

Lake Florence Association Rules Revised/Approved June 4, 2016

Use of the Lake

- General — Use of the lake for boating, fishing or swimming is restricted to property owners and guests only. Guests must have access to or be staying in cottages.
- Boating - NO motors of any kind are allowed; except an electric motor in performing maintenance on the lake at the permission of the Board.
- Swimming
 1. All swimming is done at your own risk.
 2. Property owners and guests are responsible for their children in or around the lake.
 3. Young children must be accompanied by an adult who is able to swim and is capable of rescue.
 4. Life preservers are to be worn by all non-swimmers.
 5. No roughhousing on floats or rafts in swimming area.
 6. No boats allowed in swimming area.
 7. No metal or heavy wooden boats are to be tied to swim platform.
 8. Property owners have the right to ask a person or child to leave the swimming area if he or she is not obeying the rules and regulations.
 9. No dogs or pets allowed in the swimming area.
 10. No swimming during an electrical storm.

• Fishing

1. Fishing license from the State of Pennsylvania is required by state law, and all limits apply.
2. If you plan to keep your catch, fine. If not, please try to release your catch alive.
3. No fishing in swimming area.

Docks

1. Permission is required from the Board before a dock can be installed on Association property.
2. Docks should be kept to a maximum size of 10' x 14' and limited to one per property.
3. Docks are to be securely fastened or removed in winter.
4. Any dock found floating on the lake will be towed to the nearest area and tied off. Lake Florence Association will not be held responsible for any damage to docks.
5. It is the responsibility of property owners to maintain docks in proper repair.

Bathhouse

It is the responsibility of all Association members to see that the bathrooms are kept clean.

Picnic Area

1. This area is for the use of all Association members.
2. The grill can be used to cook meals provided the Association members use their own supplies and clean up their garbage immediately after using the area. No unbagged or loosely bagged garbage should be left throughout the day or overnight in the picnic area as it attracts animals.

Firearms

The use of firearms and any other projectile weapons on Lake Florence Association property is prohibited.

Motor Vehicles

1. All off-road or recreational vehicles (except snowmobiles) are prohibited on Lake Florence property unless approved by the Board for Association needs.
2. Vehicles and trailers are to be parked on owners' property or in the parking lot, not along the roads.
3. Unregistered or out of order vehicles are to be removed from the premises.
4. Vehicles above 10,000 lbs. gross weight are not to use roads during the mud season (March 1st to May 3), except trash and emergency vehicles.

Trash

1. Trash put in the dumpster is limited to household garbage only. No building materials, leaves or furniture will be accepted.
2. Arrangements for removal of large or miscellaneous items can be made through the trash company. Contact any officer for information.
3. Recycling is encouraged (aluminum, glass, plastic).

Noise

1. Please keep noise to a minimum after 11:00 PM.
2. Volume of radios should be kept to a level as not to be heard by your neighbors. This is particularly important on the lake as sound carries.
3. No fireworks to be allowed or discharged.

Pets

1. All pets are to be leashed at all times.
2. Dogs are to be cleaned up after.

3. Pets causing a nuisance can be reported to the Dog Warden.

Roads

1. Speed limit in the community is 5 mph.
2. Construction vehicles are to use the dam for crossing and not the bridges.
3. When building, it is the individual property owner's responsibility to repair any road damage caused by construction trucks and restore to original condition.
4. Builders' and realtors' signs are to be removed at completion of transaction, and may not be placed on Bone Ridge Road to promote builders' or realtors' business.

Construction

1. A construction bond of \$2,000 for construction or renovation above \$10,000 must be posted by the property owner and paid to the Treasurer.
2. Board review is recommended before any property modifications (i.e.: buildings, structures, driveways etc.)

Trees

1. In order to preserve the ecological and esthetic integrity of the lake and its surroundings, clearcutting of trees on private property is prohibited.
2. Trees may be removed as necessary for new home construction, home additions, or septic installation or repair. Dead or diseased trees may also be removed.

General

1. Burning of debris is prohibited on Association and private property. Campfires must be contained in a rock lined pit, no larger than 4' in diameter. All fires must be supervised at all times and must be completely extinguished and doused with water before leaving.
2. All owners who rent their property need to notify the Lake Florence Association Board prior to renting their property and provide: rental date(s), name of renter, renter's contact/cell number, and an owner signed and dated copy of Lake Florence Association Rules (LFAR) as proof of the renter's notification and acceptance of LFAR Note: owners who rent in the non-seasonal months (November 1 to April 31 st) are required to pay an additional \$375 per year, which equates to the fulltime resident rate.
3. No tent, trailer, mobile home, camper or temporary housing shall be erected, placed upon, or used on a lot for more than two days.
4. No lot owner shall call for service on Association property without authorization of an officer.
5. Any lot owners who require water past the ends of the main line shall be responsible for the lines required to hook up to the Association system with hook-up fees being waived.
6. Dues are to be paid promptly as requested,
7. Entrance gate should be kept closed but not locked during the hunting season, daylight hours.
8. Property owners should ensure that their renters and/or guests are aware of these rules.

My renter has reviewed and acknowledges the Lake Florence Association Rules:

Lake Florence rental address:
Date(s) of rental:
Lake Florence Owner's Name and contact number (cell):
Lake Florence Owner's signature & date:
Renter's Name & contact number (cell):

Important: Prior to rental, send this completed form via email to Nancy Pelech, Secretary of Lake Florence