

PREAMBLE: Blue Mountain Lake (“BML”) is a private residential community which is controlled by The Blue Mountain Lake Club (the “Club”), a Pennsylvania not-for-profit membership association. All Owners of property in Blue Mountain Lake become members of the association upon acquiring ownership of their property in BML. The association is governed by a Board of Directors (“the Board”) elected by the members in accordance with the Declarations and By-Laws.

The following Rules and Regulations have been duly adopted by the Board and apply to all BML property owners, their guests, tenants and others living or working in BML. Additional rules specific to the Clubhouse, Pool, Racquet Club, Lake, Beach and Trail usage may be adopted or modified from time to time by the Board...

The rules and regulations are subject to change from time to time by the Board.

1. Each home shall be used only as a residence for a single family (except as noted in three, below) and for no other purposes, unless approved by the Design Review Committee (“the DRC”) and, as appropriate, the Board. **Fine Code 4**
2. There shall not be constructed or maintained upon any lot more than one single family dwelling with an attached and/or detached private garage, and a minimum of two (2) off-street parking spaces. **Fine Code 1**
3. An accessory use as a professional office to the extent customarily incidental to primary use as a residence is permitted; provided that such accessory use conforms with the applicable zoning requirements of Stroud Township and/or Smithfield Township, as the same may be amended from time to time, and is approved by the Board prior to commencement of the use. **Fine Code 2**
4. Manorhome Owners may construct or modify improvements within the yard adjacent to their house if their proposed improvement or modification has been submitted and pre-approved by the DRC in writing. This includes landscaping or any other exterior improvement or modification. **Fine Code 2**
5. Manorhome Owners shall not modify, alter or change the color or otherwise change in any manner the exterior of their Manorhome unless their proposed modification, alteration, change of color, or other change has first been submitted to, and approved by, the DRC in writing. **Fine Code 4**

Fine Schedule: Code 1 -- \$100, Code 2 = \$200, Code 3 = \$250, Code 4 = \$300
See page 11 for additional information on fines “default assessments” administration.

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6. The DRC shall exercise reasonable judgment in deciding whether to approve, or not, proposed improvements to a lot and will take into account whether or not such improvements harmonize with existing structures built on other lots in BML. External design, quality and type of construction, materials, color, location on the building site, height, grade and finished ground elevation, shall meet both aesthetic and environmental considerations as set forth in the Declarations or in the Design Guidelines.
Without pre-approval by the DRC or the Board -
- No structure , trailer, tent, shack, barn, shed or other outbuilding shall be placed on any lot, or used on or in connection with any lot or any home at any time, either temporarily or permanently; and **Fine Code 2**
 - No trailer, motor home, truck, camper, boat or similar vehicle or equipment shall be permitted to be kept or parked on any lot, other than within an enclosed garage. **Fine Code 1**
7. No Owner shall interfere with the established drainage pattern over such Owner's lot from adjoining, lots or common property without prior written approval of the DRC. Each Owner shall make adequate provision for proper drainage from adjoining lots or common property in the event the established drainage over such Owner's lot is approved by the DRC. **Fine Code 2**
8. Any building, fence, wall, improvement or other structure commenced, erected or maintained upon any lot, or any exterior addition, improvement, alteration, repair, change of paint colors, changes in grade or other work desired by the Owner to be made or done which in any way alters the appearance of the exterior of any property or the improvement located thereon from their natural or their improved state, is subject to, and conditioned upon, prior review and written approval by the DRC, and, if approved, shall be substantially completed in accordance with the approved plans and specifications within twelve (12) months after DRC approval has been obtained, unless and except when the DRC sets a shorter time or grants appropriate extensions. Permits issued for sheds, decks, additions, etc. will normally specify shorter completion times. **Fine Code 1**

Fine Schedule: Code 1 -- \$100, Code 2 = \$200, Code 3 = \$250, Code 4 = \$300
See page 11 for additional information on fines "default assessments" administration.

9. Any lease or sublease of a home shall be in writing and shall be submitted to the Board for review and approval prior to the tenant(s) occupying the home. Further, a copy of each lease or sublease that is approved together with the names of all persons who will be occupying the Home shall be furnished to the Club (Operations Office) within ten (10) days after execution thereof. All leases are subject to the payment of a leasing fee to the Club as set forth in the Declarations, said payment to be collected from the Owner prior to the commencement of the lease or sublease. **Fine Code 4**
10. No noxious, offensive, or potentially dangerous activity shall be carried on upon any lot or in any home, nor shall anything be done or placed thereon which may be or become a nuisance, cause unreasonable embarrassment, disturbance, annoyance or be potentially dangerous to any other Owner in his/her enjoyment of his/her own lot or home, or any other portion of BML. **Fine Code 2**
11. Except in the case of Manorhome common area maintenance provided by the Club, each Owner will:
- Keep his/her Lot, home, and any appurtenant Limited Common Area free from rubbish, litter and noxious weeds,
 - Maintain, cultivate and keep in good condition and repair shrubs, trees, grass, lawns, plantings and other landscaping located from time to time upon his/her lot and,
 - To the extent required by the DRC, replace dead plants, shrubs, trees, grass or any other landscaping with new vegetation of the same or similar type. **Fine Code 1**
12. Each home in Blue Mountain Lake shall have their assigned 911 number prominently displayed and visible at all times from the street in accordance with the requirements set forth by the DRC and the municipality. Occupancy permits shall not be issued until a 911 number sign is in place. **Fine Code 1**

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See page 11 for additional information on fines "default assessments" administration.

13. No sign or billboard of any kind shall be displayed which is visible from any street within or bordering BML or which is visible from any other property within BML on, or from any lot or home except for:

- Assigned 911 number signs required by the DRC.
- Directional and identification signs established or approved by the Board, or the DRC.
- Subject to the approval of the DRC, small address plates, family name plates and signs customarily incidental to any permitted accessory use.
- Beware of dog signs -- no more than two signs per property, no further than 10 feet from the house, and not to exceed 8 ½" by 11" in size
- Security Signage may be placed on the exterior of the home and not further than 10 feet from the house, and not to exceed 8 1/2" by 11" in size
- Medical Alert and Safety Signage, if any, shall be placed in windows.
- "For Sale" signage shall be placed in interior windows only. **Fine Code 1**

14. Each Owner shall promptly comply with all laws, statues, ordinances, rules and regulations of federal, state or municipal governments or authorities applicable to use occupancy, construction and maintenance of such Owner's lot and home. **Fine Code 2**

15. Discharge or disposal of noxious materials or pollutants into drainage systems or waterways is strictly prohibited and violators will be subject to penalties and damages. **Fine Code 4**

16. Rubbish, garbage, trash and other solid waste shall be recycled to the extent permitted or required by the waste hauler(s) serving Blue Mountain Lake and Stroud Township. All solid waste shall be stored, collected and disposed of in containers with lids that seal and in a manner approved of by the DRC. Garbage or containers shall not be left at the curbside for more than the 24-hour period prior to and immediately following the scheduled pick-up day. Owners shall contract for solid waste removal with a licensed contractor. Contact the Operations Office for names of licensed contractors currently servicing BML. However, homeowners may choose to use another contractor at their discretion, provided the contractor is properly licensed and carries all necessary insurances.

Littering is prohibited whether within or outside of BML. Littering within Blue Mountain Lake is defined as improper disposal of any waste material by owners, residents, and/or guests

- Securing trash in a lidded receptacle that is sealed is required, as is breaking down and tying cardboard.
- Under no circumstance is homeowner trash or household waste to be discarded in the community or left in any public receptacle intended for infrequent public use. Homeowners identified as littering or illegally disposing of trash and/or household

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refuse within the community will be fined and clean up and proper disposal costs will also apply. **Fine Code 2**

17. Clotheslines or other exterior clothes drying apparatus are not permitted on any Lot or home. **Fine Code 1**

18. Firewood shall be kept neatly stacked toward the rear of the property, no closer to the front of the property than the rear elevation of the home. **Fine Code 1**

19. All permanent electrical, cable television, telephone and similar service installations shall be placed underground. **Fine Code 1**

20. Street parking during and/or after snowstorms is prohibited. Parking in the common area roadways prevents safe and proper snow removal and emergency response vehicles from passing safely. If you violate this rule, you will be immediately cited and fined \$100 day, beginning with the first day. These fines will be added to your monthly association fees and charged at the end of the month. Those who paid their dues in advance will receive a separately generated bill and payment is due the first of the following month.

If you live in a Cluster I townhome (Manorhome/Patio Home), rather than parking on the street (whether you have one vehicle, two vehicles or multiple vehicles) you are required to park your vehicles in your garage or in Common Areas (i.e. in the Clubhouse parking lot or at the Mail pod parking lot. Owners must arrange for their own transport to and from these areas. All vehicles shall display a Blue Mountain Lake Parking Permit or Temporary Guest Parking Permit, available from the Operations Office. Vehicles not displaying a permit will be considered abandoned and will be towed at the owner's expense. In addition, the owner will be responsible for storage.

Parking at the road edge of your driveways is also prohibited. This is as much a violation as on street parking and forces snow removal technicians to ride around your car. You must park at least four feet back from the edge of your driveway. If you desire to park somewhere other than at the top or bottom of your driveway or garage you may park in one of the Common Areas parking areas. Please be advised both the Mail pod and Clubhouse parking areas are designated bus stops and you are responsible for moving your vehicles to allow for the cleaning of these areas as well. Vehicles parked within community Common Areas shall be registered with the Operations Office and shall display BML Parking Permits.

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- Should the offending vehicle (which will be posted with a notice) not be moved from common area or roadways within thirty-six (36) hours arrangements will be made to tow the vehicle and all charges will be at the vehicle owner's expense.
 - While the Club is responsible for plowing the roads and common grounds, property owners are responsible for their driveways and their private roads. A plowing contractor with the proper credentials, including insurance should be secured PRIOR to the first snowfall. It is the Property Owner's responsibility to ensure that the plowing contractor is aware that snow may not be plowed onto or left on BML roads, swales or other properties. Property Owners should instruct the plowing contractor where and how the snow will be removed. Property Owners will be held responsible for any damage to Blue Mountain Lake infrastructure. **Fine Code 1**
21. No work on automobiles or other vehicle repair shall be performed in any visible or exposed portion of BML, except in emergencies or as specifically permitted by the Board. **Fine Code 1**
22. Snowmobiles, ATV's, mini-bikes, go-carts or any other motorized vehicles that are not licensed registered and/or for travel on Pennsylvania, roads are not permitted on the roadways or common areas within BML. **Fine Code 1**
23. All automobiles belonging to members of the Club shall be registered with the Club, and shall display a current parking permit while in BML. Automobiles entering and using the roads at BML shall adhere to and are bound by all Pennsylvania motor vehicle laws. All vehicles shall be licensed, registered and insured. **Fine Code 1**
24. Abandoned, unlicensed, unregistered or inoperable automobiles or vehicles of any kind shall not be stored or parked on any lot or other area within BML, accept in a garage. **Fine Code 1**
25. All unsightly or oversized vehicles, garden maintenance equipment, and all other equipment shall be stored in a garage or at an alternate location outside of BML or in a manner so that it is not visible from the street or to neighbors. **Fine Code 1**
26. Passing a school bus, which is stopped to pick up or discharge children (stop sign displayed lights flashing) is prohibited. Violation of this rule will also be reported to Stroud Area Regional Police Department and may result in additional fines issued by local authorities. **Fine Code 4**
27. All bus stop parking shall be in the designated parking area and or as directed by Blue Mt. Lake Club Security. All vehicles shall be parked at least ten (10) feet behind stop signs and all vehicles shall be parked on the same roadside. Failure to properly park or follow the directives of Security and/or management will result in a fine. **Fine Code 1**

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28. Parent(s) and/or guardian(s) shall not allow a minor to violate local and/or state vehicle codes. **Fine Code 4**
29. Operations of vehicles in areas of BML, other than common area roadways are prohibited. **Fine Code 4**
30. Maneuvering a vehicle to avoid speed bumps or other traffic calming devices is prohibited. **Fine Code 1**
31. It is a violation to obstruct the roadways in any manner unless performing repairs or work on behalf of the association. Community roads although private, are subject to the same laws governing public roads. **Fine Code 1**
32. All vehicles shall yield the right of way to pedestrians. **Fine Code 4**
33. Operating a vehicle in a careless manner (reckless driving) is prohibited. **Fine Code 4**
34. Failure to yield and/or stop for emergency response vehicles, including security vehicles displaying flashing lights, is prohibited. **Fine Code 4**
35. Failure to report all vehicle accidents resulting in damage to BML Common areas, which includes roads, swales, guardrails, open space, structures, lake, ponds and any/or all amenities shall result in a fine in addition to costs of repair. **Fine Code 4**
36. Unauthorized parking of any kind on community roadways and/or common areas is prohibited. Authorization can be obtained from the Operations Office, and pertains to overnight parking on the community roadways and/or common areas.
No parking will be authorized for commercial vehicles belonging to owner/resident, family member or friend of resident, on community roadways and/or common areas within BMLC (see 3rd bullet under # 6 of the community rules and regulations).
Owners/residents moving in or out of the community and using a moving vehicle (van or truck) must advise the Operations Office in advance of the move date. If and when the moving vehicle will remain on BMLC premises overnight, a permit must be secured by the owner/resident in advance of the move date, and displayed in the windshield of the moving vehicle. Permits for moving vehicles will be approved for one (1) overnight stay only, and moving vehicles must leave the community on the day the permit expires.
During weekdays, after normal operating hours, owner/residents shall request parking permits for unanticipated, exceptional parking of non-commercial and non-industrial vehicles, from the Security Officer by calling (570) 242-4504. These weekday permits will expire at 9:00 AM the following morning, at which time the Operations Office shall be contacted if the parking permit need be extended. For weekends Security Officers will only be providing parking permits for owners/residents for a maximum of 48 hours,

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beginning Friday p.m. to Sunday p.m., when the Operations Office is closed. Security Officers will only be providing parking permits on non-commercial and/or non-industrial vehicles to owners/residents on their behalf visiting family members, or other guests. If parking is requested beyond Sunday p.m., owners and/or residents should apply for the extended permit on the Monday following the weekend the Security Officer provided the initial parking permit.

Failure to secure permit for overnight non-commercial parking	Fine Code 1
Failure to secure permit for moving van/truck	Fine Code 1
Failure to display permit in vehicle windshield	Fine Code 1

37. No trees in excess of 2" in diameter at breast height (DBH) are permitted to be cut down or cleared nor shall any activities be conducted on any lot that causes harm to such trees except in accordance with the Design Guidelines and Environmental Guidelines as administered by the Design Review Committee. No grading or earth disturbance activity shall be done by any Owner unless pre-approved, and then only to the extent approved by the DRC. All dead trees, including tree stumps, (standing and or downed) shall promptly be removed by the owner from his/her property. Contact the Operations Office to arrange for inspection prior to cutting. Fines may be higher for clear cutting and or damage resulting in drainage and erosion issues. The township will be contacted and they may levy their own fines. **Fine Code 4**

38. In the event a home is partially or entirely destroyed by fire or other casualty, the Owner shall repair and restore it within a reasonable period of time in a manner consistent with the Design Guidelines or demolish it and landscape the Lot so that no damaged portions of the former structure remains visible from any other Lot or Common Area. All Owners shall maintain insurance sufficient to cover this obligation to repair or restore and shall produce evidence of that coverage. **Fine Code 4**

39. Except to the extent, if at all, maintained by The Club, each lot, home, Manorhome and any associated yards shall be maintained by the Owner in good condition and repair at their sole cost and expense in accordance these rules, regulations and guidelines; .e.g. broken, stained, mold infested, deteriorating, rotted and/or damaged siding, exterior masonry, wood, wood trim, windows, doors, shutters, roof shingles, decks, stairs/steps, driveways, walkways, **Fine Code 1**

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40. The Club shall maintain or provide for the maintenance of all Common Areas and Limited Common Areas, except that each Manorhome Lot Owner shall be responsible to maintain any Yard or Yards appurtenant to such Lot. **Fine Code 1**
41. Driveway Paving – Permits shall be obtained before paving a driveway. The effects of grading and drainage of a driveway as it intersects BML roads shall be considered when planning for paving. Blue Mountain Lake will not be responsible for damage to driveways that are not properly installed. Detailed information and permit applications are available at the Operations Office or on the website at www.bluemountainlakeclub.com. **Fine Code 2**
42. Driveway Culverts/Swales – Owners shall maintain their driveway culverts and keep their swales free of trash, debris, weeds and trees. All driveway erosion and silt that washes into the swale shall promptly be removed by the Owner and/or any other material that may interfere with drainage flow. **Fine Code 2**
43. The right of a Manorhome Owner to construct or modify improvements upon a yard shall be subject to the Design Guidelines and Environmental Guidelines and require prior review and are subject to approval by the DRC before implementation. Plans for landscaping
Manorhome sites shall be submitted to the DRC prior to beginning any landscaping, and shall be limited to the limited common area for said Manorhome unless otherwise approved, at which time the owner will, in writing be responsible for all maintenance and replacement of said area. Failure to maintain will require the limited and/or common area being returned back to its natural state with all costs being assessed to the owner who fails to maintain as agreed upon prior to the authorized improvement. **Fine Code 4**
44. No animals of any kind, at any time shall be kept outside of the Home in a kennel, tethered or left unattended (electronic fencing is permitted, but requires authorization from the DRC prior to installation). No animals of any kind shall be kept inside or outside the Home or garage, which cause or create any nuisance for other Owners through sight, sound or odor. Dogs shall be licensed by Monroe County and shall not be allowed to roam unleashed. All pet droppings shall be picked up and disposed of properly. **Fine Code 2**
45. Pets are not allowed at any BML recreation facility or area and/or at Bus Stops. **Fine Code 1**

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46. In accordance with Pennsylvania State Law Section 502-A, Summary Offense of Harboring A Dangerous Dog – Any Owner, lessee or other resident possessing dog(s) that have done one or more of the following will be considered to be in violation of state and local laws, and the community rules and regulations.

- (a) Inflicts injury on a person on public or private property
- (b) Kills or inflicts injury on a domestic animal
- (c) The dog has either or both of the following:
 - 1. A history of attacking persons and/or domestic animals without provocation
 - 2. A propensity to attack persons and/or domestic animals without provocation. Propensity to attack may be proven by a single incident of the conduct described in (a), (b), and (c).

Owners that harbor a dangerous dog shall immediately remove the animal(s) from Blue Mountain Lake within 15 days of the incident, supply the Blue Mt. Lake Club with a copy of their homeowner insurance, and will be penalized under the Blue Mountain Lake Fine Schedule for each incident and each pet involved. **Fine Code 3**

47. Hunting or trapping is not allowed within BML. Capturing, poisoning, baiting, harassing or harming in any way domesticated pets or wild animals is prohibited. **Fine Code 4**

48. The discharge of firearms, bows and arrows, crossbows or any other weapon, or explosive device at any time anywhere within Blue Mountain Lake is prohibited. The term “firearms” includes not only pistols, rifles and handguns, but also pellet guns, BB guns and the like, regardless of size and prohibited under township ordinances.

Fine Code 4

49. The Club manages for the benefit of its members and their guests (i) the Pool and Racquet Club facilities; (ii) the lake and lakeside recreation area; (iii) the Nature and Walking Trails, (iv) the clubhouse and (v) all other facilities designated for use from time to time (the “Facilities”). Hours of operation for the Tennis Courts, Basketball Court, Pool, Clubhouse and other amenities are determined by the Board. Property Owners can obtain this information by calling the Operations Office or looking on the community website at www.bluemountainlakeclub.com.

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Owners shall not interfere with, or attempt to direct or supersede the operation or management of the facilities or Common Areas by Club personnel. **Fine Code 2**

50. Guests of Owners shall be permitted use of the BML facilities only when they have a valid BML guest pass in their possession. The Board may make reasonable further restrictions on guest use related to maximum number of guests who may use the BML facilities at any time and maximum usage by the same guest during certain periods. All owners and their guests shall comply with the posted rules and regulations in common areas or shall be subjected to the loss of privileges and incurring of fines.

a) Certain Facilities are subject to specific rules as posted, including:

- Tennis is the only activity allowed on the tennis courts.
- To assure safe operation of the pool during swim season, members and their guests shall follow all posted signage and the directives of pool attendants.
- Gas-powered motorboats are not allowed on the lake.
- Boats used on the lake shall be operated in a safe, non-reckless manner.
- Rules, which apply, to use of the Pool, the Lake and related areas are posted at these facilities.
- Disposal or discharge of noxious materials or pollutants is not permitted at the lake, ponds, drainage swales, basins, and/or pools.
- All Fireworks use is prohibited in Blue Mountain Lake. This includes roads, gazebo, walking paths, pool area, parking or any other common area.

Fine Code 4

51. Trespassing on any owner's property without permission, malicious mischief, and/or vandalism to any property within the community is prohibited. **Fine Code 4**

52. Membership Passes – Members shall obtain their membership passes at the Operations Office. Passes shall be in the possession of members and their guests when using the common areas or Facilities (i.e., Lake, Gazebo, Pool, Tennis Courts, Clubhouse, etc.). Only members in good standing are permitted to use the common areas or Facilities, or participate in Club-sponsored events. **Fine Code 2**

53. Guest Passes – Each Member will be issued four guest passes. Additional guest passes may be issued at a cost of \$5.00 each. Guest passes shall be requested a minimum two (2) days in advance. Guests will be permitted to use the aforementioned amenities only if

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they have a valid pass in their possession. Members who are not in good standing will not be permitted to use the common areas or facilities, or participate in Club-sponsored events as guests of members in good standing. **Fine Code 2**

54. Fuel Storage Tanks – All above ground Liquid Propane Gas tanks, oil tanks, and any other storage tank or unit shall be screened with lattice and/or landscaping to adequately hide the unit from view. Large tanks — 500 pounds or more for Liquid Propane Gas or other similarly sized tanks shall be buried. **Fine Code 1**

55. Mail Pod Cluster Boxes – Owners shall register for a Cluster Mail box at the East Stroudsburg Post Office, who will issue a box number and the key. The assigned address shall be reported to the Operations Office when registering. **Fine Code 2**

56. Burning and/or dumping of rubbish, trash, leaves and/or debris by any Owner or resident is prohibited and also prohibited under township ordinances. **Fine Code 4**

57. It is unbecoming, inappropriate, and out-of-order for any Owner, other resident or guest to take or attempt to take any disciplinary action against any Management employee or any agent of BML, or to abuse any such person verbally or otherwise. Abusive or threatening language or behavior by any Owner, resident or guest is prohibited and shall subject the abusive Owner to a fine, and an Owner shall be responsible for or his/her lessee, resident or guest's behavior. **Fine Code 4**

58. The Board, Committee Members, and/or Management and its agents, shall likewise, as stated in No. 59, above, be precluded from acting abusively toward any Owner, lessee, resident or guest. In the event of a breach of such obligation, Board, Committee Members, and/or Management and its agent may be liable for the same fine as an Owner who breaches this obligation. Any such fine imposed shall be deposited in BML's general fund. Any allegation of abuse shall be made in writing to any Board member and/or Management. **Fine Code 4**

59. Garage and/or Yard Sales - Selling property from one's home, such as a so-called garage sale is prohibited, as are commercial sales from ones home. **Fine Code 1**

60. The authorized working hours for contractors who are engaged by Owners or lessees to perform work within BML shall be from 7:30 a.m. to 6:30 p.m. on weekdays and from 8:30 a.m. to 3:30 p.m. on weekends (excluding emergency service calls) **Fine Code 1**

61. Alarm Systems – All alarm systems shall be registered with the Stroud Area Regional Police Department. The phone number is (570) 421-6800, Monday through Friday 8:00 am to 5:00 pm. **Fine Code 1**

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Blue Mountain Lake Club Fine Schedule
(Explanation of Fine Schedule as noted in the footer of each page.)

Minimum Fine Amount	Fine Code	Amount
	1	\$ 100
	2	\$ 200
	3	\$ 250
	4	\$ 300

Any and all other violations not indicated above, as detailed in the “Estate Lot Documents and/or Manorhome Documents”, Rules and Regulations, and/or By-laws will be assessed a minimum of \$100.00 fine. Repeat offenders are subject to higher fines than those shown above.

All Pennsylvania Commonwealth vehicle laws shall be adhered to. All Pennsylvania Fish and Game laws must be adhered to. All Stroud Township and Smithfield Township ordinance apply.

- Note:
1. Fines for repeat offenders will be greater than the fine amount indicated above.
 2. Fines for non-compliance shall be assessed on a weekly or monthly basis until compliance is met and as determined by the Board of Directors, DRC and/or Management Agent.
 3. All fines will be assessed to property owners as “default assessments” and will be in addition to any other fines imposed by local, state, or federal authorities.

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