATION**

Index:

- 1. FACILITY ACCESS & MEMBER GOOD STANDING STATUS**
- 2. USE OF MOTOR VEHICLES & ASSOCIATION ROADS**
- 3. USE OF RECREATION AREAS, CLUBHOUSE FACILITIES AND EQUIPMENT**
- 4. SWIMMING POOL**
- 5. GUESTS**
- 6. PROPERTY RENTALS**
- 7. HUNTING, USE OF FIREARMS & EXPLOSIVES**
- 8. PETS**
- 9. BUILDING REGULATIONS & PERMITS**
- 10. YARD SALE REGULATIONS**
- 11. GENERAL**
- 12. BURN ORDINANCE**
- 13. ENFORCEMENT OF RULES AND REGULATIONS**
- 14. CHANGE LOG**

Property owners are members of the Penn Forest Streams Owners Association and are referred to as “Members” for the purposes of this document.

1. FACILITY ACCESS & MEMBER GOOD STANDING STATUS

- 1.1. Penn Forest Streams Property Owners Association access cards will be issued and operable upon payment of current yearly dues and any other outstanding assessments, i.e. back dues, fines, or penalties. Two access cards will be mailed to each Member once at no cost. The cards will be renewed in the system each year when dues are paid.
- 1.2. Access cards may be used by Members, their families, and their guests, so long as the guests are not also PFSPPOA Members. PFSPPOA Members or guests must always have their access cards on their person while using one of the association facilities.
- 1.3. **Close the Gate:** All Members are responsible for those who are let in using their access card. Do not hold the door open for your neighbor. Please allow the gate to close behind you so the next party can swipe their card and be logged appropriately.
- 1.4. The Association amenities will be available for use during posted hours of operation and only with possession of the Member’s access card.
- 1.5. During rental of the clubhouse by a private party, all other PFSPPOA Members’ access cards will be disabled for use of the clubhouse. Other facilities will remain open.
- 1.6. Members in good standing and their guests will have full use of the facilities during approved hours of operation.
- 1.7. Members that have reached out to the office and entered into an agreement (payment plan) to make installment payments of their dues (up to and including all back debt, interest, fines etc.) and are abiding by the agreement, will be considered in good standing and will have full use of the facilities during approved hours of operation.
- 1.8. Additional access cards can be made available upon request (above the two provided to each Member in good standing) at a cost of \$15 per card.
- 1.9. Replacement access cards are available in the event of loss or damage at a cost of \$15 per card.
- 1.10. Access cards that experience failure with no obvious damage or tampering caused by the Member will be replaced at no cost.
- 1.11. Owners must keep access cards away from cell phones and other electronic devices to avoid deactivating the card unintentionally. Excessive need for reactivation of access cards by the office due to improper handling will result in activation fees.

2. USE OF MOTOR VEHICLES & ASSOCIATION ROADS

- 2.1. Operation and use of motor vehicles to comply with the following: ***Pennsylvania laws and restrictions governing the use and operation of motor vehicles.*** Speed limit of 15 miles per hour on all roads of PFSPPOA development.
- 2.2. Stopping for all posted signage regardless the location.
- 2.3. Acknowledgement of, and adherence to Pennsylvania bus stop safety regulations. (See link on PFSPPOA website under Forms and Documents.) Parking along the roadside will only be permitted if: the office has been notified of the need for parking, the event logged and enforcement informed.
 - 2.3.1. There is enough space for emergency vehicles to pass.
 - 2.3.2. Vehicles are parked a minimum of halfway off the road.
 - 2.3.3. Vehicles are all parked in the same direction as traffic.
 - 2.3.4. Vehicles are only parked on one side of the road.
 - 2.3.5. The duration of roadside parking does not exceed 12 hours.

- 2.4. Sport vehicles are defined as: ATV's (all-terrain vehicles) and golf carts. Sport vehicles may be operated within the community, so long as the PFSPOA regulations governing the use and operation of motor vehicles on association roads are adhered to.
- 2.5. Vehicles operated after dusk must have operating visible headlights and taillights.
- 2.6. All sport vehicles described must be in safe operating condition and have proper muffler baffles.
- 2.7. Sport vehicles may travel on and over the development roads and ways and shall share travel over the roads and ways within the development with all vehicular traffic. In all other respects all the laws and regulations of the Motor Vehicle Code as they apply to sport vehicles, including safety gear, shall remain in full force and effect.

3. USE OF RECREATION AREAS, CLUBHOUSE FACILITIES AND EQUIPMENT

The clubhouse, pool areas, playgrounds, basketball courts, tennis courts, parking areas, and all other common grounds are under video surveillance and recorded. Recordings and access card logs can be used to investigate any number of concerns and identify culpable parties.

- 3.1. Access cards must be available upon the request of enforcement personnel, a board member, pool attendant, or lifeguard on duty.
- 3.2. The recreation areas and other Association facilities are for the entertainment and enjoyment of all Members, their families, guests, and renters.
- 3.3. When using PFSPOA facilities, please follow the rules posted for each activity. Failure to comply with activity rules will result in deactivation of your access card and can lead to enforcement measures being taken.
- 3.4. The use of Association recreational areas or other facilities for personal business or monetary gain is forbidden unless it is associated with a PFSPOA sponsored event.
- 3.5. The clubhouse will be made available for access to Members in good standing during posted and scheduled hours of operation. A responsible individual, at least 16 years of age, must accompany all children under age 12.
- 3.6. No smoking is permitted in the clubhouse, under the pavilion, or other Association buildings.
- 3.7. It is the responsibility of the Member whose access card is being used to return equipment in good condition.
- 3.8. Any damages to PFSPOA property, facilities, equipment, games, or other are the responsibility of the cardholder from which access to the facility was used. Cost that is associated with remediation of damages caused by a Member or guest will be assigned to the PFSPOA Member's account.
- 3.9. ***Be mindful of who is using the access card associated with your property.
- 3.10. Clubhouse or Pavilion Rental: Clubhouse facilities are available to Members in good standing. Rental policy is as follows:
 - 3.10.1. Security deposit of \$75.00 is required and will be refunded if inspection shows the facility is cleaned and undamaged.
 - 3.10.2. Rental for the private use of either facility will be \$125.00 for a duration of up to 6 hours. Kitchen is included in the rental price for the Clubhouse. Rental cost for both Clubhouse and Pavilion for the same event is \$200.00.
 - 3.10.2.1. Available Rental Hours: Monday – Wednesday; 2PM-10:00PM, Thursday – Friday; 2PM – 6:00PM, Saturday – Sunday; 8:00AM – 6:00PM.
 - 3.10.3. Trash generated from the event must be removed from the premises by the renter.
 - 3.10.4. Contracting Member must state in writing the intended use, approximate number of attendees, event duration, and activities planned.
 - 3.10.5. Facility is available for rent only during hours that the pavilion or clubhouse is not scheduled for community use or business use.

- 3.10.6. Request for rental must be made at least thirty (30) days prior to event. Deposit and payment must also be made at that time.
- 3.10.7. Acknowledgement of liability must be signed.
- 3.10.8. Enforcement and maintenance personnel will be advised of facility use.
- 3.10.9. Facility use is not allowed after 11pm.
- 3.10.10. There will be no charge for the use of the clubhouse or pavilion by non-profit organizations for children such as, Boy Scouts/Girl Scouts, etc. sponsored by a Member. Renting Member must pay \$75.00 security deposit.
- 3.10.11. No equipment, chairs, and/or tables at the clubhouse may be rented or borrowed.
- 3.10.12. Members should submit a Clubhouse Pavilion Rental Form found on the PFSPPOA website under forms.

4. SWIMMING POOL

- 4.1. Swimming is at your own risk.
- 4.2. No diving, pushing, or running.
- 4.3. Children under 12 must be accompanied by a responsible person 16 or older.
- 4.4. No electrical appliances within five feet of the pool.
- 4.5. No glass containers are permitted in the pool area.
- 4.6. No alcoholic beverages allowed inside the pool area.
- 4.7. Use of rafts, inner tubes, etc. are not permitted.
- 4.8. Child floatation devices and/or water wings are permitted.
- 4.9. Children not toilet trained must wear rubber pants or swimming diapers. Do not wash out soiled diapers in the pool water.
- 4.10. Children 4 years old and under are allowed in the baby pool when attended by an adult.
- 4.11. Children must be encouraged to use the restroom before entering the water.
- 4.12. Any person showing evidence of any communicable skin disease, sore or inflamed eyes, cold, nasal or ear discharges, or any other communicable disease should refrain from using the facility.
- 4.13. Any person with excessive sunburn, open blisters, cuts, or bandages should refrain from using the facility.
- 4.14. Do not enter the water if you are experiencing or recovering from diarrhea or have signs or symptoms of a gastrointestinal (stomach) disease in the past seven days.
- 4.15. No animals, except for service animals shall be allowed in the swimming pool, wading pool, bathrooms, or other parts of the pool area.
- 4.16. Pool use shall be prohibited during an electrical storm and for 30 minutes after storm ending.
- 4.17. Persons under the influence of drugs or alcohol are not permitted to use the facility.
- 4.18. Conduct which endangers the safety and comfort of others shall be prohibited.
- 4.19. No Loitering at the pool areas between sunset and sunrise.

5. GUESTS

- 5.1. Each Member shall be responsible for the observance of the Association rules and regulations by their guests. Note: This includes the 15 mph speed limit. Members are responsible for any damage caused by their guests.
- 5.2. Guests are those individuals whose only connection with Penn Forest Streams is an invitation to visit the community, or who visits a Member's home.

- 5.3. Members and their family who are in arrears in dues, assessments, fines, or penalties may not be a guest of a Member in good standing for use of PFSPOA amenities.
- 5.4. The term guest as applied under the terms of the rules and regulations may include anyone under the employ of a Member (property owner and/or resident).

6. PROPERTY RENTALS

- 6.1. The board of directors has adopted the following rules to protect all Members, to maintain property value, and to ensure the tranquility of our community.
 - 6.1.1. NO short-term rentals (IE: AirBNB or similar) are permitted within PFSPOA. FAILURE TO COMPLY WILL RESULT IN A FINE OF \$1000 FOR EACH OFFENSE.
 - 6.1.2. All prospective long-term tenants should be properly screened by the Member or realty broker.
 - 6.1.3. PFS Association must be notified when property is going to occupied by a long-term renter. There is no fee but an Owners Information Update form must be completed with the renter's information. PFS Association must be notified when property becomes vacant. A citation may be issued and fees and/or ongoing fines charged for failure to complete the required form to notify the office.
 - 6.1.4. It shall be the responsibility of the Member to provide a copy of the rules and regulations to their tenants.
 - 6.1.5. The Member must ensure that the tenant receives access cards for use of amenities.
 - 6.1.6. The Member must ensure that their tenant has the proper township garbage disposal permit. Trash must be legally disposed of.
 - 6.1.7. Members are ultimately responsible for the actions of their tenants. The Member will be notified in writing of any infraction of the rules and regulations their tenant presents. The board of directors may designate a tenant a chronic and persistent nuisance and require the Member to remove the tenant.

7. HUNTING, USE OF FIREARMS & EXPLOSIVES

- 7.1. Hunting is not permitted within the development.
- 7.2. All deeds covenants and restrictions pertaining to firearms and explosives apply, remain in effect, and will be enforced.
- 7.3. No one shall discharge a firearm, shotgun, rifle, pistol, BB gun, paint ball gun, or air rifle anywhere within the boundaries of the development.
- 7.4. There will be no shooting of sling shots, compound bows, bow and arrows, or crossbows within the development.
- 7.5. No one shall detonate or set off aerial fireworks or explosives. Non-explosive ground display and handheld sparklers are permitted so long as a hose and proper waste disposal receptacle are nearby.
- 7.6. FAILURE TO COMPLY WITH THE RULES LISTED IN SECTION 7 WILL RESULT IN A FINE OF \$1,000.00 FOR EACH OFFENSE.

8. PETS

- 8.1. Pets shall always be under the control of the pet owner (or the responsible person) and in accordance with state and local regulations.
- 8.2. No pets are allowed at pool and/or clubhouse areas. However, pets on a leash are allowed in the mailbox area when picking up mail.
- 8.3. All deed restrictions, state and local laws, resolutions and ordinances pertaining to animals must be observed.
 - 8.3.1. As stated in the deed restrictions, livestock and poultry of any kind are prohibited from being kept on any lot.

- 8.4. No animal including household pets may be kept for breeding or any other commercial purpose.
- 8.5. Members are not permitted to keep livestock as household pets.
- 8.6. Pet owners are responsible for picking up after their pets in all areas including roadways.

9. BUILDING REGULATIONS & PERMITS

- 9.1. All deed restrictions applicable to lots shall remain in effect and are incorporated herein as set forth in these rules and regulations.
- 9.2. Notifications for construction and request for permit:
 - 9.2.1. The PFSPPOA office must be contacted when any of the following items will be performed so township approval can be reviewed, and the activity documented on a log for record (even if township approval is not required). This record of correspondence helps inform enforcement staff of the activity and avoid unnecessary conflict. The Building Permit Application form can be found on the PFSPPOA website under forms.
 - 9.2.1.1. Construction includes, residential additions, structural renovations, septic system work, lot clearing, patio and deck construction, sidewalks, fence, shed, garage, pool, yard sale. No new construction can be started without first submitting plans to the township and obtaining proper permits. A copy of these permits, plans, and township application must be submitted to the Association office to obtain a Penn Forest Stream POA permit.
 - 9.2.2. The permit grants permission for the Building and Planning Director or employee of PFSPPOA to enter your property for inspection and compliance of PFS Rules & Regulations, By-Laws, or Deed restrictions.
- 9.3. All construction must meet Penn Forest Township building codes, subdivision regulations, zoning ordinances, deed restrictions, and any additional restrictions imposed by the Association. A Penn Forest Streams building permit must be obtained and displayed for all construction. The permit fee is \$75, in addition to any related administrative, and/or legal fees. The permit fee for a commercial lot is \$750.00, in addition to any related administrative, and/or legal fees.
- 9.4. In order to protect Members, all contractors must furnish evidence to the Association that they carry \$1,000,000.00 (one million dollars) combined insurance and show proof of workers compensation.
- 9.5. There shall be no construction performed by contracted trades or vendors prior to 7:30 am or after 6:00 pm Monday through Saturday. Construction by contractors is not permitted on Sundays, or on the following holidays: Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas, or New Year's Day.
- 9.6. PFSPPOA permits expire within one year of the date of issue. If the building project is not completed after the one-year permit expiration, the property owner ***must*** apply for a PFSPPOA building permit extension which will last one additional year.
- 9.7. Failure to complete a building, lot clearing, and/or landscaping project within 5 years of issuance of the original permit will result in a yearly fine of \$1,000.00.**

9.8. Lot Clearing

- 9.8.1. Lots should be cleared of brush, fallen limbs, dead and or otherwise hazardous vegetation, and tree cover to be compliant with Firewise Codes (see link on PFS website under Forms and Documents). Notification of this activity is required by PFSPPOA and will be documented by the office and provided to enforcement staff. Failure to notify the office of this activity will result in a citation. No permit is required under this section of the rules and regulations.
- 9.8.2. A Lot Clearing permit will be required for all new construction and for the removal of trees in excess of three non-hazardous living and apparently sound trees.

9.8.3. The Association will charge a \$200.00 fee for the issuance of a Lot Clearing permit.

Lot clearing and overall landscape plans must comply with the following:

- a) The 5' road frontage of all properties should be cleared of trees and brush and maintained accordingly. The Association requests members to help maintain this area to reduce Association expenditures. b) No branches or brush shall be allowed to encroach upon the roadways or 5' road frontage of the Association. Members should take the initiative to reach out to maintenance requesting assistance if they observe the encroachment of brush/trees into the frontage and/or roadway and are not able to address the issue themselves.
- b) No branches or brush shall be allowed to encroach upon the roadways or 5' road frontage of the Association. Members will be given a written warning and notice of 30 days to address overgrown road frontages. Members may reach out to maintenance requesting the performance of this service at a cost of \$50.00 per hour to the property owner unless the work performed is significant. In that case additional fees may be required and/or the removal by a professional tree/brush service to bring the property into compliance. If maintenance (limbing or clearing of brush) of the road frontage on a property within PFSPPOA must be performed by the maintenance department due to owners neglect of the condition, a citation will be issued to cover the cost of this maintenance. Standard mowing of the road frontage is provided, at no additional cost to the Member, by the Association maintenance department.
- c) If lot clearing for building construction or removal of hazardous and compromised trees reduces the tree canopy to less than 35%, planting of new trees will be required and must be completed within the durations provided by permit.
- d) PFSPPOA properties are required to have a minimum tree canopy (or remaining naturally wooded area) of 35% once mature. One mature shade tree (defined as having a 30' diameter canopy) provides approximately 750 sf of canopy. If a One-acre lot was initially clear cut, it would require the planting of 20 or more shadetrees to comply. Minimum spacing of planted shade trees must not be less than 30' on center to factor into the canopy minimum requirement (although tighter planting patterns are not prohibited). Species and specifications of planted trees under this section of the rules and regulations must be submitted to the Building and Planning Director for approval.
- e) Impervious area shall not exceed 10,000 SF or 25% of any lot including residence, shed, garage, driveway, pool, patio, etc.
- f) Failure to comply with lot clearing/tree removal rules will result in a fine of \$1,000.

9.8.4. **Building Construction:** No building or part of building of any kind shall be erected within 50 feet of the street line or lines, within 20 feet of the remaining side or rear property lines of said lot. Lots bordering Yellow Run and Autumn Lane may not have any structure, septic system, or drainage field within 100 feet of the center of Yellow Run and Autumn Lane. (Refer to deed restriction # 2/Autumn Lane was originally Yellow Run).

9.8.5. At the start of construction, a tracking pad of 15' x 40' must be installed.

9.8.6. A dumpster must be obtained within 3 days of the start of framing for the collection and disposal of all construction refuse and debris.

9.8.7. A Port-a-John must be on the building site from the start of construction until completion.

9.8.8. All permanent and non-permanent structures must be built in accordance with township requirements. All unattached permanent and non-permanent structures must be 10 feet from existing dwelling and the site of the structure must comply with deed restriction.

9.8.9. No detached structure shall exceed one thousand square feet (1,000 sq. ft.) A shed is a non-permanent structure and may never be attached to a "principal" structure. Sheds must

all have industry standard finishes and a sloped roof. A \$30.00 building permit from PFS is required. Each lot may contain only two detached structures, whether permanent or non-permanent, which must be used in conjunction with a residence on the lot and combined, not exceed 1,200 SF.

- 9.8.10. In the event that Penn Forest Streams Lot Owner Deed Restrictions or Penn Forest Streams Rules and Regulations are more restrictive than the Penn Forest Township building code, the Penn Forest Streams Lot Owner Deed Restrictions, Rules and Regulations take precedence.
- 9.9. Homeowners must have a 911 sign in compliance with Township, County, and State law bearing 911 address of residence at the end of their driveway to assist emergency vehicles in finding the property. Failure to have the proper 911 address sign will result in a \$50.00 fine in addition to any Township or State fine and additional fines of \$50.00 for failure to comply.
- 9.10. The Association hereby adopts and shall enforce all currently prevailing Penn Forest Township regulations and requirements, which may be subsequently enacted concerning building construction.
- 9.11. Violation of the building regulations will result in the following fine: a \$1,000.00 fine.

10. YARD SALE REGULATIONS

- 10.1. Penn Forest Streams is a recreation/residential community and as such the operation of businesses is prohibited on all but commercial lots.
- 10.2. An exception to the above prohibition is garage or yard sales subject to the following provisions:
 - 10.2.1. No more than four yard/garage sales of two days duration can be held on any one property in a calendar year.
 - 10.2.2. A permit form must be submitted to the Association and must be posted.
 - 10.2.3. All notices may be displayed two days prior to the sale and must be removed by the day following the sale.
 - 10.2.4. Any damage to Association property, including roads, caused as a result of such sales will be the responsibility of the individual holding the sale.
 - 10.2.5. In addition to single property yard sales, PFSPOA sponsored community yard sales can be held each calendar year as approved by the Board of Directors.

11. GENERAL

- 11.1. PFSPOA does not provide trash or garbage collection within the development. Members are required to properly dispose of trash either at the Township Transfer Station or by private contractor.
- 11.2. No commercial vehicle or trailer (26,000 lbs. gross weight or greater) may be kept or stored within the confines of Penn Forest Streams Development.
- 11.3. It is prohibited for any Member, or tenant in the Penn Forest Streams Development to place, or permit to remain on any property any automobile, truck, or other motor vehicle or part thereof in whatever state of condition or repair, which is unlicensed or abandoned. (Note this complies with deed restriction # 6)
- 11.4. Any signs for sale or rental of a property may only be placed on that property.
- 11.5. Snow being removed from driveways is not to be placed on Association roads.
- 11.6. There shall be no excessive noise (dogs, music, etc.) annoying your neighbors by your action. This will be considered a nuisance.

- 11.7. No trespassing on other people's property without their permission.
- 11.8. No littering in the Development. Members are expected to maintain property and/or structures within acceptable standards. If health or safety hazards are apparent or the property is considered an unattractive nuisance, the owner will be notified and given thirty (30) days to correct the problem. Repeat offenses within 12 months will be immediately fined.
- 11.9. Drunk and/or disorderly conduct is a community violation.
 - 11.9.1. Drunk: A person is guilty of drunkenness if he/she appears in any public place manifestly under the influence of alcohol or a controlled substance. Acting to the degree that he/she may endanger himself/herself, other persons, or property, or annoy persons in his vicinity.
 - 11.9.2. Disorderly Conduct: A person is guilty of disorderly conduct if, with intent to cause public inconvenience, annoyance or alarm, or recklessly creating a risk thereof, he/she: engages in fighting or threatening, or in violent or tumultuous behavior, makes unreasonable noise, uses obscene language, or makes an obscene gesture, or creates a hazardous or physically offensive condition by any act which serves no legitimate purpose of the actor, disrupts a meeting or gathering and or disturbs or interrupts said meeting or commits any act which disrupts the normal business of the community to include solicitation of sorts.
- 11.10. Criminal Mischief/Vandalism is a community violation.
 - 11.10.1. Criminal mischief: A person is guilty of criminal mischief if he/she damages tangible property of another intentionally, recklessly, or by negligence.
 - 11.10.2. Vandalism: Any person, who vandalizes, defaces, or otherwise damages any personal property or any common property within our community.
- 11.11. Reckless endangerment is a community violation.
 - 11.11.1. Reckless endangerment: A person commits the crime of reckless endangerment if he/she recklessly engages in conduct which creates a substantial risk of serious physical harm or creates a life-threatening condition.
- 11.12. Any violation resulting in damage to property will require restitution regardless of fine imposed.
- 11.13. Property owners are restricted to two trailers, towed, or otherwise recreational vehicles (IE: campers, boats, RV's, enclosed equipment trailers, etc.) and one utility trailer per lot.

12. BURN ORDINANCE

- 12.1. In compliance with local ordinances, the following applies to the Penn Forest Streams Development:
- 12.2. Fires may be set provided:
 - 12.2.1. There is no burn ban in effect.
 - 12.2.2. The fire must be reported to the Carbon County Communications Center at (570) 325-9111 before setting the fire.
 - 12.2.3. Fires must always be attended to.
 - 12.2.4. A source of water, or other fire suppressant, enough to extinguish the fire and a rake shall be located nearby.
 - 12.2.5. The ground within five feet of the fire shall be cleared of all combustible material.
 - 12.2.6. Leaves, branches, tree limbs, paper, cardboard only are burned.
 - 12.2.7. No hazardous or other objectionable condition will be created by such burning, as well as any condition that spreads or aids any adjacent area to flare up.
 - 12.2.8. No burning in unfavorable wind conditions, such as winds over 5 mph.
 - 12.2.9. Embers must be extinguished before leaving the fire.
- 12.3 There will be a \$1,000 fine for each offense.

13. ENFORCEMENT OF RULES AND REGULATIONS

- 13.1. The Board of Directors of the Penn Forest Streams Property Owners Association, Inc. shall have the power to enforce the Rules and Regulations.
- 13.2. An enforcement officer will issue a citation upon violation of these rules and regulations. The enforcement committee may also issue a citation upon receipt and investigation of a written complaint by a member of the Association.
- 13.3. The Board of Directors will review citations submitted by the enforcement department.
 - 13.3.1. The following fine schedule will be imposed except where otherwise noted.:
 - 13.3.1.1. First Offense: \$50.00 fine.
 - 13.3.1.2. Second Offense: \$100.00 fine.
 - 13.3.1.3. Third Offense: \$200.00 fine.
 - 13.3.1.4. Fourth Offense: 400.00 fine.
 - 13.3.1.5. Fifth Offense and subsequent offenses: \$800.00 fine.
 - 13.3.1.6. Additional costs: any related administrative, and/or legal fees used to collect fines due to the Association.
 - 13.3.1.7. If no additional citation is received for the same infraction for three years, the record for that infraction will be cleared, if all fines are satisfied.
- 13.4. Any visitor to the Penn Forest Streams Development must abide by all rules and regulations of the Association. Failure to do so will result in a citation issued to the Member.
- 13.5. Appeals may be requested in writing after receipt of the citation and before the next monthly board meeting. The appellant will be notified of the scheduled hearing before the Board of Directors and has the right to attend the hearing in person, have a representative, and have an opportunity to present oral or written testimony. The Board of Directors will notify the member when a decision is reached. At the appellant's option he may submit a written appeal only.
- 13.6. Imposed fines will be noted to the member's dues record and must be paid to receive membership access cards. Unpaid fines will be subject to the same collection procedures as past due dues and/or other assessments.
- 13.7. Any modifications and or amendments to the rules and regulations will be promulgated as additional pages and each page will indicate the section added, amended and or modified accordingly. Members are responsible for keeping their copy of the rules and regulations current. The Board will provide proper updates to these rules and regulations via the Association office and they will be posted on the PFSPOA website.

14. CHANGE LOG:

- 14.1. REVISED AMENDED: 11 May 2016
- 14.2. REVISED AMENDED MAY 2018
- 14.3. FORMAT CHANGED OCTOBER 2018
- 14.4. REVISED AMENDED AUGUST 22, 2020
- 14.5. REVISED GRAMER; FEE; VEGATATION LANGUAGE JANUARY 25, 2021
- 14.6. REVISED language in section(s) 7.5; 9.8.3a; 3.10.1; 3.10.2 to reflect rules and regulations changes that were on voted on during public meetings this past year
- 14.7. REVISED 3.10.10 to reflect accurate fee schedule and hours for rentals. Approved May 2021 minutes
- 14.8. REVISED fees and related language. Approved June 29, 2023 minutes to be effective July 15, 2023