

# **RULES AND REGULATIONS**

of

# **WALKER LAKE SHORES LANDOWNERS ASSOCIATION**

Prepared by

Rules and Regulations Committee And

Approved by Board of Directors 2006

With Current Amendments as of October 2025

## I. INTRODUCTION

The following Rules and Regulations have been adopted by the Walker Lakeshores Landowners Association (WLLA) according to the provisions contained in the Bylaws. The WLLA is incorporated as a not-for-profit corporation founded over 40 years ago to administer and maintain the common properties, facilities, and amenities in or owned by WLLA and to provide recreational, cultural, and educational opportunities for its members. Its Bylaws can be found in Appendix III of this booklet. These Rules and Regulations are intended to govern the conduct of Walker Lake (WL) landowners, members of the Walker Lakeshores Landowners Association, tenants, and guests.

The majority of the following Rules and Regulations are based primarily on existing restrictions found in Deed Covenants (see Appendix I) for the four development areas under WLLA aegis. Others stem from Shohola Township, Pike County, and Commonwealth of Pennsylvania Laws and/or Regulations. Still others consist of policies that have been adopted as of 2008 by the WLLA Board of Directors and/or members of the Association.

**The Rules and Regulations are also based on the need to assure personal and group safety, consideration for the rights of others, and to provide for appropriate maintenance of all WLLA property and equipment.**

Notwithstanding anything to the contrary in these Rules and Regulations, WL landowners are bound by their own Deed Covenants and Restrictions.

### A. DEFINITIONS

- 1) WL LANDOWNERS are defined as persons or entities who own property in one or more of the four subdivisions of the Walker Lake area: Pennsylvania Lakeshores, Inc., Walker Lake, Inc., Hinkel Estates, and Maple Park.
- 2) LANDOWNERS IN GOOD STANDING are defined as WL landowners who have paid their assessments (or WLLA- prearranged installments thereof) and any outstanding liens or arrearage owed to WLLA in full.
- 3) MEMBERS OF THE ASSOCIATION are defined as those WL landowners who, in addition to paying lake and/or road assessments, have joined the WLLA by paying annual dues. Fees, dues, and assessments are set by the WLLA Board of Directors. Members of the Association have privileges beyond those of landowners in good standing.
- 4) MEMBERS IN GOOD STANDING are those who have paid current dues.
- 5) LANDOWNERS NOT IN GOOD STANDING are defined as owners who have not paid assessments. They are not entitled to the facilities and amenities described below.

### B. PRIVILEGES

- 1) All Walker Lake landowners who have paid lake and road assessments where applicable but are not members of the Association in good standing are entitled to:

- a) Put a boat on the water
  - b) Use the lake
  - c) Fish and boat
  - d) Receive all WLLA directories and communications for the general membership.
  - e) Landowners in good standing (assessments paid, but not membership dues) may attend General Membership Meetings, but may speak and/or vote only on agenda items which are directly related to the amenities for which the landowner has paid current assessments.
  - f) All landowners will receive a copy of the current Rules and Regulations and all newsletters.
- 2) All Association members in good standing (dues paid) are also entitled to the above and to the following additional privileges:
- a) Right to use managed beaches, boat landings, tennis court, basketball court, and picnic areas herein called Amenities. A fee set by the Board of Directors may be levied for boat storage. ALL WLLA MEMBERS UTILIZING THE AMENITIES ARE REQUIRED TO PROMINENTLY DISPLAY THE APPROPRIATE AND TIMELY IDENTIFICATION BADGES, TAGS, OR STICKERS (see II – Identification below).
  - b) Use of the Clubhouse as per the regulations described herein.
  - c) Eligibility to become part of WLLA’s governing body, stand for election, serve on committees, vote annually for Directors, actively participate in all meetings open to the General Membership, vote on changes to the Constitution, budgets, and other matters.
  - d) Participation in all WLLA activities at the Clubhouse (e.g. parties, exhibits, etc.) as well as those other activities sponsored by WLLA Committees, i.e. Crime Watch, Planning, Youth, Legal, Rules & Regulations, etc. They may also be appointed by the President to membership on the various standing committees (see Appendix III).
- 3) WLLA retains the right to add, suspend, change, or terminate defined Privileges.

## II. IDENTIFICATION

### A. TYPES OF IDENTIFICATION

There are five types of Association IDs: (1) Individual Tags, (2) Vehicle Stickers, (3) Watercraft Stickers, and (4) Raft and Dock Stickers, and (5) Guest Tags which will be issued at the WLLA Office upon payment of assessments. Tags will not be distributed if a property is in violation of any applicable deed covenants.

- 1) Individual Tags are issued annually for each member of an assessment paid household, regularly residing in the home and listed by name with the office, up to a maximum of 8 per household.
- 2) Vehicle Stickers will be issued for each vehicle of a household in good standing. These are permanent IDs and are to be updated annually with a current “date sticker” which will be issued upon payment of assessments for each motorized vehicle.
- 3) Boat and Watercraft Stickers are permanent IDs to be updated annually with a current “date sticker”, which is issued upon payment of lake assessments.
- 4) Raft and Dock Stickers are issued to waterfront owners upon payment of lake assessments.

5) Guest Tags may be requested annually (Annual Guest Tags) and as needed (Temporary Guest Tags). Annual Guest Tags (up to a maximum of 4) may be requested annually with the distribution of Individual Tags. In the unusual case where additional guest passes are needed by a member, Temporary Guest Tags may be obtained from the office during the normal hours of operation of our office, up to a maximum of 4 tags. Temporary Guest Tags are dated, with a maximum stay of 1 week.

## **B. RENTER'S IDENTIFICATION**

Renters will be issued appropriate IDs upon presentation of a CURRENT YEAR FORM obtained from and signed by the landlord who in turn has proof of paid assessments and dues.

- 1) Special limited "renter" IDs may be obtained at the office. These shall be limited to the period of the rental contract.

## **C. AFFIXING LOCATION**

IDs should be affixed as follows:

- 1) Individual tags shall be visibly displayed. (This applies to children as well as adults)
- 2) Vehicle stickers - left rear bumper or rear window; hangtags should be hung from the rearview mirror when parked.
- 3) Boat stickers - displayed on the stern and left of gunnel.
- 4) Dock stickers and Raft stickers - above the water and readily visible.

## **D. INDIVIDUAL IDENTIFICATION**

Current individual tags must be worn when using the WLLA beaches, picnic grounds, swimming areas, tennis and basketball courts, boat landing and storage facilities, and during any restricted events. They are also required for fishing on the lake in the summer, as well as ice fishing in the winter. Lost IDs will be replaced for a fee set by the Board of Directors (see Section IV, D).

## **E. LAND VEHICLE IDENTIFICATION**

- 1) Only vehicles which may be lawfully operated on the public highways of the Commonwealth of Pennsylvania may be operated on the roads, streets, drives and other rights-of-way owned or controlled by Walker Lake landowners' Association. Such motor vehicles shall only be operated by drivers licensed to operate motor vehicles on the said public highways.
- 2) Without limitation, off-road vehicles include the use of all-terrain vehicles, motor drives cycles, dune buggies, pocket bikes, golf carts, trail bikes, snow mobiles, racing carts, motorized skateboards, motorized scooters and hoverboards and vehicles of similar design or nature are specifically prohibited from use on the lake, roads or lands owned, operated, controlled or maintained by Walker Lake Landowners Association.
- 3) Upon written application substantiated with appropriate medical proof as required by Walker Lake landowners' Association, exceptions to the prohibition against use of the aforesaid prohibited vehicles may be made for legitimate medical necessity.
- 4) Violation of all rules relating to this ban shall result in the imposition of a \$100 fine for the first

offense, \$200 for the second offense and a \$500 fine for each subsequent offense.

## **F. WATERCRAFT IDENTIFICATION**

- 1) Current Walker Lake ID stickers must be affixed to all watercraft (including rafts, motorboats, canoes, kayaks, paddleboats, rowboats, sailboats, sailboards, etc.) when using the WLLA boat landing and storage areas and the lake itself.
- 2) All motorized watercraft, whether electric or gasoline powered, must carry up-to-date Commonwealth of Pennsylvania registration or other state registration stickers in addition to WLLA identification. This identification enables WLLA to identify owners whose watercraft/boats/rafts have floated down the lake or to trace them when reported stolen or missing.
- 3) Guests may NOT bring their own boats or other watercraft onto the lake.
- 4) Rental watercrafts are not allowed on the lake.
- 5) Jet skis are not permitted on the lake.

## **G. DOCK IDENTIFICATION**

Permanent ID stickers, for ownership identification, are available for waterfront landowners who own docks or floats. All docks and floats must carry IDs. They are of primary value when winter ice loosens moorings and docks float away with the spring thaw. The IDs enable the Association to identify and notify owners.

When docks or floats break loose and float down to the dam, the owner (if it can be determined) will be notified and requested to retrieve it. If the dock or float cannot be identified or is not retrieved by the owner, WLLA will remove the dock from the lake and charge the owner for the cost of the removal (see Section IV, D).

## **H. TELEPHONE ID**

All WL Landowners should make available the telephone numbers of both their lake property and (if relevant) their alternate home numbers. Unlisted numbers will be honored and used only for notification in emergencies. They will not be made available to anyone except the Office personnel, under property owner privacy regulations.

# **III. OWNERSHIP RESPONSIBILITIES**

## **A. OBLIGATIONS OF PROPERTY OWNERS**

- 1) A property owner who has purchased property in a private residential development has the right to travel over development roads and to access lake waters. Property owners are liable for payment of dues (pursuant to their deeds) and assessment fees intended for the maintenance of the development's facilities, even if not mentioned in their deeds. Furthermore, the court has ruled that the assessment is for the right to use, not the use itself.

The obligation remains even if the amenity is never used.

- 2) The Commonwealth, County, and Township all assess taxes, either directly or indirectly; these cover only state and township roads, costs of the permit office, schools, and a part-time police officer who monitors Pennsylvania laws and township regulations. The Pennsylvania State Troopers monitor both state and county roads and regulations; neither of these is responsible for WLLA roads and property.
- 3) All property owners are urged to carry liability insurance and homeowners insurance. WLLA is not liable for accidents, personal injury, or damages to personal property.

## **B. ASSESSMENTS, ARREARAGES, AND LIENS**

Because the maintenance of the amenities is dependent upon the collection of dues and assessments from property owners, certain restrictions apply. Assessments are set by the Board of Directors, as needed, to cover the budget and for long-range planning purposes.

- 1) Landowners who have not paid their assessments by April 1, unless an alternate due date is designated by deed, will incur a finance charge. Those who are in arrears on that date will be subject to collection and liens. If necessary, court action will be taken. These property owners forfeit their "landowner in good standing privileges" (as defined in section I. B. 1).
- 2) Payments will be applied to the oldest balance first. Resale Package Fees are exempt from this rule for application of payment, and may be paid at any time, regardless of prior balance due.
- 3) Property owners in the process of selling their property in the Walker Lake or PA Lakeshores development areas may purchase a Resale Certificate Package for the prospective buyer. In accordance with PA Uniform Planned Communities Act, the Resale Certificate Package provides information relative to the property to be sold and to the community as a whole. The \$200 fee for its preparation is to be paid by the seller, and the certificate is to be provided to the purchaser. The purchase contract is voidable by the purchaser until the certificate has been provided for five days thereafter or up to the conveyance at closing, whichever occurs first.
- 4) Capital Improvement Fees, in accordance with PA Uniform Planned Communities Act, are charged to new purchasers of improved properties in the Walker Lake and PA Lakeshores development areas at a rate equal to the previous year's assessments, and to new purchasers of unimproved properties at a rate equal to half of the previous year's assessments.

Capital Improvement Fees shall not be imposed on any gratuitous transfer of a unit between any of the following family members: spouses, parent and child, siblings, grandparent and grandchild; nor on any transfer of a unit by foreclosure sale or deed in lieu of foreclosure to a secured lending institution.

Capital Improvement Fees shall not be imposed upon any person who: A) acquires a unit consisting of unimproved real estate and signs and delivers to the association at the time of such person's acquisition a sworn affidavit declaring the person's intention to reconvey such unit within 18 months of its acquisition; and B) completes such reconveyance within such 18 months.

Capital Improvement Fees must be maintained in a separate account and may be expended only for new capital improvements or replacement of existing common elements, and may not be expended for operation, maintenance, or other purposes.

- 5) WLLA will not transfer a property that it owns to a WL landowner who is not a landowner in good standing. All deeds transferred by WLLA will contain a restriction mandating that any subsequent lot owner to whom the property is transferred must also maintain yearly membership in the WLLA.
- 6) WLLA has the right to purchase any property in arrears. This property may be A) declared "green" or "common area" and is exempt from property taxes or B) may be owned by WLLA directly, remaining on the tax rolls, and may be developed or held for resale.

### C. USE OF PROPERTY

#### 1) Tree and Shrub Cutting on Currently Developed Property

In an effort to maintain the ecological balance of the lake and surrounding watershed and to preserve the rural environment and value of properties at Walker Lake:

- a) Clear cutting of trees and undergrowth is prohibited
- b) After April 21, 2008 a tree protection zone will be maintained within ten feet (10') of all property lines on developed property. Portions of the tree protection zone that have been cleared prior to this date are exempt from the rule.
- c) The tree protection zone does apply to portions of currently developed property where live trees and undergrowth are growing within ten feet of the property line. With the exception of the driveway and utilities, no live trees or shrubbery may be cut down or removed from the tree protection zone.

FINE FOR VIOLATION

\$1000 per tree

- d) The cutting of live trees and shrubbery and clearing of brush for New Construction must comply with the WLLA Rules and Regulations Section IV.H.10.
- 2) No one is allowed to cut down trees, pick berries or flowers, remove soil, or dump leaves or other debris on the property of another landowner.
- 3) Property owners may not authorize or grant "passes" or "permits" to non-residents for use of the roads or the lake. Property owners must obtain passes for their guests from the WLLA office.
- 4) Invasive Plants
  - a) Purple Loosestrife is a plant that is not native to Pennsylvania and is a real menace to the ecology. It has rose-purple flowers and extremely deep roots. It prefers moist organic soil, but can survive both drought and floods. It has tiny seeds and one plant can produce one million seeds in one year. The seeds are widely spread by wind, water, on the feathers of birds, on the fur of animals, and in general with any object with which they come in contact. Broken pieces can regenerate and further the spread. The plant growth becomes very dense and crowds out natural vegetation, grasses, weeds, etc. It destroys the habitat for birds and small woodland creatures. Left alone, it can literally take over large segments of land. Landowners are urged to never put this plant in gardens or window boxes. If the plant is found on your property, you are urged to dig it up carefully, so as

not to break off pieces or stems and dispose of it in the garbage. The roots are deep and care should be taken to remove as much of the whole root as possible. Do not burn it because that produces reseeding. Pennsylvania, as well as many other states, has declared Purple Loosestrife a noxious weed.

- 5) All septic systems must be in compliance with all applicable regulations. They should be cleaned at appropriate intervals and otherwise maintained in good condition. Suggestions for proper maintenance:
  - a) Clean the tank every three years. Households of low usage can probably manage with five years.
  - b) Do not use more than one shower at a time, or when running a dishwasher.
  - c) Avoid using a garbage disposal, as these add tremendously to the amount of solids entering the tank. This would also decrease the time between cleanings.
  - d) Install a lint trap on washing machines.
- 6) Oil tanks should not be buried, if possible. Owners should be aware that underground tanks, as they age, acquire rust, and often leak oil into the soil. The Department of Environmental Protection is adamant that such tanks be removed. The fine for contaminating the soil is substantial.
- 7) Noise Levels. Everyone should be aware that sound travels in all directions from the source, and that the lake amplifies these sounds. Thus, property owners should take care that boom boxes, radios, singing, and loud talking cannot be heard by your neighbors.
- 8) Waterfront property owners may construct a boathouse. It requires a Shohola Township building permit and is subject to Shohola Township building code, which requires it to be built at least 50 feet from the high water mark of the lake.
- 9) Renting Property

Property owners who rent their homes on either a long term or short term (minimum one month) lease are responsible for the following:

- 1) Annual submission of the WLLA Rental Packet for long term lease. New submission of the WLLA Rental Packet must be submitted for every short-term lease. Packet must include the following information:
  - A. Copy of a legally enforceable lease agreement
  - B. Proof of homeowner's insurance coverage
  - C. Number of adults living in the house
  - D. Full name(s) of all adult tenants
  - E. Current phone number for both tenant(s) and property owner
  - F. Current email address for both tenant(s) and property owner
  - G. Current mailing address for property owner
  - H. Number of cars including make, model, license plate
  - I. Any pets i.e., dogs – breed and how many
  - J. A signed receipt will be required from the property owner and renter stating they received a copy of the Red Book

- 2) Property owner is responsible to correct any unsightly conditions of the property created by the tenant.
- 3) Property owner is responsible for any tenant vandalism and/or any other violation of the WLLA Rules and Regulations.
- 4) There is no renting of non-developed or isolated lots as this consists of commercial use of the property and is explicitly forbidden by the deeds of all community developments. Any/all violations will be subject to fines added to their assessment statement.

#### **D. COVENANT REQUIREMENTS**

1) Property owners and their tenants have certain responsibilities to the community. These derive directly from the wording of the covenants found in the various deeds. (Not all covenants are in agreement on particular provisions. Where there are discrepancies, the rules and procedures are based on the most liberal or general stipulation). The Covenants can be found in Appendix I.

2) Covenant Prohibited Structures. The first structure built on a property must be a livable house, which conforms to all applicable building/health codes and has been granted a certificate of occupancy. The use of any temporary "residence" structures (including recreational vehicles and motor homes) on a property while construction of a home is under way is specifically forbidden. This includes, but is not limited to, trailers, shacks, tents, RV's, basements, garages, barns, or any other outbuilding. An exception to this rule may be granted by the Board of Directors while replacing a home that has been destroyed by fire or other natural disaster. No outbuilding may be converted into a second home on any lot or combination of lots without a proper permit from Shohola Township. Waterfront owners are permitted to construct a boathouse, but require a Shohola Township building permit to do so.

#### **E. WATERSHED RESPONSIBILITIES**

1) Responsibility for the watershed. WL landowners (and tenants) are responsible for maintaining proper drainage from contiguous roads and culverts contiguous to their property, as well as from their own lawns and property. This includes avoiding the dumping of leaves, dirt, sand, or other debris into the culverts and drainage ditches. Culverts adjacent to one's own property should be cleared on an "as needed" basis. Likewise, landowners **MUST** use phosphorous-free fertilizers, soaps and detergents wherever possible because the phosphorous seeps out from the leaching fields and drains into the lake, even from higher up on the mountain. One source of phosphorous- free fertilizers is:

- a) PLM Lake & Land Management, P.O. Box 132, Caledonia, MI 49316, tel. 616-891-1294

2) All lakes have a limited life. It is important to keep the lake healthy and prolong its life as long as possible. The following, all of which harm the lake either directly in its weed-fish-chemical water balance or indirectly by adding silt or unsightly objects, are strictly prohibited:

- a) Throwing rocks, beverage cans, bottles, plastic products, and other debris into the lake
  - b) Adding sand to the lake bottom of private beachfronts
  - c) Washing objects or pets, or bathing in the lake with soap or detergent
  - d) Permitting any infant, child, adult, or pet to pollute the lake with urine or feces
  - e) Painting of docks or floats while they are in the lake
- 3) Dumping **any** chemicals, unauthorized weed killers, petroleum products, septic waste, tires, or other debris into the lake or any inlets to the lake is prohibited. Where necessary to retain or improve water quality, the WLLA Lake Committee will resolve the problem with or without the use of chemicals.

#### **IV. GENERAL**

##### **A. ASSOCIATION OFFICE/ADDRESS NOTIFICATION**

The WLLA Office is located adjacent to the Clubhouse. It is the repository for records, documents, Rules and Regulations, and all WLLA-owned property. The Board of Directors establishes procedures, fees, etc. for WLLA-owned or controlled equipment, which may be borrowed, rented or otherwise used by individual landowners. Each property owner is responsible for reporting a current address and phone number to the WLLA office personnel. This is necessary to maintain accurate records regarding membership, to foster open communication, and to credit the payments of dues and assessments.

##### **B. TRESPASSING**

Trespassing upon the property of another landowner without permission is prohibited. Persons who do not own lakefront property are restricted in access to and from the lake to the WLLA beaches and boat landing areas. Boats may not be launched from or stored on the swimming areas. Trespassing includes the dumping of leaves on other landowners' property without permission.

##### **C. COMPLAINTS OF VIOLATIONS OF RULES AND REGULATIONS, BYLAWS, AND DEED COVENANTS**

- 1) Anonymous complaints cannot be honored. For the Board of Directors to follow up on a complaint, the following procedure **MUST BE FOLLOWED**. Do not call the office and expect action to be taken. The person making the complaint will go to the Association Office and fill out and SIGN a Complaint form. (The name of the complainant will NOT be given out) Once the Board has a complaint in writing, it will try to take action to settle the issue.
- 2) Opportunity To Be Heard Procedure: The purpose of the Opportunity to Be Heard Procedure is to provide an opportunity for the landowner to explain any failure to remedy a violation and/or arrange for a mutually agreeable solution to a violation.

If a landowner receives a notice of violation and the issue is not resolved within the time frame stated in the notice, then the notice of violation will be re-sent along with the Opportunity to Be Heard Letter.

If the landowner contacts the office and requests to be heard, that request will be forwarded to the Rules and Regulations Committee. A member of the committee will contact the landowner to schedule an appointment on any day that is within twenty-one days of the date of the *Opportunity to Be Heard Letter* that is convenient to the landowner and the Hearing Board. The landowner's request for a hearing must be made within seven days of receiving the letter.

The Hearing Board will be appointed by the President or by the Acting President and will consist of at least three and no more than five current members of the Board and/or any active committee of WLLA. The Hearing Board will include at least one active member of the Board.

At the Opportunity to Be Heard meeting, notes will be taken to document:

- the date and time of the meeting,
- those attending the meeting,
- what the violation is, including pictures if available,
- what the expected resolution is that WLLA would like to see
- the reason(s) the landowner has not corrected the violation, and
- any compromise or agreement reached at the meeting.

The Opportunity to Be Heard meeting is intended to be a private meeting between members of the WLLA community. It is desirable that the meeting end with the participants reaching an agreement. If the parties do not reach agreement at the Opportunity to Be Heard meeting, the Hearing Board will report to the Board of Directors and the fines and/or penalties identified in the notice of violation will begin to accrue unless the Board of Directors decides in favor of a different result.

#### **D. SCHEDULE OF FINES FOR VIOLATIONS OF RULES AND REGULATIONS**

- 1) Fee for lost beach badge - \$5.00
- 2) Recovery of loose float – cost of recovery plus \$100.00 fine (WLLA will determine if weather conditions warrant imposing fine)
- 3) Dumping of leaves, branches, and other yard debris on other than one's own property - \$500.00 first offense, \$750.00 second offense, and \$1000.00 third offense
- 4) Dumping of household garbage, tires, and other debris in violation of the "Junkyard Ordinance"- \$500.00 first offense, \$1000.00 second offense
- 5) Vandalism – The Association offers a \$1000.00 reward for conviction of perpetrators. If they are minors, the parents will be held responsible. We will seek restitution from the individual or (if minors) the parents.
- 6) Trespassing of any motorized vehicle on the dam – arrest, \$5000.00 fine, and restitution and/or repair costs
- 7) Improper use of tennis courts (roller skating, skate boarding, walking dogs, ATVs, etc.) - \$100.00 first offense, \$250.00 second offense, \$400.00 third offense
- 8) Tree removal from tree protection zone - \$1000.00
- 9) Operation of unauthorized vehicles (ATVs, etc.) on WLLA roads and property - \$500.00 first offense, \$750.00 second offense, \$1000.00 third offense and each occurrence thereafter.

- 10) Fines will increase every month by \$50 if unresolved after the right to be heard period has expired.

<b>Current WLLA Fines and Fees</b>			
<b>Heading</b>	<b>First Offense</b>	<b>Second Offense</b>	<b>Third Offense</b>
Land Vehicle Identification	\$100.00	\$200.00	\$500.00
Tree and Shrub Cutting	\$1000 per tree		
IV. D. Fines for Violations of R&R...			
1) Lost Beach Badge	\$5 Replacement Fee		
2) Recovery of Loose Float	cost of recovery + \$100 (weather dependent)		
3) Dumping yard debris	\$500.00	\$750.00	\$1,000.00
4) Dumping of other debris	\$500.00	\$1,000.00	
5) Vandalism	restitution		
6) Motorized Vehicle on dam	arrest, \$5000 fine and restitution/repair		
7) Improper use of Tennis Courts	\$100.00	\$250.00	\$400.00
9) Unauthorized Vehicles (atvs)	\$100.00	\$200.00	\$500.00
B. Boating IDs (includes floats and docks)	warning	\$100.00	continued violation will lead to collection and storage at owner's expense
Short Term Rentals	\$100 + \$25 per day	\$300 + \$25 per day	permanent loss of rental ability
Other Offenses	\$50.00	\$100.00	
Not maintaining culverts/ditches along homeowner's property lines	\$50 administrative fee to be added to the cost of culvert cleaning per incidence.		
Transporting watercraft through swimming/beach areas	\$25.00	\$50.00	\$100.00
Fines are cumulative for households/homeowners. WLLA reserves the right to be reimbursed for investigative/enforcement costs.			

#### **E. POSTING OF HOUSE NUMBERS**

In order to facilitate the response of emergency fire and rescue services and in accordance with Shohola Township Ordinances, house numbers shall be posted as follows:

- 1) All principal structures in Shohola Township shall have a house number sign containing the address assigned by Pike County for the 911 emergency call system.
- 2) All house number sign blades shall be a minimum of four (4) inches and a maximum of nine (9) inches in height and the lettering shall be a minimum of three (3) inches high, in a reflective material in contrast to the background color of the sign.
- 3) Obstructions (including snow) shall be removed to permit the sign to be visible for a distance of not less than fifty (50) feet from the sign in both directions.

- 4) House number signs may be mounted flat on the wall of the principal structure facing the addressed street or no more than fifty (50) feet from the edge of the street shoulder.
- 5) The bottom of the house number sign shall be between four (4) and eight (8) feet above the ground elevation where the sign is mounted.

#### **F. SPEED LIMITS/PARKING**

The speed limit in the community is 25 miles per hour unless otherwise posted. Parking is not permitted on WLLA roads at any time, but is of particular concern during times that snow plowing, sanding, road repair, and/or passage of emergency vehicles would be impeded. A vehicle ID sticker or hang tag is required when parking on WLLA property, including boat landing areas, beach parking areas, and the Clubhouse/Office parking area.

#### **G. PROCEDURES & REGULATIONS**

Copies of Procedures and Regulations and the forms which MUST be filed by owners (and/or tenants) who wish to lease their property are available in the WLLA office.

#### **H. CONSTRUCTION**

- 1) Information regarding procedures, regulations, and a statement of required fees for landowners and/or builders who plan to undertake major construction projects is available in the WLLA Office.
- 2) A permit from Shohola Township is required prior to the construction, addition, or structural alteration or portion thereof, prior to any such construction. This includes clearing or excavation of land. No permit is necessary for normal maintenance activities, which do not structurally alter a building or a structure.
- 3) Prior to any building construction, permits from Shohola Township must be obtained and copies provided to the Association. Requirements of Shohola Township include setbacks, non-conforming lots, septic systems, and well locations as well as structures.
- 4) Garages are subject to the same setback limits as are houses. A garage may not be used for residential purposes.
- 5) The addition of porches or decks to an existing structure requires a Shohola Township building permit. Porches are defined as a roofed patio or deck. Check with Shohola Township regulations with respect to design and acceptable materials.
- 6) Fences are permitted with certain restrictions. Check with Shohola Township with respect to specific requirements.
- 7) A single, private swimming pool is permitted, per dwelling unit as an accessory use to the residential structure, provided that such a swimming pool is for the use of the residents of the dwelling unit or their guests. The pool must maintain the same yardage as the principal structure and may not occupy more than 10% of the lot area. The pool must have an appropriate cover and fence for safety purposes.

- 8) A permit is required for all signs within Shohola Township. Regulations concerning signs are extensive and can be found in the Shohola Township Zoning Regulations. A copy of this regulation may be purchased at the Township Office. A copy is also available for use within the WLLA Office. Signs for sale of individual properties do not require permits.
- 9) Property owners are responsible for the actions of their contractors. If a contractor damages Association property, including roads and drainage facilities, the property owner shall be liable for any and all costs incurred by the Association to effect repairs.
- 10) Tree and Shrub Cutting for New Construction

Every effort should be made by owners and contractors to preserve and protect trees and shrubs. The natural ecosystem of forest canopy, understory plants and natural leaf mulch are the best and most effective defense against storm water runoff and degradation of waterways. In an effort to maintain the ecological balance of the lake and surrounding watershed and to preserve the rural environment and value of properties at Walker Lake:

a) Clear cutting of trees and undergrowth is prohibited

b) A tree protection zone must be established within ten feet (10') of all property lines. With the exception of the driveway and utilities, no live trees or shrubbery may be cut down or removed from the tree protection zone.

FINE FOR VIOLATION

\$1000 per tree

c) Replacement Trees

In addition to fines, trees removed from the tree protection zone in violation of this rule must be replaced. Replacement trees shall be nursery grown and caliper shall be a minimum of 2" in diameter measured at 6" above the ground line.

TREE REPLACEMENT TABLE

Removed Tree(s): Diameter at Breast Height (4 ½ ft fromground)	Replacement Trees: Number of Replacements
< 4"	1
4 – 8"	2
8 – 12"	3
13 – 18"	5
19 – 24"	6
25 - 30"	7
31 – 36"	8
37 – 40"	9
> 40"	10

d) Areas of earth disturbance in the tree protection zone will be mulched to hold topsoil in place after replacement trees have been planted. Use of native understory and groundcover plantings is strongly encouraged since they best prevent erosion and storm water runoff.

e) Homeowners may request WLLA Board of Directors or its designated representative's approval to remove trees for good and reasonable cause such as dangerous conditions, encroachment, diseased, dying trees, or upon a reasonable

replacement and landscaping plan which enhances and fulfills the goals of this rule in accordance with the Tree Replacement Table in Section IV, H, 10c above.

11) Solar Power Installations

- a) Ground mount installations are prohibited. Installations must be rooftop only.
- b) Tree clearing is prohibited; buffer zone must be maintained as per Section III.C.1), and Section IV.H.10).
- c) Commercial installations are prohibited as per Section IV.J.
- d) The WLLA Office must be notified of any solar power installations, and plans (including any tree removals) must be provided prior to any work being commenced to ensure compliance with the aforementioned restrictions.

**I. VANDALISM**

Individuals who commit vandalism or other acts of malicious mischief or damage to WLLA property will be prosecuted. Suits to recover costs, repair of damage, and other related expenses will be instituted against vandals - regardless of age. PARENTS OR GUARDIANS WILL BE HELD STRICTLY RESPONSIBLE FOR THE ACTION OF THEIR CHILDREN OR GUESTS. OWNERS ARE RESPONSIBLE FOR THEIR TENANTS and are subject to legal action when warranted. WLLA offers a \$1,000 reward to any person who provides information leading to the arrest and conviction of anyone damaging or vandalizing Association property or private property.

**J. COMMERCIAL ENTERPRISE**

No commercial enterprise of any sort, including those related to boating, fishing, swimming, in or upon the lake is permitted. WLLA landowners may not issue "permits" or "passes" for persons who are not WLLA property owners or visiting guests. Personal businesses, which do not require the coming and going of clients and which do not require heavy machinery or produce unusual loud sounds, are permitted. Solar system installations built primarily for the purpose of reselling the power generated are prohibited. (See Shohola Township Zoning Regulations)

**K. PERSONAL NOTICES**

Official notices may be posted on the Bulletin Boards, which are located outside of the Clubhouse and at the beaches and boat landing areas. Signs posted around the community to advertise community events must be removed promptly by the event sponsors once the event is over.

**L. USE OF ALCOHOLIC BEVERAGES**

- 1) The use of alcoholic beverages on WLLA property must be expressly approved by the Board of Directors.
- 2) Use of alcohol at the clubhouse during private parties requires the sponsor to carry appropriate liability insurance.
- 3) Use of alcoholic beverages is strictly prohibited on boats (including while fishing or riding in

the craft), on beaches, and in picnic areas. No exceptions!

- 4) At WLLA approved events where alcoholic beverages are present, sponsors are directly responsible for establishing and enforcing procedures for the proofing of attendees who may be under 21 years of age.

#### **M. REFUSE DISPOSAL**

All WLLA households are responsible for proper disposal of garbage and refuse. This material must be disposed of by:

- 1) Being taken in person to an authorized collection depot or contracting with one of several garbage/refuse disposal firms. (See Pike County or Tri-State Telephone directories)
- 2) Refuse, which is placed outside waiting for contracted disposal pick-up, shall be placed in covered, unbreakable containers or tightly tied plastic bags. Care should be taken not to attract bear or other animals by leaving plastic bags containing food refuse out overnight. The landowner is responsible for cleaning up any scattered material produced by bags being torn open by animals.
- 3) The Association trash barrels are not to be used by landowners for depositing of their household garbage or refuse.
- 4) Landowners who have not contracted for garbage or refuse pick-up at WL must take their garbage with them or dispose of it personally at an authorized collection depot.
- 5) Landowners are responsible for the removal of construction debris in a timely manner.
- 6) Landowners may not burn household garbage or toxic materials.

#### **N. EXTERNAL PROPERTY MAINTENANCE**

- 1) Landowners shall not store or accumulate anything unsightly, i.e. trash, rubbish, derelict junk cars, or other non-functional motorized vehicles, garbage, or toxic chemicals on the outside of a home, vacant lot, garage, shed, or outbuilding in the community. Property owners are prohibited from dumping or storing any of the aforementioned (including leaf piles) on the property of WLLA or that of another WL landowner. After due notification, violators may be sued in civil court.
- 2) Locating of clotheslines, storage sheds, etc. in front of houses is strictly prohibited. They are restricted to back and side yards.

#### **O. GENERAL NUISANCES**

Property owners shall not contribute to or produce other noxious conditions, e.g. excess smoke, foul odors, or loud noise, which might interfere with the ability of other property owners to fully benefit from the enjoyment of their property. Should any condition described in "M" and "N" above repeatedly and continuously occur despite one or more warning notices, WLLA may take whatever legal action is necessary to ASSURE COMPLIANCE WITH THE AFOREMENTIONED RULES AND

REGULATIONS. The property owner making the complaint however must be willing to file a written complaint at the WLLA Office in order for the Association to be in a position to deal with it.

Residents are prohibited from using power equipment before 8:00 am and after 9:00 pm. Of particular concern is the use of chain saws, leaf blowers, lawn mowers, weed trimmers, as well as loud audio equipment. Major construction is forbidden on Sundays and calendar holidays.

#### **P. ECOLOGICAL CONCERNS**

- 1) With the exception of one's own property (see Section III, C, 1-Tree and shrub cutting on currently developed property), no one may cut, dig, damage, chop, destroy or remove trees, shrubs, plants, ground cover, and/or dead wood on any property in the community. It should also be noted that the state flower, the mountain laurel, is protected by the laws of Pennsylvania.
- 2) Waterfront landowners who wish to work on their shoreline must seek advice and obtain guidance from the Pike County Conservation District and check Shohola Township Ordinances.
- 3) It is strongly urged that people **NOT** feed the wild animals. There are major reasons for this:
  - a) When one is no longer present, the animals can starve because they have come to expect to be fed by people and no longer learn to forage for themselves.
  - b) These animals are never completely tamed. They are wild animals by nature. If partially tamed via feeding, they become a community nuisance. They strip young leaves from trees and bushes, chew up flower gardens, and trample lawns (if not, yours, then someone else's in the community). Food left out for deer, bird feeders, or hummingbird trays attract bear and coyotes. These animals have been known to break into houses once they have found food nearby.
  - c) All wild animals may carry diseases such as Lyme disease and other diseases.
  - d) Feeding geese and ducks leads to heavy fecal pollution. They stop migrating, settle into the community, multiply rapidly, and become a general nuisance. The Federal Government regulates programs to minimize geese population.

#### **Q. FIRE REGULATIONS**

No fires are allowed on Walker Lake Shores Landowners Association owned properties.

Shohola Township Fire Regulations apply to all Walker Lake Subdivisions. As of June 1, 2004, (subject to change) these are:

- 1) No fire shall be set or maintained:
  - a) On WLLA owned properties
  - b) Within 25 feet of any building
  - c) On a public or WLLA road
  - d) When wind speed causes blowing of burning material
  - e) Unless 10 feet is cleared around the area

- f) Unless a working water hose or operable extinguisher is on the site
  - g) When an official burning ban is in effect
- 2) No fire shall be left unattended at any time.
  - 3) For fires over 25 square feet in area, advance notification must be provided to the Shohola Volunteer Fire and Rescue or the Pike County Communication Center.
  - 4) Automatic fire alarms must be registered with Shohola Township. A copy of the Registration Regulations, requirements, procedures, application forms, and penalties for violations are available at the Clubhouse Office.
  - 5) Contained, outdoor fires are permitted as follows:
    - a) Conventional Bar-B-Q's or outdoor fireplaces.
    - b) Enclosed burning barrels with spark-control screen cover.
  - 6) Open fires require a permit from the Shohola Volunteer Fire and Rescue or permission from the Pike County Communication Center (296-7700). Open fires include campfires or bonfires, which may be part of a WLLA supervised social or recreation function.
  - 7) No outdoor fires of any kind will be permitted during times of drought emergency. Anyone discovering or responsible for accidentally starting an open fire must immediately report it to the Shohola Volunteer Fire and Rescue (296-7700 or 911).
  - 8) It should be noted that under Shohola Township Ordinances, there are severe penalties and fines for violation of fire regulations:
    - a) A person intentionally starting a fire, which endangers another person (including a firefighter), may be subject to penalties up to 20 years in jail and a \$20,000 fine.
    - b) If a fire causes the death of a person (including a firefighter), whoever intentionally set the fire may be charged with murder.
    - c) Deliberately transmitting a false alarm is punishable by up to 5 years in jail and a \$10,000 fine

*("From the Commonwealth of Pennsylvania Crimes and Offenses, Title 18,  
Section 3301 & 4905")*
  - 9) Disposal of leaves in the fall is often a problem. They can be burned in a burn barrel with a spark control screen cover. If the pile is too large and requires an "open fire", call the Fire Department for permission. Leaves may not be disposed of by placing them on the property of others or in any culverts.

## **R. FIREWORKS**

All current Pennsylvania laws must be followed when using fireworks on landowners property. No firework use is allowed on WLLA owned property (including beaches, boat launches and roads). Particular attention must be given to assure all remnants of fireworks remain on landowners property and all remains of fireworks cleaned up shortly following their use. No fireworks should land in the lake, WLLA or a neighbor's property.

## **S. RISK / NOTIFICATION**

The use of WLLA-owned property and equipment is at the user's own risk. Should an accident or an injury be sustained during use of a WLLA facility, the WLLA Office and/or a WLLA Officer must be notified as soon as possible. The Office phone is 296-7788.

## **T. SECURITY**

- 1) Police services are provided by the Pennsylvania State Police at 911 in an emergency.
- 2) WLLA residents have the authority to notify trespassers to leave Association property.
- 3) WLLA personnel may also tag cars without IDs that are using the various roads and parking areas. They may, in addition, check the beaches and report trespassers (by calling the Pennsylvania State Police, as appropriate).

## **U. FIDUCIARY RESPONSIBILITIES OF BOARD MEMBERS AND COMMITTEE CHAIRS**

- 1) Fiduciary means trustee. Thus, fiduciary responsibilities are obligations which one accepts as a consequence of having accepted a position as a member of the Board of Directors or Chairperson of a committee. In carrying out the duties of their position, a person not only takes appropriate action as a function of that position, but also is often viewed as representing the Association itself over and above the specifics of the action taken and regardless of whether or not the perception is true.

Most Board and Committee actions carry some financial implication either by outright cost or expenditure, for ultimate maintenance or for outright prevention of problems. Thus, they carry an implication of potential liability for the Association as well as for the Board member or Committee Chair. For this reason, all Board Members and Committee Chairs are urged to keep in mind that while acting in good faith for the Association, they also take into account factors that can affect the fiduciary position of the Association and themselves. To this end, the following should be considered when making decisions:

- a) Be sure that the action or decision is clearly within the scope of one's authority as defined by the Rules and Regulations or Constitution and Bylaws. If there is doubt, consult the Board of Directors as a whole.
- b) Whenever specialized knowledge is relevant or required for a decision or action, seek advice from qualified experts.
- c) Conduct all appropriate Association business in such a manner as to avoid the appearance of favoritism for family, friends, or special interests. In this regard, it is totally inappropriate to accept gifts or special favors from anyone involved in business relationships with the Association.

## **V. COMMON AREAS**

### **A. THE LAKE AND DAM**

- 1) The waters of Walker Lake belong to the Commonwealth of Pennsylvania under the control of the Fish and Boating Commission. The land under the water (lake bottom) belongs to WLLA.

- 2) The dam at the end of the lake is under the jurisdiction of the Bureau of Dam Safety of the Pennsylvania Department of Environmental Protection and Homeland Security. It is regularly inspected for compliance with both state and federal regulations.
- 3) Protection of the dam is of vital importance. The surface and approach are covered with a soft area of grass. It is also very vulnerable to pressure. Driving of any wheeled vehicles on the dam is strictly prohibited.
- 4) Vandalism to the dam is both a State and Federal offense with fines as high as \$10,000. Parents/Guardians should be aware of this if their children are operating these vehicles, because they will be personally liable for their children's offenses.
- 5) Draw downs, when necessary for repair of the dam, will result in fishing privileges being suspended. Lakefront property owners, who wish to perform maintenance to their waterfront lots during a drawdown, must obtain permits from the Pike County Conservation District. These permits should be requested at least 6 months before the actual drawdown. When working on the waterfront, one can manually remove debris or hand-rake the sand, but use of any kind of machinery requires an additional permit. This type of permit must be obtained from the Fish and Boat Commission.

## **B. BOATING**

- 1) Boats propelled by gasoline motors in excess of 5.5 horsepower are prohibited on Walker Lake.
- 2) All watercraft owners using the lake should have a copy of the "PA Boating Handbook" and its current supplement. To obtain these call 1-800-723-4741. The regulations with respect to boating apply to the use of ANY watercraft, e.g., motorboats, sailboats, rowboats, paddleboats, kayaks, rafts, etc.
- 3) A boat must be operated in a responsible manner. Pennsylvania state law prohibits operating a small boat while:
  - a) Anyone on the boat is standing
  - b) Intoxicated
  - c) Consuming an alcoholic product
  - d) Within prohibited marked areas
  - e) Loaded beyond its safe carrying capacity
- 4) State law requires one Coast Guard Approved, wearable, life jacket or VEST on board for each person in a boat. Children, 12 years of age and under, MUST WEAR life jackets while riding in a boat. (Note: As of May 1, 1995, the old orange life vests are no longer acceptable. THROWABLE CUSHIONS or RING BUOYS NO LONGER SUFFICE for any kind of vessel). However, they are required as additional protection for boats 16 feet or over and are recommended for smaller vessels. These State requirements are frequently checked by the game warden.
- 5) All watercraft less than 40 feet long MUST carry some mechanical means of making a sound signal audible for a distance of at least one-half mile. An athletic coach's whistle is acceptable. The device MUST be readily accessible to any operator or passenger in the boat. It must be physically present in each vessel (all kinds, including kayaks, paddleboats, etc.) It should also be noted that the game warden takes this seriously and fines violators.

- 6) Navigation lights (running lights) are required to be displayed on all boats on the lake between sunset and sunrise and during periods of restricted visibility.
- 7) All single-hull boats less than 20 feet in length must have a permanently displayed, visible to the operator, capacity plate. Older boats without a plate can acquire one through the Fish and Boat Commission (1-800-723- 4741).
- 8) All boats, including canoes powered by gasoline or electric engines, must be currently registered in the Commonwealth of Pennsylvania and carry a current State sticker in addition to the WLLA ID. The State license number of such registered boats must be recorded with the office personnel at the Clubhouse Office. This helps in retrieval of "missing boats." Gasoline powered motors may not exceed 5.5 horsepower, and must have an underwater exhaust and operate in a non- polluting condition. This requirement does not exempt the owner from having a WLLA boat sticker.
- 9) The marked, designated swimming areas of the Clubhouse Beach and Sandy Beach (when marked) are OFF LIMITS to boats. No boat may be operated, anchored, or docked within 100 feet of the designated area when anyone is in the water. There are two designated boat-launching areas, one adjacent to the dam and the other adjacent to Sandy Beach.
- 10) Deliberate capsizing of boats (with the exception of formal boating instruction or proper use of kayaks) is strictly prohibited.
- 11) The Fish and Boat Commission suggests that all gasoline-powered boats, regardless of length, carry a fire extinguisher. They also recommend that boaters carry oars or paddles, a lined anchor, a bailing device, and a cell phone.
- 12) The use of alcohol, while boating, greatly increases the chances of having a boating accident. Alcohol affects balance, coordination, and judgment. It is illegal to operate a boat while under the influence of alcohol or other controlled substances. Penalties include fines up to \$7,500, 2 years imprisonment, and loss of boating privileges for up to 1 year.
- 13) Boating accidents must be reported, (in writing), by the operator and/or owner, to the WLLA office at (570-296- 7788) and to other appropriate emergency agencies. Additionally, reports must also be registered with the Fish and Boat Commission when:
  - a) A person is injured and requires advanced medical treatment, beyond first-aid (see form for reporting in the back of the PA Boating Handbook)
  - b) Damage to the boat or other property totals more than \$2,000, or there is total loss of a vessel
  - c) A person disappears or dies
- 14) Operational Requirements state that it is illegal to:
  - a) Operate a boat at greater than slow, minimum height swell speed (slow-no-wake) when within 100 feet of shorelines, floats, docks, ramps, swimmers, downed skiers, anchored moored, or drifting boats, or areas marked with "slow-no-wake".
  - b) Operate faster than slow, minimum height swell speed (slow-no-wake) when within 100 feet to the rear or 50 feet to the side of another boat that is underway, unless in a narrow channel.
  - c) Operate within 100 feet of any person towed behind another boat.
  - d) Cause a boat to become airborne or to leave the water completely while crossing another boat's wake when within 100 feet of the boat creating the wake.

- e) Operate a watercraft in a reckless, negligent or dangerous manner. Boats must be operated at a rate of speed that does not endanger the life or property of any person.
- f) Fail to keep a proper lookout or fail to maintain a safe speed so that the boat operator cannot take proper and effective action to avoid a collision.
- g) Weave through congested traffic.
- h) Operate a powered watercraft not equipped with railings or other safeguards at a greater than slow speed minimum height swell speed (slow-no-wake) while a person is riding on the bow deck, gunwales, transom or motor cover.
- i) Tow more than one person at a time behind a PWC or tow anyone behind a PWC with a capacity of two persons or fewer.
- j) Operate a pontoon boat while a person is riding outside the passenger carrying area.

*("From Pennsylvania Fish and Boat Commission Boating Regulations, 2004 Update")*

- 15) When the WLLA Boat Docking Areas must be cleared for maintenance work, ALL BOATS MUST BE REMOVED. Announcement of such maintenance plans will be posted on the Clubhouse Bulletin Board, at the Boat landings, and stated in the Newsletter. Boat owners are responsible for being aware of these announcements without receiving individual notification. In the event of an emergency, all boats will be removed from the WLLA boat landings.
- 16) Privately owned boats must be stored either on the owner's property or in one of the boat storage areas close to the dam or near Sandy Beach. Each WL Landowner in good standing is allowed to store one boat. Unused space may be allotted for additional boats after all initial requests from other WL Landowners in good standing have been satisfied.
  - a) Boats, which are left unattended in non-designated areas for 24 hours or more, may be removed and stored at the expense of the owner. No water craft are allowed to be stored on the dam boat access road, to the left (south of the access road), or in the parking lot of the boat launch area.
  - b) All boats stored at the Boat Docking Area MUST display a current ID sticker (see ID Section). Boats without a current ID will receive a timely warning, *only if it is possible to identify the owner*. Continued violation will lead to collection and storage of the boat by the WLLA at the expense of the owner and be subject to fines.
  - c) Zebra Mussels are mollusks, which attach themselves to boats, trailers, fishing tackle, etc. in infected waters. This mussel filters microscopic plants from the water, thus depleting oxygen, resulting in loss of fish and plant life in the lake. It can become a serious plague. The mussels appear to "travel" from one body of water to another when people move boats, trailers, and equipment from an infected body of water to another. Thus far, Walker Lake has escaped infection. However, any property owner who brings boats or equipment from another body of water is URGED to examine and scrub their boats and equipment when bringing them into the community. These mollusks can survive for long periods attached to boats stored on land.

## C. FISHING

- 1) All persons 16 years of age and over must have a Pennsylvania State license to fish in the lake waters of Pennsylvania. Resident licenses are available only to permanent residents of the Commonwealth (evidence of property tax payment alone does not constitute permanent residence). All others over the age of 16 must obtain either a seasonal non-resident license or a tourist license (good for 5 days). An additional current Trout / Salmon permit (stamp) is required to fish for trout or salmon in Pennsylvania waters. It should be noted that trout might be among the fish to be found in Walker Lake. Only persons with a permit (or a legal exception, see PA Fishing Regulations and laws) may “take, kill, or process a trout.” Current rules and regulations as to size, type of fish, and season are designated in the booklet that is issued with the fishing license each year.

Residents who are 65 years and older can obtain a lifetime license.

- 2) Fishing or casting lines is prohibited within 50 feet of the designated swimming areas at the Clubhouse and Sandy Beach facilities at all times.
- 3) Ice fishing is subject to the same regulations as fishing from a boat and requires the wearing of a WLLA ID tag.
- 4) The cleaning of fish on any WLLA owned property, on the lake, or at the lakeside is prohibited.
- 5) All persons fishing are responsible for disposal of trash.
- 6) Use of any chemical or electrical attractant or chumming is strictly forbidden.

#### D. BEACHES

- 1) Swimming and the use of beach areas are at the risk of the swimmer, bather, or landowner. PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN.
- 2) Children twelve years of age and under must be accompanied by a responsible person, at least 18 years of age who is accountable for their conduct and safety. No child five years of age or younger is permitted in the water without supervision of an adult 18 years of age or older who must be in the water with the child. WLLA personnel or volunteers MAY NOT BE HELD RESPONSIBLE for the safety or supervision of WL Landowners’ children, guests, renters, or private property.
- 3) There are no lifeguards on any Walker Lake Beach. Swimming is at one’s own risk.
- 4) Game playing is permitted on the beach, provided such games do not interfere with the safety and reasonable enjoyment of the beach by others.
- 5) No running, pushing, shoving, loud music, rough play, or foul language is permitted on the beaches. There is no smoking on any WL beach property.
- 6) Objects made of glass, juice bottles, soda cans, or objects having sharp edges shall not be brought onto the beaches or into the water.
- 7) Food and beverages (non-alcoholic) may be brought onto the beaches, but are not permitted in the water.
- 8) Consumption, possession, or sale of alcoholic beverages and/or illegal drugs is prohibited at

the beaches. (See section IV K-1 above) All garbage/refuse generated by beach users **MUST** be disposed of in the appropriate on- site containers. If containers are full, such refuse must be taken back to one's place of residence.

- 9) With the exception of animals trained and used by disabled persons, no pets of any kind are permitted on the beaches.
- 10) The use of small floats, tubes, toys, masks, and snorkels are permitted in the swimming area provided that their use does not interfere with the safety and enjoyment of the water by other swimmers.

#### **E. DOCKS**

- 1) Waterfront property owners may have one dock per residence.
- 2) Local and state permits are required for new docks.

#### **F. BUFFER STRIPS - Recommended**

- 1) Buffer strips consist of areas of land, adjacent to the shoreline, which are left to natural vegetation. Their purpose is to assist in the control of pollution, stabilization of shoreline banks, and as a deterrent for the geese, which pollute the shore area and lake.
- 2) They should be at least 15 feet wide. Access to the lake through the buffer strip should be provided through a mowed footpath or a stepping stone path.

#### **G. TENNIS/PICKLEBALL AND BASKETBALL**

- 1) Any WLLA Member in good standing (or a family member or renter, whose property owner has paid current membership dues) is entitled to one hour of "reserved" court time each day and may sign up 24 hours in advance. This does not preclude a member from using the court for more than one hour at a time if there are no reservations for the added time and the court is unoccupied.
  - a) Reservation sign-up sheets will be posted in the court 24 hours in advance of the scheduled playing times.
  - b) Reservations are forfeited ten minutes past the hour reserved.
  - c) Players on the tennis court must relinquish the court to persons with reservations.
  - d) Tennis shoes are required in order to preserve the court's surface.
  - e) Anyone who has not paid both dues and assessments (including children) may not use either the tennis court or the basketball area.
  - f) Observers and those waiting to get on the court are asked to remain outside of the fenced enclosure.
- 2) The basketball hoop is now located in a separate area, requires appropriate shoes, but does not require a sign- up reservation. It does require Association membership.
- 3) Activities on the tennis court, other than tennis are forbidden. Among prohibited activities are:

- a) Use of bicycles, skates, skateboards, or motor- driven vehicles of any kind, and the use of any kind of equipment that could damage the court’s surface.
  - b) Playing of music or use of sound equipment, which can interfere with players’ concentration.
  - c) Bringing into or consuming any food or beverage in the fenced court area.
- 4) Pets are **not permitted on the court or inside the fenced enclosure** at any time.

## H. THE READ CLUBHOUSE

The WLLA Clubhouse is located at the juncture of Walker Lake Road and Lake Shore Road. It contains the large recreation room and basement and the WLLA Office. Its maintenance comes from membership dues and partially from lake assessments.

The Clubhouse is normally reserved for WLLA meetings, business affairs, and sponsored events. However, at times when none of these is scheduled, individual WL Members in good standing and/or Board of Directors approved organizations may rent the Clubhouse. Persons who rent the clubhouse must pay a rental fee (as set by the Board of Directors) and present proof of liability insurance to cover the event. A security deposit must be paid, as well. This deposit is set by the Board of Directors and is refundable provided there is no damage or extraordinary cleaning required following the private event. A rental agreement with regulations is available in the WLLA Office.

## I. ROADS

- 1) The roads, which bound the four WLLA subdivisions, are *of four* kinds: State roads, Shohola Township roads, WLLA-owned roads, and owner-owned roads.
  - a) Twin Lakes Road is a state road and is maintained by the Pennsylvania Department of Transportation.
  - b) Lee Road, Parkers Glen Road and Maple Drive (between Twin Lakes Road and Mohawk Road only) are Township roads maintained by Shohola Township.
  - c) WLLA roads consist of those roads in the Pennsylvania Lakeshores subdivisions adjoining or north of Walker Lake Road on the east side of the lake, and East Shore Drive.
  - d) West Shore Road is not WLLA maintained, but is privately cared for by the landowners who own it.
- 2) The Board of Directors has established a road maintenance policy. The Association will not construct roads to undeveloped lots. The initial road construction shall be the obligation of the landowner desiring the road to be put in. It shall be the landowner’s obligation to seek contributions from the other lot owners serviced by and benefiting from the road. After initial completion of the road according to Walker Lakeshores Landowners Association road guidelines, the Association will assume the responsibility for the maintenance of the road.
- 3) All WLLA roads may be closed to vehicles and equipment exceeding 10,000 pounds for up to eight weeks during thaw conditions and must be reviewed weekly by the Association. Such restrictions must be posted on each road intersecting a public road. The only heavy-duty vehicles permitted on roads during this restricted time are scheduled delivery vehicles and trash removal vehicles.

- 4) No WL Landowner may cause or contract for excavation across a WLLA road for any purpose, including the installation of a septic system or well line on a lot across the road from the Landowner's home. An exception may be made for a Landowner whose existing house was constructed prior to 1995 Shohola Township regulations. If a replacement septic system is required and if no contiguous property is available for installation of said system(s), a lot owned by the Landowner which is sited across the road from the Landowner's home may be used. In such a case, the Landowner must apply for permission in advance from WLLA and agree to pay for the repair and restoration of the road to its condition prior to the excavation. All applicable local, county, and/or state permits must be obtained prior to application to WLLA.

#### **J. POWERED LAND-BASED VEHICLES**

- 1) All vehicles must give way to emergency vehicles, snowplowing vehicles, as well as to road repair vehicles.
- 2) Automobiles and motorcycles must display a current WLLA ID.
- 3) As noted previously (Section II, E-Land Vehicle Identification), snowmobiles, ATVs, golf carts, dune buggies, mini-bikes, go-carts, etc., are forbidden on WLLA roads and properties. There is a mandatory fine for any offense.

#### **K. HUNTING, TRAPPING, WEAPONS**

- 1) Hunting within the community is specifically PROHIBITED AND FORBIDDEN. This includes use of any of the following in pursuit of game: Pistol, rifle, shot gun, pellet gun, B-B gun, slingshot, crossbow, and bow and arrow.
- 2) For reasons of public safety, recreational use of firearms within the WLLA community (even on one's own property) is STRICTLY PROHIBITED. Individuals who wish to engage in such recreational use should use the various commercial firing ranges available in the surrounding community.
- 3) Recreational use of bow and arrow on one's own property is PERMITTED, provided that all pertinent safety provisions (e.g. target backstops, etc.) are complied with. This includes making certain that the location of the target and allowable distance is such that projectiles do not crossover to the property of other lot owners, WLLA property, or the lake.
- 4) The discharging of any weapon is totally prohibited. With a Federal permit, a variety of noisemaking and other techniques are permitted to try to control the geese. WLLA keeps a ready watch for new available and permitted devices to handle this problem.
- 5) Trapping for household rodent control is permitted. Other forms of trapping are prohibited. WLLA hires a state- approved trapper to remove beavers because of the damage they do to the trees and because of the huge hutches they produce on the lake. The beavers are trapped and released on State Game lands.
- 6) No firearms or other weapons (neither concealed nor open carry) are allowed on any WLLA owned property (including, but not limited to the Association Office, the Boat Landing, the

Clubhouse, Clubhouse Beach, West Shore Beach, etc...), with the exception of legal transport (unloaded and stowed in the cargo area of your vehicle) on WLLA roads.

#### **L. PETS, OTHER ANIMALS**

- 1) Deed Covenants restrict the total number of household pets to two (2) per household.
- 2) Legal household pets, both cats and dogs, must be licensed and immunized and wear appropriate tags as provided by the Commonwealth of Pennsylvania law. Aside from such pets, no livestock or poultry of any kind may be raised, bred, or kept on any lot. Animal breeding for commercial purposes is not allowed.
- 3) With the exception of trained guide animals, no pets of any kind are permitted on any WLLA facility.
- 4) PA Dog Law provides stiff fines for persons who allow their dogs to run free. All dogs six months or older in PA must be licensed. Licenses may be obtained at the Pike County Administration Building. ALL PETS, which go outside, are required to wear ID tags.
- 5) It is the responsibility of the WL Landowner or pet owner to have the animal under control at all times. Pennsylvania law states:
  - a) "It is unlawful to allow your dog to run at large. Owners are responsible for all damages caused by their dogs, and may be fined by the Association for such damages".
  - b) "ALL DOGS MUST BE UNDER CONTROL. This means that when your dog is not on your property it must be under the DIRECT CONTROL of you or your handler. The best way to control your dog is with a leash. Remember, dogs are PERSONAL PROPERTY. You are LIABLE for any DAMAGE caused by your dog."
  - c) WLLA interprets "under control" to mean "obedience-trained at heel" or on a leash.  
CONTROL on one's property is defined as, fenced, leashed, or obedience-trained "under command".
  - d) Owners must remove the droppings, which occur when pets are being walked.
- 6) All cats must be immunized and wear appropriate tags, as required by Commonwealth of Pennsylvania law.
- 7) Every effort should be made to confine cats to one's property or leashed when outside. However, cats, which are permitted to run free, should BE NEUTERED.
- 8) Abandonment of any pet is strictly prohibited under Commonwealth of Pennsylvania law. It is subject to the same state fines as dogs running free. These fines are substantial.
- 9) It is advisable to have both male and female dogs spayed and neutered unless they are owned for breeding purposes. However, it should be remembered that the deed covenants prohibit breeding household animals. This minimizes interference with your neighbors.
- 10) Complaints about animals which bite, bark continuously, run free or uncontrolled should be reported to the Pike County Humane Society at 570-296-7654, or the Animal Control Officer at 570-488-9526.

## **VI. AMENDMENTS**

Amendments to the Rules and Regulations may be proposed by any member of the Board of Directors. Proposed Amendments should be made at one meeting and voted on at the next meeting of the Board. A majority vote is required for approval of an Amendment.

# WALKER LAKE SHORES LANDOWNERS ASSOCIATION

## COVENANTS, CONSTITUTION and BYLAWS

5/17/25

**APPENDIX I**  
**DEED COVENANTS**

*Provided for reference only. Individual deed covenants may differ.*

**A. PENNSYLVANIA LAKESHORES INC.**

Property Restrictions

1. No building shall be erected on said premises any portion of which shall be within ten feet of the front line of said premises or within five feet of the side line of any adjoining lot owner.
2. No building shall be erected on said premise less than eighteen feet in length and fourteen feet in width.
3. No building shall be erected on said premise except a one family dwelling house and private garage. Any garage erected on said premises must conform generally in appearance and material to said dwelling on said premises. The building and/or lot or any part thereof shall be used for private residential purpose only. A single-family private dwelling shall not be allowed, permitted, constructed, or erected to a part lot.
4. That no shacks, tents, trailer camps, or any unsightly building or buildings shall be built, constructed, or maintained, placed, or permitted on a lot, or any part thereof.
5. That any lot with buildings thereon located shall be kept in a sanitary condition: all garbage and refuse shall be immediately taken or carried away; dumping of garbage or refuse on other lands or in the lake is prohibited.
6. That any private single dwelling house must have complete sanitary plumbing with toilet facilities, and all waste water must be disposed of by septic tank; that outside toilets or cesspools are prohibited.
7. That no poultry, cattle, or any livestock whatsoever, shall be kept, bred, or raised upon the lot or any building thereof erected or any part thereof and that not more than two domestic animals may be kept or maintained thereon.
8. That boathouses are permitted only on lake front lots and not to extend out into the lake beyond the high water mark.
9. That no boathouse or garage shall be erected unless there is first erected the private residential dwelling.
10. Said premises shall not be used for any commercial or manufacturing purpose of any kind.
11. That the lot or any building thereon erected or any part thereof, shall not be used or occupied as a club, profit or nonprofit, or for the carrying on of any trade or profession.
12. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied for the distillation or brewing, manufacturing, bottling, or sale of any malt, vinous, spirituous, or intoxicating liquors of any kind.
13. Any building constructed of wood must be stained with at least two coats of stain or paint.
14. That no oil or gas well shall be drilled on any lot or part of lot conveyed.
15. That an open, uncontrolled, or untended fire is absolutely prohibited on any lot or lots or part thereof herein conveyed.
16. That small row boats propelled by electricity from storage batteries are permitted on the waters of Walker Lake; that small row boats may also be propelled by outboard motors not to exceed five horsepower, with underwater exhaust known as "underwater exhaust silencing"; however, boats propelled by motors exceeding five horsepower, or without underwater exhaust silencing are strictly prohibited on the lake.
17. That the right to fish in the waters of "Walker Lake" is limited to the owners of lots or their immediate family and guests not to exceed two guests at any one time.
18. That Pennsylvania Lakeshore, Inc., its successors and assigns, shall not be responsible or liable for any injuries to person or property resulting from the use of the waters, beaches, or lands of Pennsylvania Lakeshore,

Inc., by the Grantee, his heirs and assigns and owners of lots, their family, guests, friends, visitors, heirs and assigns, and the lot owners, their family, guests, visitors, and assigns, covenant and agree to same by acceptance of any deed for a lot.

## DEED COVENANTS

### B. WALKER LAKE INC.

#### Property Reservations and Restrictions

Reserving however, unto the Grantor herein, its successors and assigns.

1. The right and privilege of laying under, over, and along the public or private passageways or roadways mentioned in the above description, at any time, pipes, drainage pipes, conduits, sewers, electric lines, telephone and gas lines; with further right and privilege to trim and cut any trees that may overhang on said private passageways or roadways and interfere with or menace the aforesaid lines.
2. The right and privilege to make all reasonable rules and regulations in connection with the use and control of said "Walker Lake", and to lower the water of "Walker Lake" during the fall of any year for maintenance purposes. Also reserving the right and privilege at any time to raise the water of "Walker Lake" one foot (1') above the present level of the spillway.
3. In relation to waterfront lots, the Grantees herein, their heirs and assigns, shall have the right and privilege to use the waters of "Walker Lake" for recreational purposes (except motor boats as hereinafter restricted, and subject to any restrictions as hereinafter related as to the use of the waters), in common, however with the party of the first part herein, its successors and assigns and any others having a right to use the waters of said lake for the aforesaid purposes.
4. In relation to back lots (which are lots not immediately adjoining the lake), the grantees herein, their heirs and assigns, shall have the right and privilege to use the waters of Walker Lake, Inc. for purposes of swimming from "Beaches" on lands of Walker Lake Inc. marked on its maps "Swimming-Lot and Beach". Also, the further right and privilege unto the Grantees herein, their heirs and assigns, to use the waters of Walker Lake, Inc. for purposes of boating and fishing, and to harbor their boats on lands of Walker Lake, Inc. designated "Boating Lot", all of which is set forth and designated on drafts or maps of Walker Lake, Inc.

UNDER AND SUBJECT NEVERTHELESS, that the hereby granted lot or lots or piece of ground, or any part thereof, and the building now thereon erected or any which may hereinafter be erected, shall be and remain subject to the following covenants, conditions, and restrictions:

1. That the construction of any building on a lot, shall be limited and restricted to a single family private dwelling, with or without a one or two car private garage; that the building and or lot, or any part thereof shall be used for private residential purpose only.
2. That boathouses are permitted only on lake front lots and not to extend out into the lake beyond the high water mark.
3. That only one single family private dwelling shall be permitted, allowed, erected, or constructed on each lot; a single family private dwelling shall not be allowed, permitted, constructed, or erected on a part lot.
4. That no shacks, tents, trailer, trailer camps or any unsightly building or buildings shall be built, constructed or maintained, placed or permitted on a lot, or any part thereof.
5. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied as a club, profit or non-profit, or for the carrying on of any trade or profession.
6. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied for any industrial, commercial, or business use whatsoever.
7. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied for the

distillation or brewing, manufacturing, building, or sale of any malt, vinous, spirituous, or intoxicating liquor of any kind.

8. That any lot or lots, or parts thereof with buildings thereon located, shall be kept in a sanitary condition; all garbage and refuse shall be immediately taken or carried away; dumping of garbage or refuse on other lands of the Grantor (or on the lake) is prohibited.
9. That any private single dwelling house must have complete sanitary plumbing with toilet facilities, and all sewage or waste water must be disposed of by septic tank; that outside toilets or cesspools are prohibited.
10. That no poultry, cattle, or any livestock whatsoever, shall be kept, bred, or raised upon the lot or any building thereon erected, or any part thereof.
11. That not more than two domestic animals may be kept or maintained and none whatsoever may be bred or raised on the lot or any building thereon erected, or any part thereof.
12. That no boathouse or garage shall be erected unless there is first erected the private residential dwelling.
13. That in the construction of any private single dwelling house or any building, the plans and specifications thereof, the type of construction and the location of the buildings on the lot shall be submitted to the Grantor for its inspection, and written approval thereof shall be required from said Grantor before any construction is started.
14. That if the Grantees herein desire to resell, grant, convey, or transfer in any manner the lot or lots or any part thereof within thirty years from the date hereof, the said Grantor shall have the first right or option to purchase the same at fair market value thereof; said fair market value to be determined by mutual agreement between the parties hereto; if the parties hereof cannot agree as to the fair market value thereof, each shall appoint a competent and disinterested appraiser who shall immediately appraise the property and fix the fair market value immediately notifying the parties hereto of said value and then the Grantor, its successors or assigns, shall have the right to purchase the same at the fair market value so fixed by the appraisers, within ninety days after receiving written notice of said value from the appraisers, and if not purchased in said time, the Grantees herein, their heirs and assigns, may then sell to anyone, at a price not less than the appraised value. In the event that the two appraisers selected by the parties cannot agree on the fair market value of the property herein conveyed or part thereof, then they shall choose a third competent and disinterested appraiser and all three shall immediately appraise the premises herein conveyed and the decision of the majority thereof shall control and fix the fair market value, immediately giving written notice thereof to the parties hereto of the values fixed and then the Grantor herein, its successors and assigns, may purchase the same within ninety days after the receipt of the written notice from said appraisers; if not purchased within said period of time, the Grantees herein, their heirs and assigns, may sell to anyone, at a price not less than the appraised value.
15. That no oil or gas well shall be drilled on any lot or part lot conveyed.
16. That an open, uncontrolled, or untended fire is absolutely prohibited on any lot or lots or part thereof herein conveyed.
17. That small rowboats propelled by electricity from storage batteries are permitted on the waters of "Walker Lake"; that small rowboats may also be propelled by outboard motors not to exceed five horsepower, with underwater exhaust, known as "underwater exhaust silencing"; however, boats propelled by motors exceeding five horsepower, or without underwater exhaust silencing are strictly prohibited on the lake.
18. That the right to fish in the waters of "Walker Lake" is limited to the Grantees herein, or their immediate family and guests, not to exceed two guests at any one time.
19. That "Walker Lake, Inc.", its successors and assigns, shall not be responsible or liable for any injuries to person or property resulting from the use of the waters, beaches, or lands of "Walker Lake, Inc." by the Grantees herein, their family, guests, friends, visitors, heirs, and assigns, and the Grantees herein, their family, guests, visitors, heirs and assigns covenant and agree to same.

The above covenants, restrictions, and conditions shall be binding upon and shall apply only to Section of the lands

owned by the Grantor herein.

TOGETHER WITH, the right and privilege to use the private roadways on other lands of Walker Lake, Inc. from the public highway to the lot herein conveyed for purposes of ingress, egress to and from the lands herein conveyed to the public highway, in common, however, with the Grantor herein, its successors and assigns, upon condition that the Grantees herein, their heirs and assigns, covenant and agree to share with other lot owners using said roadway in the cost and expense for the maintenance and repair of said private road and the use of said private roadway is subject to all reservations herein and above set forth.

Walker Lake, Inc. reserves unto itself, its successors and assigns, the right and privilege at any time to dedicate to the Township of Shohola, the County of Pike or the Commonwealth of Pennsylvania, the bed of said private road mentioned in the description of the lot agreed to be sold, without the jointure, consent, or release of the Grantees herein, their heirs and assigns, releasing all damages therefore.

## **DEED COVENANTS**

### **C. HINKEL ESTATES**

RESERVING, however, unto the Grantor herein, its successors and assigns, the right and privilege of laying under, over, and along all public or private passageways or roadways, or under, over, and along the ten (10) feet of each lot parallel and adjacent to said roads, and under, over, and along the five (5) feet parallel and adjacent to any lot line not coincident with the boundary of said roads, or any time, pipes, drainage pipes, conduits, sewers, electric lines, telephone and gas lines; with further right and privilege to trim and cut any trees that may be located within, or overhang on, said private passageways or roadways and interfere with or menace the aforesaid lines.

UNDER AND SUBJECT NEVERTHELESS, that the hereby granted lot or any part thereof, and the building now thereon erected or any which may herein after be erected, shall be and remain subject to the following covenants, conditions, and restrictions:

1. That the construction of any building on a lot shall be limited and restricted to a single family private dwelling, with or without one or two car garage; that the building and or lot, or any part thereof shall be used for private residential purposes only.
2. That only one single family private dwelling shall be permitted, allowed, erected, or constructed on each lot; a single family private dwelling shall not be allowed, permitted, constructed, or erected on a part lot.
3. That no shacks, tents, trailer camps, or unsightly building or buildings shall be built, constructed or maintained, placed, or permitted on a lot, or any part thereof.
4. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied for any industrial, commercial, or business use whatsoever.
5. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied as a club, profit or non-profit.
6. That the lot or any building therein erected, or any part thereof, shall not be used or occupied for the distillation or brewing, manufacturing, building, or sale of any malt, vinous, spirituous, or intoxicating liquor of any kind.
7. That any lot or lots, or part thereof, with building thereon located, shall be kept in a sanitary condition; all garbage or refuse on other lands of the Grantee is prohibited.
8. That any private single dwelling house must have complete sanitary plumbing with toilet facilities, and all sewage or waste must be disposed of by septic; that

outside toilets or cesspools are prohibited.

9. That no poultry, cattle, or any livestock whatsoever shall be kept, bred, or raised upon the lot or any building thereon erected, or any part thereof.
10. That no oil or gas well shall be drilled on any lot or part lot conveyed.
11. That an open, uncontrolled or untended fire is absolutely prohibited on any lot, or lots, or part thereof, herein conveyed.
12. That the lot, or any building erected thereon, or any part thereof, shall be subject to the subdivision regulations and the zoning regulations of Shohola Township, Pike County, Pennsylvania.

The above covenants, restrictions, and conditions shall be binding upon and shall apply only to the lot conveyed herein.

TOGETHER WITH unto the Grantees herein, their, his, or her heirs and assigns, in common, however, with the Grantor herein, its successors and assigns, the right to use the private roadways as shown on the recorded plats of the development for the purposes of ingress and regress from the public road to the above described premises, upon the condition that the Grantees herein, their, his or her heirs and assigns, covenant and agree to share with other lot owners using said private roadways in the cost and expense for the maintenance and repair of said private roadways and the use of said private roadways is subject to all reservations herein and above set forth.

Hinkel Estates Inc. reserves unto itself, its successors and assigns, the right and privilege at any time to dedicate to the Township of Shohola, the County of Pike or the Commonwealth of Pennsylvania, the bed of said private roadways without the jointure, consent, or release of the Grantees herein, their, his, or her heirs and assigns, releasing damages therefore.

TOGETHER WITH unto the Grantees herein, their, his, or her heirs and assigns, in common, however, with the Grantors herein, its successors and assigns, the right and privilege to use certain access areas located at Walker Lake, Shohola Township, Pike County, Pennsylvania, and use the waters of Walker Lake for recreational purposes.

The access areas are as follows:

- a) Being lot 7 on "Survey Map of Lots of Walker Lake Inc., Section "G" Scale 1"=50', Date Nov. 6, 1958, Pipes on all Corners, Fred C. Schoenagel, R.S." . recorded July 23, 1955 in Plat Book 4, page 176;  
and
- b) Being "Boat Landing and Lake Access Area" on "Map part of Lands of Walker Lake, Inc., Shohola Twp., Pike County, Penn., July 31, 1972, Scale 1"=50', Harry F. Schoenagel", recorded September 27, 1972, in Plat Book 9, page 244; and

The Grantees herein, their, his, or her heirs and assigns, agree(s) to join the Walker Lake Shores Landowners Association and agree(s) to pay (a) such annual fees or dues charged by the Association (b) such assessments as the Association may charge for the control, administration, repair, and maintenance of the lake, dam areas, beach and boat access areas, and any other recreational areas or common use areas presented, owned, or acquired in the future by the Association.

## **DEED COVENANTS**

### **D. MAPLE PARK**

1. The land herewith conveyed may not be used for any commercial or club purpose, nor is any structure for any commercial purpose to be erected thereon including any inn, boarding house, tavern, public camp or tourist camp or store, gas station, road stand, school, hospital, institution, billboard or advertising sign; all "for sale" or "for

rent” signs to be subject to the approval of the Grantors.

2. No more than one cottage or residence building with one outbuilding may be erected on any one lot without the written approval of the Grantors. Any and all cottages and residences erected must be of a type of construction and design approved by the Grantors. Recreational facilities for common use, such as tennis courts, children's playgrounds, civic and religious building, recreational buildings, or other buildings for common occupancy may be allowed in Maple Park at the discretion of the Grantors, as they appear to the Grantors to be in the best interest of the community. Tents and temporary structures shall not be permitted, except in emergencies, upon approval of the Grantors. All building plans and locations of such buildings shall be specifically approved by the Grantors.

3. No building, garage or kitchen shall be erected on any lot unless there is first erected thereon a main front bungalow and the location of all buildings shall be subject to the approval of the Grantors.

4. Each cottage must dispose of all sewage through means of a septic tank, which may be individually or jointly owned and all premises shall be maintained in a neat and sanitary manner. No outside toilet or privy shall be constructed on said premises.

5. Lot owners at Maple Park, shall, in common with other lot owners and a reasonable number of guests and licensees, be entitled to use the areas now or hereafter laid out as roads or as a picnic area on the maps recorded or to be recorded of Maple Park.

6. After a majority of the lots bordering on any street or road in Maple Park have been sold each owner of a lot so bordering on any street or road shall be responsible for the maintenance of one-half of the road in front of his property.

7. Raising of poultry, livestock, and farm animals is not permitted on Maple Park lots and no animals or poultry shall be kept or maintained on said premises except household pets.

8. All lot owners shall be entitled to maintain not more than one boat on the waters of Walker Lake and such boat may be used with an outboard motor of not to exceed 5 12 horsepower. Both these provisions are subject to any limitations to the use of Walker Lake to which the Grantors are subject.

9. It is hereby agreed that the use and maintenance of roads, docks, and common use facilities shall be the Grantee's and user's responsibility and that the Grantors shall in no way be held liable for any accident, damage, or other costs arising from, or in the course of using such common facilities or rights-of-way, and the Grantees will indemnify and save harmless the Grantors from any and all claim, loss, damage, or injury growing out of such exercise.

10. And the said Grantees accept this conveyance subject to one constraint, restrictions and conditions herein set forth for themselves, their heirs and assigns, and covenant to and with the Grantors, their heirs and assigns, that they, the Grantees, and their heirs and assigns, shall forever faithfully observe and perform said several restrictions and conditions and each of them. And if the said Grantees, or any person claiming through them, shall at any time violate or attempt to violate, or shall omit to perform or observe any of the foregoing restrictions and conditions, it shall be lawful for any person owning a lot in Maple Park, which lot is subject to the same restrictions and conditions in respect to which default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted. This provision applies to and only to lots sold with the preceding conditions and restrictions attached.

11. The Grantors reserve the right to permit the crossing of lots herewith conveyed with electric lines, telephone lines, and other public utility services; said lines to be run not more than 5 feet from a boundary line.

12. No building shall be erected on said premises any portion of which shall be within 15 feet of any front line of said premises or within 5 feet of the sideline of any adjoining lot owner.

13. The Grantees agree to pay the Grantors a pro-rate share of the cost of maintenance and upkeep of the picnic grounds and docks until such time as 90% of the lot described and laid out on the map to be recorded have been sold and thereafter to pay said pro-rate share to an association of property owners to be formed at that time.

BEING a portion of that premises which Grace J. Swezy, Administratrix, of the Estate of Harold Charles Swezy, conveyed to Grace J. Swezy and Charles D. Swezy, by deed dated March 1, 1973, recorded in Pike County Deed Book 341, at page 1.

## APPENDIX II

# CONSTITUTION, WALKER LAKE SHORES LANDOWNERS ASSOCIATION:

As amended through 5-17-2025

### ARTICLE I NAME, LOCATION, AND PRINCIPAL OFFICE

1. The name of this organization shall be the Walker Lake Shores Landowners Association, hereinafter called the "Association".
2. The Association shall be located at Walker Lake, Shohola, PA 18458. Its principal office shall be in the Association Clubhouse. The registered agent authorized to receive service of any papers on behalf of the Association shall be the President.

### ARTICLE II PURPOSE

1. The purpose of the Association shall be to serve the interests of its members by the following means:
  - A. Formulating and executing programs for the construction, protection, and maintenance of Association owned facilities.
  - B. Formulating and enforcing rules and regulations for the use of Association owned facilities.
  - C. Sponsoring and encouraging social, athletic, cultural, and other activities for its members.
  - D. Enforcing adherence to deed covenants by owners regardless of their Association membership.

### ARTICLE III MEMBERSHIP

1. There shall be three classes of membership: Regular, Junior, and Associate.
2. A person is eligible for regular membership if he or she owns 50% or more of a property which carries deeded lake rights or is the spouse of a regular member. Special cases shall be resolved by the Board of Directors.
3. A person eligible for regular membership becomes a regular member upon application for membership and payment of all applicable fees.
4. Sons, daughters, grandchildren, and foster children of a regular member, who are not themselves property owners, are automatically Junior Members if they are under 21 years of age and are automatically Associate Members if they are 21 or older.

### ARTICLE IV PRIVILEGES AND DUTIES OF MEMBERS

1. Members, their immediate families, and their temporary guests have the right to use all facilities of the Association in accordance with the rules and regulations promulgated by the Board of Directors.
2. Only regular members have voting rights, with the provision that there can be only one vote for each annual dues payment.
3. Membership privileges may be curtailed or withdrawn by the Board of Directors for cause, provided the individual concerned is given an opportunity to speak in his own behalf.
4. It is the duty of all members to uphold the Constitution and By-Laws of the Association, to abide by the Rules and Regulations, to pay all dues, fees, and assessments when due, and to adhere to covenants in their deeds.

### ARTICLE V TERMINATION OF MEMBERSHIP

1. Membership may be terminated by written voluntary resignation, by ceasing to meet the eligibility requirements for membership, or by majority vote of the Board of Directors for failure to perform the duties of members.
2. In the case of termination by the Board of Directors, the member shall be given the opportunity to speak in his own behalf.
3. Termination of membership shall not release any right or lien the Association may have against the property of the person for fee, assessments, or other obligations.
4. When any regular member ceases to be the owner of real property within the Walker Lake area, the membership of such member shall terminate automatically. Annual fees or charges paid by a member terminating membership under this section shall be credited to the account of the new owner, and shall not be refunded to the payor.

## ARTICLE VI OFFICERS AND DIRECTORS

1. The officers of the Association shall be President, Vice President, Secretary and Treasurer.
2. The Board of Directors shall consist of fourteen 14 members in total - the four (4) elected Officers, and ten (10) Directors. Of the ten (10) Directors, nine (9) shall be designated as At-Large Directors and elected in accordance with the procedures set forth in Article VIII. One (1) landowner in Hinkel Estates shall be designated by Hinkel Estates Property Owners Association to represent it on the Walker Lake Shores Landowners Association Board of Directors as the Hinkel Estates Director. Only members of the Walker Lake Shores Landowners Association shall serve as an Officer of the Association.
3. The power and authority necessary to carry out the duties assigned to Officers and Directors are vested in those individuals elected in accordance with Article VI.
4. An Officer or Director may be removed from his position for cause by a 2/3 vote of all incumbent Directors and Officers. The Officer or Director shall be given the opportunity for a hearing before the Board.
5. If an Officer or Director resigns or is removed from his position the Board may appoint a regular member to serve until the next regular election.

## ARTICLE VII MEETINGS

1. Meeting of the Officers and Directors shall be held once a month.
2. Meetings of members shall be held in May, July, and September. The meeting in July shall be designated the Annual Meeting. An agenda for the Annual Meeting shall be posted in the Clubhouse at least three weeks prior to the meeting. Members will be advised of the exact dates and times of all membership meetings.
3. Special meetings shall be called by the President at the request of four directors or at the request by petition of at least 10 regular members. Special meetings may also be called by the President at his discretion.

## ARTICLE VIII ELECTIONS

1. Officers and At-Large Directors shall be elected at the Annual Meeting in July. Terms of office shall become effective at the September Board of Directors and Membership meetings.
2. The President and the Vice President shall be elected on odd calendar years for a two-year term. The Secretary and Treasurer shall be elected on even calendar years for a two-year term.
3. Normally three (3) At-Large Directors shall be elected each year for a three-year term, the number elected each year being determined by the number of vacancies caused by the terms expiring. Interim Director Appointments may be made at regular Board of Director Meetings to fill positions until the next regular election.
4. The President shall ensure that the nomination committee is sufficiently staffed. The nomination committee shall nominate candidates for the positions of Officer and At-Large Director. The nominations of the nominating committee shall be posted in the Clubhouse and on the Walker Lake Shores Landowners Association official website three (3) weeks prior to the Annual Meeting. The nominations of the nominating committee together with nominations from the floor at the May General Membership Meeting shall constitute the official ballot. All nominees must be Members in good standing. The Presidential nominees must have served at least one (1) year as a Board Officer or At-Large Director.
5. Officers shall be elected by a majority of the members present and voting. If no candidate receives a majority, a run-off between the two candidates receiving the largest vote will be held.
6. For the election of At-Large Directors, each member shall receive one ballot. Each ballot will list the candidates. Only one vote per candidate is permitted. Only one vote per open position is permitted. If there are more candidates running than there are open positions, those candidates receiving the largest number of votes will be elected.
7. Absentee ballots to vote in general elections may be obtained from the WLLA Office beginning June 1 of each year. Members will be required to sign for these ballots. Therefore, they may stop by the WLLA Office to pick-up their ballot or submit a letter requesting that a ballot be mailed to them. The absentee ballot will contain the names of each person who has been presented by the Nominations Committee following the May General Membership Meeting.
8. Each absentee ballot will include a plain, non-identifiable envelope (in which the completed ballot will be placed and sealed) as well as an outer envelope, which must show the name and address of the voting member.

Absentee ballots must be postmarked and/or received by the Nominations Committee no later than one week prior to the Annual Meeting in July. The Nominations Committee will check the outer envelope to determine eligibility and authenticity. The sealed inner envelope containing the ballot will be opened and counted along with the ballots cast at the Annual Meeting by a volunteer group of members in the presence of the Nominations Committee Chair and the Secretary.

9. Members who request an absentee ballot may not later rescind the request and vote at the Annual Meeting in July.

10. A quorum at the Annual Meeting in July will consist of those voting members who attend the meeting. Only one ballot will be issued per membership household.

#### ARTICLE IX INDEMNIFICATION

Indemnification is available in accordance with Pennsylvania Non-Profit Corporation Code 15Pa.C.S.A. 5741 Subchapter D.

#### ARTICLE X AMENDMENTS

1. Amendments to the Constitution may be proposed to the Board of Directors by an Officer, Director, or any regular member. The proposed amendment must be submitted in writing to the Secretary at least thirty days prior to any membership meeting, and must be posted at the principal office at least 3 weeks prior to the meeting.

2. If the proposed amendment is approved by a 2/3 vote of the members voting at the membership meeting it shall be submitted in writing together with a ballot to all regular members at least thirty days prior to a membership meeting designated on the ballot at which the vote for adoption is to be taken.

3. A properly proposed amendment is adopted and becomes effective upon a 2/3 vote of the members voting by mail or otherwise delivered written ballot.

4. An adopted amendment will be published in the first succeeding issue of the Association newsletter.

## APPENDIX III

# THE BYLAWS, WALKER LAKE SHORES LANDOWNERS ASSOCIATION:

As amended through 5-17-2025

### ARTICLE I PRESIDENT

1. The President shall formulate administrative policy and shall preside at all Board and Membership meetings. The President, with the assistance of the Board, shall enforce all rules and regulations of the Association.
2. The President shall appoint all committee members and committee chairpersons.
3. The President shall be a co-signatory on all written contracts, other obligations, checks and drafts.
4. The President shall serve without compensation.

### ARTICLE II VICE-PRESIDENT

1. The Vice-president shall assist the President in the execution of his duties.
2. The Vice-president, in the absence or unavailability of the President, shall assume all the powers, duties and prerogatives of the President, including the signing of contracts, other obligations, checks and drafts.
3. The Vice-president shall serve without compensation.

### ARTICLE III SECRETARY

1. The Secretary shall keep a written record of all actions taken at Board and Membership meetings, and shall be responsible for official correspondence.
2. The Secretary, in the absence or unavailability of the Treasurer, may assume the duties and powers of the Treasurer.
3. The Secretary shall serve without compensation.

### ARTICLE IV TREASURER

1. The Treasurer shall be the official recipient of all monies received by the Association. The Treasurer shall initiate and sign all disbursement authorizations and shall secure a second signatory, as authorized by the board and on record at the issuing financial institution.
2. The Treasurer shall be responsible for the deposit of all funds of the Association in accordance with practices and policies recommended by the Finance Committee and approved by the Board of Directors.
3. The Treasurer shall be responsible for a detailed accurate record of all financial transactions of the Association and for the submission of invoices for dues and assessments as required.
4. The Treasurer shall issue a written report of the financial status at all regular meetings in the form designated by the Finance Committee.
5. The Treasurer shall maintain the Association Membership Roster.
6. The Treasurer shall serve without compensation.

### ARTICLE V BOARD OF DIRECTORS

1. A quorum shall consist of 51% (a simple majority) of Board members eligible to vote, whether elected or appointed, presently serving.
2. Each member of the Board of Directors shall have one vote. The vote of a majority of those Directors present and voting on the issue shall constitute Board approval or denial.
3. The Board of Directors shall assist the President in the enforcement of the rules and regulations of the Association.
4. Only one dues-paid member per household may serve as a voting member on the Board of Directors.
5. No person on the Board of Directors can serve as an employee or contractor of the Association. Whenever a director or officer has a financial or personal interest in any matter coming before the board of directors, the affected person shall a) fully disclose the nature of the interest and b) withdraw from discussion, lobbying, and voting on the matter. Any transaction or vote involving a potential conflict of interest shall be approved only when a majority of disinterested directors determine that it is in the best interest of the Association to do so. The minutes of

meetings at which such votes are taken shall record such disclosure, abstention and rationale for approval.

6. Any WLLA member who has resigned a minimum of two (2) times from the Board of Directors, as an Officer or Director shall be ineligible to hold any such position, either elected or appointed, for a period of nine (9) years.

7. No person can run for or serve more than one position on the Board of Directors.

#### ARTICLE VI COMMITTEES

1. There shall be ten (10) standing committees of the Association and such special temporary committees as the President deems necessary. All standing committees shall consist of a chairman and a minimum of two (2) members at least one of whom is an At-Large Director. Furthermore, every At-Large Director shall be required to be an active member of at least one standing Committee at all times.

- A. Finance Committee - Consisting of the chairman and three members shall formulate a budget and make financial recommendations to the Association Officers and Directors. It shall arrange for outside audit of the books and report the findings to the Directors. It shall recommend to the Board policy for placement of funds by the Treasurer. The Finance Committee shall submit a financial budget for the ensuing year at the September Directors Meeting for Board approval.
- B. Program Committee - Shall plan and implement an agenda of various fundraising and social events for the ensuing Association year, including youth programs.
- C. Clubhouse Committee - Shall control the use and maintenance of the Clubhouse.
- D. Lake Committee - Shall make recommendations to the Board of Directors for use and maintenance of the lake and dam, as well as for improvements.
- E. Road Committee - Shall plan and implement the construction, improvement, and maintenance of all Association owned roads, rights-of-way, and parking areas.
- F. Planning Committee - Shall formulate plans for growth and betterment of the Association.
- G. Legal Committee - Shall work in close alliance with the Directors and Association attorney to protect and improve the legal position of the Association. The President may appoint himself or herself to be Chairman of the Legal Committee.
- H. Communications Committee - Shall edit and publish all Association publications, and expedite appropriate media coverage.
- I. Rules and Regulations Committee - Shall formulate and publish rules and regulations required by the responsibilities of the Association, with the help and advice of the several functional committees and subject to approval of the Board of Directors.
- J. Beach and Grounds - Shall supervise the use and maintenance of common areas (beaches, boat ramp, boat yards, Clubhouse grounds, tennis court, mailbox areas, etc...) and make recommendations to the Directors for improvements.
- K. Nominations Committee – a special temporary committee assembled each year to recruit volunteers, to recruit candidates for election, and to assist with the election process.
- L. Hearing Board – a special temporary committee assembled as needed for Grievances or Appeals. Shall be appointed by the President and will consist of at least three and no more than five current members of the Board and/or any active committee of WLLA. The Hearing Board will include at least one active member of the Board, and be convened as needed to hear and decide appeals of Notices of Violation issued for violations of its By-Laws, Rules and Regulations.

2. All Committee Chairmen shall submit reports at Board meetings.

3. All Committee Chairmen shall prepare a statement of the committee's financial needs for the coming year and submit it to the Finance Committee at the Board meeting in August.

#### ARTICLE VII DUES AND ASSESSMENTS

1. Membership dues shall be due and payable annually on Feb. 1 and become delinquent on April 1. The dollar amount of the dues will be proposed each year by the Finance Committee and is subject to approval by the Board of Directors.

2. The dollar amount and due dates of assessments will be proposed by the Finance Committee subject to

approval by the Board of Directors.

ARTICLE VIII PARLIAMENTARY PROCEDURE

1. The order of business at all meetings shall be: (Subject to the discretion of the presiding officer)

- A. Call to Order
- B. Approval of minutes
- C. Acceptance of Treasurer 's Report
- D. Reports of Standing Committees
- E. Reports of Special Committees
- F. Unfinished business
- G. New business
- H. Adjournment

2. The revised edition of Robert's Rules of Order shall be the Parliamentary authority of the Association, except in such cases as the Constitution or Bylaws may explicitly state differently.

ARTICLE IX REVISION

1. Revisions of these Bylaws may be proposed to the Board of Directors by an Officer, Director, or any regular member.
2. Proposed revisions must be submitted in writing. The Secretary will make copies and will distribute them to all Board members.
3. Proposed revisions will be discussed at the Board meeting and will be voted upon at the following Board meeting.
4. A proposed revision is adopted and becomes effective if it receives a favorable vote from 2/3 of the total Board membership. Board members unable to attend the meeting may send in a written ballot.