

# **Mt. Kemble Lake Association, Inc.**

## **Rules and Regulations**

**Revised, 2024**

*These revised Rules and Regulations are adopted by the Mt Kemble Lake Association, Inc Board of Trustees, under the authority of the By-Laws of the Association, and are effective as of May 14, 2024. They supersede all earlier Rules and Regulations.*

*Mt Kemble Lake is a unique residential community that is organized and operated to support the interests and concerns of its Members and other residents through shared social, recreational and living resources. Members are encouraged to enjoy and to maintain these resources by participating in community sponsored social functions and by helping with community organized cleanup activities*

*These Rules and Regulations are guides for a safe and considerate community life. They are in no way substitutes for good judgment or parental discipline. Courtesy, commonsense and regard for your neighbors should govern all activities,*

*Any questions or suggestions concerning these Rules and Regulations should be directed to the Board of Trustees.*

# **Mt. Kemble Lake Association, Inc. Rules and Regulations**

|  |   |
|--|---|
| I. GENERAL.....                              | 3 |
| II. COMMUNITY PROPERTY - GENERAL.....        | 3 |
| III. ROAD USE AND PARKING.....               | 3 |
| IV. CLUBHOUSE .....                          | 4 |
| V. DOCKS AND FLOATS .....                    | 5 |
| VI. DAM.....                                 | 5 |
| VII. BADGES.....                             | 5 |
| VIII. SWIMMING.....                          | 6 |
| IX. BOATING .....                            | 6 |
| X. FISHING .....                             | 6 |
| XI. ICE SKATING .....                        | 7 |
| XII. TENNIS COURT .....                      | 7 |
| XIII. PLAYGROUND AND BASKETBALL COURT .....  | 7 |
| XIV. COMMUNITY GARDEN .....                  | 7 |
| XV. DISPOSAL OF YARD DEBRIS.....             | 7 |
| XVI. SEPTIC SYSTEMS & UNDERGROUND TANKS..... | 8 |
| XVII. NUISANCES .....                        | 8 |
| XVIII. DOGS.....                             | 8 |
| XIX. OPEN BURNING .....                      | 8 |
| XX. FIREARMS .....                           | 8 |
| XXI. WATER SYSTEM .....                      | 8 |
| History of Revisions.....                    | 9 |

# **Mt. Kemble Lake Association, Inc. Rules and Regulations**

## **I. GENERAL**

1. The By-Laws of the Association, as well as these Rules and Regulations, shall govern the use of community facilities and property.
2. All Members of the Association should make their family members and guests aware of these Rules and Regulations. Members are responsible for the conduct of their family members and guests when using community facilities or property.
3. Abuse of community privileges by any individual or group, whether specifically defined in these Rules and Regulations or not, is subject to corrective action by the Board of Trustees.
4. Use of all community facilities and property is AT A PERSON'S OWN RISK. Members are responsible for so advising their guests.
5. The Association accepts no responsibility for personal property left or lost at community facilities and property.
6. In addition to these Rules and Regulations, all Members shall comply with the Harding Township Ordinances. Copies of the Township Ordinances are available at the Town Hall.

## **II. COMMUNITY PROPERTY - GENERAL**

1. Facilities and property are intended to be used for the social, recreational and educational enjoyment of Association Members and their families. From time to time these uses are expected to include friends of Association Members.
2. No Member shall have as a guest at community facilities or property any Member who is not in good standing.
3. Members and their guests should take precautions to avoid any damage to or littering at community facilities or property.
4. No parking or picnicking by outside members of the public (i.e. non-guests) is permitted at any community facility or property. This rule should be enforced by community Members, and trespassers should be reported to the Harding Township Police.
5. Facilities are to be used for recreational (non-business) purposes only. Association member(s) at their discretion may arrange directly for services to support their use of the facility or property (e.g., catering, lessons, property maintenance). The Board reserves the right to approve the terms on any arrangement involving MKL facilities or property. Association approved events pre-empt all other uses.

## **III. ROAD USE AND PARKING**

1. Maximum speed on roads is 15 miles per hour. In some areas and under some circumstances, safety requires slower speeds. Violations may be reported to the Harding Township police.
2. A vehicle such as a motor bike, "dirt bike" moped, "all-terrain" vehicle, golf cart or any other motor vehicle not licensed by the State of New Jersey for operation on any street is permitted on community roads or property providing that:
  - A. the vehicle is operated by a licensed driver, and ;

# **Mt. Kemble Lake Association, Inc. Rules and Regulations**

- B. the owner of the vehicle has signed and filed with the Association Secretary a MT Kemble road vehicle liability waiver and has provided proof of at least \$500,000 liability coverage insurance.

Copies of the necessary form are available from the Secretary of the Association.

3. Roadside parking is limited on all roads to the sides of the roads nearest the lake. During ice and snow conditions, cars are to be parked off of the roads to permit passage of plowing/sanding and emergency vehicles. If roadside parking is unavoidable, observe above requirement.
4. No parking in fire lanes at any time. Members should insure that their guests and contractors do not park in fire lanes.
5. Construction materials or equipment may not be stored on Lakeshore Company roads or property without the express written permission of the Board.
6. In no case shall materials or equipment be stored within the paved roadway or within 2 feet of the edge of the paved roadway. Any equipment or materials stored within 5 feet of the edge of the paved roadway shall be suitably marked with traffic cones.
7. Dumpsters, temporary fuel tanks, and similar equipment shall not be placed on Lakeshore Company properties or road.
8. Tracked construction equipment may not be unloaded or operated on paved Lakeshore Company roadways unless protective boards or plates have first been placed over the roadway surface.
9. Property owners and their contractors who undertake any construction project shall be responsible for any damage to Lakeshore Company roads and property. This includes, but is not limited to, cracking/breaking of pavement, gouging the pavement surface, damaging Lakeshore Company drainage facilities or utilities, harming vegetation, and damaging road signs.
10. Any damage to Lakeshore Company roads or property shall be promptly repaired by the responsible property owner. Repairs must be approved by the Association in advance and may be observed by the Association or its representative.
11. Repairs that are not promptly completed as requested by the Association may be completed by the Association at their sole discretion. In such instances the responsible property owner shall be liable for the cost of any such repairs and associated supervision of the repair contractor. The responsible property owner shall be presented with an itemized bill from the Association for these costs.
12. Any costs incurred by the Association and billed to the property owner related to the damage of Lakeshore Property not paid within 30 days of such billing will be subject to the same interest and penalties provided for in the By-Laws of the Association.

## **IV. CLUBHOUSE**

1. State and Township requirements and restrictions applicable to the Clubhouse liquor license must be followed at all times. Contact the Country Club Bar Chairperson for more information.

# **Mt. Kemble Lake Association, Inc. Rules and Regulations**

2. The Clubhouse capacity is 125 persons. No community function or private function shall have an attendance exceeding this capacity.
3. Smoking is not permitted inside the Clubhouse.
4. No Minors are permitted in the area of the bar while alcoholic beverages are being dispensed.
5. Any individual or group holding a meeting or social function shall be responsible for promptly cleaning the Clubhouse following such use.

## **V. DOCKS AND FLOATS**

1. Existing free floating anchored rafts are permitted to remain, but may not be increased in size. No additional free floating anchored rafts may be installed.
2. Private docks must comply with restrictions as defined in the original deeds for the applicable lake front properties. In the absence of any such deed restrictions, no new dock shall be constructed to extend into the lake more than 12 feet beyond the shore line, nor to extend higher than 5 feet above the water, nor to extend closer than 5 feet to the owner's property line, nor to be greater than 40 feet wide.

## **VI. DAM**

1. No persons are permitted on the main dam, unless special permission is given by the Board of the Association or the Board of Lakeshore Company.

## **VII. BADGES**

1. On an annual basis, the Board will issue 8 guest badges to Members in good standing, which allow a Member to have up to 8 guests at a time at the community recreational facilities (e.g. beach, boating, fishing, tennis court).
2. Members and their resident family members are not required to wear or carry badges, but it is good practice to do so when using community recreational facilities, and they should be prepared to identify themselves as MKL residents if asked.
3. Badges must be worn or carried by all of a Member's guests when using community recreational facilities and must be displayed upon request
4. A Member should be present with the Member's guests at community recreational facilities, and shall be responsible for the conduct and activities of those guests using the Member's badges. Badges should not be given to any non-resident for long-term use.
5. Members are encouraged to question anyone using community recreational facilities who does not have a badge displayed or whom they do not recognize, to determine his or her status, and to find out if he or she has a badge.
6. Trespassers should be asked to leave community recreational facilities. Harding Township Police should be called if necessary.
7. Members who want to have more than eight guests present at one time at a community facility must obtain permission from the Association Board in advance.
8. On occasions when two or more Member families get together for a small gathering and use their badges to invite guests, then the combined total number in attendance, which

# **Mt. Kemble Lake Association, Inc. Rules and Regulations**

includes the Members themselves and their resident family members as well as their guests, should not exceed 25.

9. Unlike the Clubhouse, the beach is not available for rent or use by Members to hold large, private events. This does not apply to the parties and events sponsored by the MKL Country Club for the entire community

## **VIII. SWIMMING**

1. All swimming anywhere in the lake, including swimming at the community beach, rafts and docks, IS AT A PERSON'S OWN RISK. NO LIFEGUARDS ARE PROVIDED.
2. Children unable to swim competently or under 10 years of age are not permitted to enter the water unless supervised by a competent adult swimmer.
3. No changing is permitted at the beach, in automobiles, or in other areas subject to public view.
4. No breakable containers, alcoholic beverages or outdoor cooking are permitted at the community beach, except at organized community functions. No food or beverages are permitted on the rafts and docks. Reuse containers should be used for all litter.
5. Residents and their guests must remove from the beach at the end of their visit all items brought to the beach such as chairs, towels, toys, etc.
6. No swimming is allowed at the community beach, rafts or docks after 10:00 p.m.
7. No disruptive behavior, pushing, tripping or general rough-housing is permitted at the community beach, rafts or docks.

## **IX. BOATING**

1. All boating activities ARE AT A PERSON'S OWN RISK. NO LIFEGUARDS OR PATROLS ARE PROVIDED.
2. Persons operating boats are responsible for observing New Jersey State Regulations concerning the operation of boats and for the safety of themselves and others on their boats, including the use of life preservers.
3. They are also responsible for the safety of swimmers who have the right-of-way; boats are therefore to move no faster than three miles per hour. Non-swimmers alone in boats must wear adequate life preservers.
4. The use of any kind of gas or diesel powered motor is prohibited on the lake. Boats powered electrically are not to exceed 14 feet in length.
5. Boats may be stored on the community-supplied boat racks or on community property, and must be identified with the Member owner's name.
6. Boats and trailers must be kept out of the fire lanes at all times.
7. Boats may not be used within the swimming area at the community beach, which is demarcated by the line of floats or between the floats and the floating platform.
8. Lake Access is limited to lake resident owned boats.

## **X. FISHING**

1. No fishing at main beach swimming areas and docks.

# **Mt. Kemble Lake Association, Inc. Rules and Regulations**

2. No fishing from east side dock when swimmers are present.
3. No fishing in the breeder pond (upper lake).
4. Use of live bait fish is prohibited.
5. Spear fishing is prohibited.
6. Ice fishing is restricted to areas south of the beach and within 20 feet of the shoreline. Ice fishing is prohibited in areas which have been cleared for ice skating.
7. Ice fishing holes may not exceed 6 inches in diameter and must be well marked.

## **XI. ICE SKATING**

1. Ice skating is AT A PERSON'S OWN RISK. ICE SKATING IS NOT SUPERVISED OR PATROLLED. Skating alone should be avoided.
2. Skating should be limited to areas north of the beach.
3. Skating should not be attempted when unsafe conditions are present. Skaters are responsible for determining that ice conditions are safe.
4. Rocks, sticks or other debris should not be thrown on the ice.

## **XII. TENNIS COURT**

1. Use of the tennis court IS AT A PERSON'S OWN RISK. THE COURT IS NOT SUPERVISED.
2. No games other than tennis are to be played on the court.
3. Members and guests may not use the tennis court when it is unfit for play.
4. Tennis sneakers must be worn on the tennis court.
5. Additional rules posted at the tennis court must be obeyed.

## **XIII. PLAYGROUND AND BASKETBALL COURT**

1. Use of the playground and basketball court IS AT A PERSON'S OWN RISK. THE PLAYGROUND AND BASKETBALL COURT ARE NOT SUPERVISED.
2. Parents are responsible for the conduct and safety of their children when using the playground or basketball court.
3. Young children should be supervised by an adult when using the playground equipment.
4. No rough-housing or unsafe play is permitted at the playground or basketball court.

## **XIV. COMMUNITY GARDEN**

1. Members must comply with the rules established for the use of the community garden.

## **XV. DISPOSAL OF YARD DEBRIS**

1. Member residents are permitted to dispose of their own grass clippings, leaves and yard debris at the designated area behind the garden.
2. Gardeners and lawn service contractors retained by Members may not dispose of any debris whatsoever on any community property, including at the water tower area. Member residents should advise their gardeners and lawn service contractors of this prohibition.

# **Mt. Kemble Lake Association, Inc. Rules and Regulations**

## **XVI. SEPTIC SYSTEMS & UNDERGROUND TANKS**

1. Members are advised to clean and maintain all septic systems, and to monitor and maintain all underground oil storage tanks, on a routine basis so as to prevent pollution or contamination of the lake or adjacent waters. Follow Township Board of Health requirements and recommendations.

## **XVII. NUISANCES**

1. No person shall make or cause any loud, unnecessary or unusual noise which disturbs, annoys or endangers the peace, comfort and safety of others in the community.
2. No Member shall keep or store on any road or in the open on any private property any unlicensed motor vehicle.
3. No person shall use or permit to be used any property or road as a dumping ground for litter, garbage, ashes, trash, debris, rubbish, wastepaper, motor vehicle junk or other refuse matter.

## **XVIII. DOGS**

1. No dogs are allowed in the Clubhouse, on the tennis court, or on the community beaches.
2. Dogs must be kept under reasonable control and restraint at all times.
3. Dogs may not be washed in the lake.
4. Dog poop is to be cleaned up and disposed of in the garbage.

## **XIX. OPEN BURNING**

1. No open burning of rubbish, yard debris or other material is permitted, unless a permit is obtained from the Township.
2. Outdoor grills and fireplaces for cooking are permitted.

## **XX. FIREARMS**

1. No person shall use, discharge or fire any firearm or weapon within the community.

## **XXI. WATER SYSTEM**

1. The Water Company is responsible for the cost of maintaining the pipe from the water main to the curb stop (shutoff valve). The homeowner is responsible for the cost of installing or replacing both the curb stop and the water pipe from the curb stop to the house. If the water pipe breaks off adjacent to the curb stop, on either side of the curb stop, it is the homeowner's responsibility to pay for the repair unless the break is caused by the action of the Water Company.
2. If there is no curb stop, the homeowner is responsible for any repair or replacement of the entire water pipe from their home to the Water Company main.
3. The homeowner must pay for any damage to the water system caused by the homeowner's action or the actions of their contractors.



# **Mt. Kemble Lake Association, Inc. Rules and Regulations**

## **History of Revisions**

**“Initial version” as of April 10, 2010**

**Clarified "Community Property - General" Section II (2017)**

**Added "Swimming " Section VIII, Rule 5 (2017)**

**Amended "Swimming " Section VIII, Rule 7 (2017)**

**Amended “Boating” Section IX, Rules 2 & 7 (2017)**

**Added "Boating" Section IX, Rule 8 (2017)**

**Added "Water System" Section XXI (2017)**

**Changed “Speed Limit” Section III, Rule 1 (July 2020)**

**Amended “Badges” Section VII (May, 2024)**