

Mt. Kemble Lake Association, Inc.



Rules and Regulations

Revised June 1, 1996

MT. KEMBLE LAKE ASSOCIATION, INC.

RULES AND REGULATIONS

(Revised and Effective June 1, 1996)

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 June 1, 1996. 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.

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GENERAL

The By-Laws of the Association, as well as these Rules and Regulations, shall govern the use of community facilities and property.

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.

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.

Use of all community facilities and property is AT A PERSON'S OWN RISK. Members are responsible for so advising their guests.

The Association accepts no responsibility for personal property left or lost at community facilities and property.

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.

COMMUNITY PROPERTY - GENERAL

No Member shall have as a guest at community facilities or property any Member who is not in good standing.

Members and their guests should take precautions to avoid any damage to or littering at community facilities or property.

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.

TRAFFIC CONTROL AND PARKING

Maximum speed on roads is 25 miles per hour. In some areas and under some circumstances, safety requires slower speeds. Violations may be reported to the Harding Township police.

No mini bikes, motor bikes, snowmobiles or any unlicensed motor vehicles are permitted on community roads or property.

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.

No parking in fire lanes at any time. Members should insure that their guests and contractors do not park in fire lanes.

CLUBHOUSE

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.

The Clubhouse capacity is 125 persons. No community function or private function shall have an attendance exceeding this capacity.

Smoking is not permitted inside the Clubhouse.

No Minors are permitted in the area of the bar while alcoholic beverages are being dispensed.

Any individual or group holding a meeting or social function shall be responsible for promptly cleaning the Clubhouse following such use.

DOCKS AND FLOATS

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.

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.

DAM

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.

BADGES

On an annual basis, the Board will issue badges to Members in good standing, which permit use of the community facilities.

Badges must be worn or carried by all persons when using community recreational facilities (e.g. beach, tennis court, boating, fishing) and must be displayed upon request. This applies to Members, their family members, and their guests.

A Member shall be responsible for the conduct and activities of those persons using the Member's badges.

Members are encouraged to question anyone using community 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.

Trespassers should be asked to leave community facilities. Harding Township Police should be called if necessary.

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.

SWIMMING

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.

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.

No changing is permitted at the beach, in automobiles, or in other areas subject to public view.

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. Reusable containers should be used for all litter.

No swimming is allowed at the community beach, rafts or docks after 10:00 p.m.

No pushing, tripping or general rough-housing is permitted at the community beach, rafts or docks.

BOATING

All boating activities ARE AT A PERSON'S OWN RISK. NO LIFEGUARDS OR PATROLS ARE PROVIDED.

Persons operating boats are responsible for the safety of themselves and others on their boats, including the use of life preservers. Non-swimmers alone in boats must wear adequate life preservers.

The use of any kind of gas or diesel powered motor is prohibited on the lake.

Boats may be stored on the community-supplied boat racks or on community property, and must be identified with the Member owner's name.

Boats and trailers must be kept out of the fire lanes at all times.

Boats may not be used within the swimming area at the beach, which is demarcated by the line of floats.

FISHING

No fishing at main beach swimming areas and docks.

No fishing from east side dock when swimmers are present.

No fishing in the breeder pond (upper lake).

Use of live bait fish is prohibited.

Spear fishing is prohibited.

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.

Ice fishing holes may not exceed 6 inches in diameter and must be well marked.

ICE SKATING

Ice skating is AT A PERSON'S OWN RISK. ICE SKATING IS NOT SUPERVISED OR PATROLLED. Skating alone should be avoided.

Skating should be limited to areas north of the beach.

Skating should not be attempted when unsafe conditions are present. Skaters are responsible for determining that ice conditions are safe.

Rocks, sticks or other debris should not be thrown on the ice.

TENNIS COURT

Use of the tennis court IS AT A PERSON'S OWN RISK. THE COURT IS NOT SUPERVISED.

No games other than tennis are to be played on the court.

Members and guests may not use the tennis court when it is unfit for play.

Tennis sneakers must be worn on the tennis court.

Additional rules posted at the tennis court must be obeyed.

PLAYGROUND AND BASKETBALL COURT

Use of the playground and basketball court IS AT A PERSON'S OWN RISK. THE PLAYGROUND AND BASKETBALL COURT ARE NOT SUPERVISED.

Parents are responsible for the conduct and safety of their children when using the playground or basketball court.

Young children should be supervised by an adult when using the playground equipment.

No rough-housing or unsafe play is permitted at the playground or basketball court.

COMMUNITY GARDEN

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

DISPOSAL OF YARD DEBRIS

Member residents are permitted to dispose of their own grass clippings, leaves and yard debris at the designated area across from the water tower.

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.

SEPTIC SYSTEMS & UNDERGROUND TANKS

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 recommendations.

NUISANCES

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.

No Member shall keep or store on any road or in the open on any private property any unlicensed motor vehicle.

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.

DOGS

No dogs are allowed in the Clubhouse, on the tennis court, or on the community beaches.

Dogs must be kept under reasonable control and restraint at all times.

Dogs may not be washed in the lake.

OPEN BURNING

No open burning of rubbish, yard debris or other material is permitted, unless a permit is obtained from the Township.

Outdoor grills and fireplaces for cooking are permitted.

FIREARMS

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