

Kittatinny Lake Community Association

RULES and REGULATIONS

Version: March 2018

The Rules and Regulations herein are intended to supplement the Kittatinny Lake Community Association (KLCA) Constitution and By-Laws regarding current practices, community standards, and enforcement. The KLCA Constitution and By-Laws will supersede any conflict with these Rules and Regulations.

I. ROADS & PARKING

- (a) For the safety and welfare of our members, the speed limit is 15 miles per hour.
- (b) Motorized all-terrain and off-road vehicles, whether registered or not, may not be used on KLCA roads, property or the frozen lake unless authorized by the KLCA Board of Directors for patrol purposes only. This prohibition includes dirt bikes, dune buggies, three and four wheelers, snowmobiles and similar vehicles.
- (c) Eighteen-wheel trucks and/or tractor trailers are prohibited on KLCA roads. There are circumstances where limited use (e.g. construction deliveries) may be necessary, but is the obligation of individual property owners to inform delivery companies of this limitation and attempt to deter the use of such vehicles.
- (d) All parking of vehicles must be completely off the roads to allow for the clear passage of other vehicles, including emergency vehicles, delivery vehicles and service vehicles.
- (e) All property owners must provide parking facilities for their own vehicles and their guests' vehicles on their own property. Alternatively, property owners may utilize the KLCA parking lot on Rt. 206 and East Shore Tr. on a temporary (i.e., no more than 2 consecutive nights) basis. The KLCA management company should be notified whenever a property owner is planning to use the KLCA parking lot on an overnight basis.
- (f) All derelict, abandoned, immobile, or unregistered vehicles are subject to fines; vehicles left on KLCA property will be towed at the owner's expense. For the purposes of this section, "immobile" shall be defined as any vehicle not routinely driven or utilized as a source of transportation, to include vehicles that are disabled or under repair. Any such vehicles must be kept in garages or under covers hidden from view.

(g) Property owners must ensure that all structures on their property are minimally 3 feet from the edge of the road surface. Structures include but are not limited to fences, walls, stones, sheds, stairs, etc. In the event that the integrity of the roadway is compromised due to a lack of adherence to the proper minimum set back for a structure (3 ft.), the property owner will be responsible for any cost associated with the repair of the road and will be required to bring all structures on their property within compliance with the required set back.

(h) Property owners must remove any and all obstructions which encroach upon the roads to assure proper vision and clearance for motorists. Obstructions include, but are not limited to, shrubs, trees, undergrowth, fences, walls, stones, sheds, etc. KLCA shall have the right to remove any obstructions of any nature located along road right of ways or other common property.

(i) It is the responsibility of each property owner to assure that any and all storm drainage culverts, gutters or other conveyances on his/her property are kept clean and free from dirt, silt, leaves, twigs, debris, etc.

II. KLCA PROPERTY & BEACH

(a) Members not in good standing, and their guests or tenants, are prohibited from using KLCA property, including the beach and the lake.

(b) No dock, permanent or floating, may extend out into the lake more than 20 feet from the shoreline.

(c) Any object extending out into the lake, other than a dock, must have the prior written permission of the KLCA Board of Directors.

(d) All watercraft on the lake or KLCA property must have a current KLCA boat decal and are subject to proof of residency. Any boat on KLCA property without a current decal is subject to removal and disposal.

(e) No watercraft or personal items are to be stored on KLCA East Shore Beach at any time. All personal items carried onto KLCA property should be immediately removed from the property when not actively in use.

(f) All use of the KLCA beach must be in conformance with the rules posted at that location; See Appendix A (attached).

(g) All temporary items/structures (i.e. floating rafts, etc.) for use on the beach or lake must be removed on a daily basis and may not be left unattended overnight.

III. LAKE

(a) The disposal or placing of any foreign objects or matter (including, but not limited to, refuse, fences, dams, etc.) into the lake is prohibited. Fish habitats may be placed into the lake only by the KLCA Lake Environmental Management Committee, with permission of the Board.

(b) Any objects brought onto the frozen lake (e.g. ice fishing shelters, gear, or hockey goals) are to be removed on a daily basis as soon as their use is terminated.

IV. LAND USE

(a) Any property owner, tenant or contractor performing construction or demolition within the Kittatinny Lake Community must remove all debris and litter from the property at least every thirty (30) days, both during and after construction.

(b) The utilization of trailers or mobile homes as a residence or business office, or for storage, is prohibited.

(c) Open burning of any kind in the Kittatinny Lake Community is prohibited, as per NJ state statute.

(d) Piles of brush, cuttings, or debris of any kind shall not be allowed to accumulate on any property.

(e) Property owners are responsible for reviewing and complying with Sandyston Township ordinance prior to and during the installation of a fence on their property. Fencing is not to exceed six (6) feet in height and must be structurally sound, with the finished side facing outward in accordance with Sandyston Township Ordinance (Chapter 70).

(f) Property owners are responsible for preventing erosion and/or the deposition of sediments or debris onto KLCA roads and property or into the lake. In the event such erosion and/or deposition occurs, such property owners shall be responsible for any cost or claim arising from said erosion or deposition.

(g) Property owners engaging in alterations to their property are responsible and accountable for any damage incurred to neighboring properties and/or roads, drains, paths and landings.

V. PROPERTY RENTAL

(a) A member must own a given property for a minimum of one year prior to being eligible to rent said property.

(b) A member may rent their property with the provision that all rental leases must be for a minimum duration of 6 months. No short term or vacation rentals are permitted, which includes the use of any part of the property as a hotel, motel, boarding house, bed and breakfast or any

similar use by whatever term it may be designated, including, but not limited to rentals through the use of Airbnb, VRBO, or similar means.

(c) The property owning member shall notify KLCA of the names and contact information of any persons renting property, along with a copy of the lease and a certificate of occupancy from Sandyston Township. The member is responsible for meeting all landlord requirements specified by Sandyston Township and the State of New Jersey.

(d) Registration with the Board or management company must occur within 10 days of tenancy. Failure to register will be a violation for the property owner and result in unregistered tenants being prohibited from using KLCA facilities.

(e). The tenant can utilize KLCA facilities as per current Rules and Regulations, provided the property owning member is in good standing. Tenants shall not be entitled to use any KLCA facilities until the property owner pays any arrears, including any legal fees and interest, which are outstanding.

(f). The member is responsible for the behavior of tenant and is liable for any violations of the Rules and Regulations committed by the tenant.

VI. QUALITY OF LIFE

For the consideration of your neighbors and benefit of the community, it is a member's responsibility adhere to the following:

(a) No person shall cause, suffer, allow, or permit the operation of any source of sound causing a disturbance to property owners in accordance with Sandyston Township Ordinance. Noise producing activities such as construction, demolition, music above 50 decibels, etc. should be limited to the hours between 8 a.m.-10p.m.

(b) No dog shall be permitted or allowed to bark, whine, cry or otherwise disturb the peace, quiet, or sleep of anyone for any unreasonable length of time in accordance with Sandyston Township Ordinance.

(c) No exterior lighting should be permitted which, in the opinion of KLCA, would create a nuisance to other property owners.

(d) The throwing, dropping, discarding, or otherwise disposing of litter on any KLCA or private property in the Kittatinny Lake Community is strictly prohibited. Any items carried onto KLCA property should be immediately carried off the property upon departure.

(e) All property owners and tenants are responsible for storing garbage indoors until pickup or in a secure bear proof container. Property owners and tenants are responsible for cleaning up any of their garbage which is raided by wildlife.

VII. ENFORCEMENT

(a) Any person found to be in violation of any of these Rules and Regulations or KLCA By-Laws will be subject to the following penalties, which will be transmitted to the violator through written notification via certified mail. (Continuing violations not corrected after written notification of first offense will be considered second, third and subsequent offenses, as appropriate):

- First offense – a written warning will be sent to the property owner by the KLCA Board of Directors (or the Board’s designee) with instructions for remediation, if appropriate.
- Second offense of the same regulation following written warning or failing to comply with the terms of the written warning- **\$100.00 fine**
- Third and subsequent offenses following the second offense - **\$250.00 fine for each subsequent violation**

(b) A member can appeal the violation within 14 days following written notice to afford the member an opportunity to be heard, with or without counsel, with respect to the violation. All disputes can be adjudicated through an alternative dispute resolution process by mutual consent of the property owner(s) and the Board. Failure to request a hearing, in writing, within this time period will result in forfeiture of the right to be heard and the fine will be considered accepted and due as levied.

(c) Any costs incurred by KLCA in correcting violations, removal of trash, debris, etc. will be charged to the violator, in addition to any fines.

(d) It is the duty and responsibility of KLCA members to report violations to the Board or management company. Reports should provide sufficient information to warrant investigation and/or allow for enforcement (e.g. responsible member, dates, times, circumstances, interactions, etc.). Photographic evidence with a time and date stamp is ideal.

VIII. LATE FEES AND INTEREST

(a) All dues, assessments, fines, or other charges are payable in full by the due date specified, unless other arrangements are agreed to in writing. Past due or incomplete payments will be subject to a monthly late fee of \$25 per month as long as a balance is in arrears.

(b) Any arrears continuing into the following calendar year will also be assessed interest of 1.5% per month on the balance due.

IV. APPLICABLE STATE AND/OR FEDERAL LAW

All Federal, State, and Local laws apply within the KLCA community. The following example statutory requirements are included in this document for the information of the membership and are enforced by governmental agencies:

- (a) Every person within a boat of any type must have a U.S. Coast Guard approved flotation cushion or device. (State and Federal Law)
- (b) All watercraft must be operated in a safe and responsible manner at all times. (State and Federal Law)
- (c) Any warming fires on the frozen water of the lake must utilize wood or charcoal as fuel. No petroleum products such as kerosene or gasoline may be used to fuel open fires. (Federal and State Law)
- (d) Any person fishing on the lake who is 16 years old or older must have a fishing license issued by the N.J.D.E.P. visually displayed (N.J. State Law)
- (e) No person under the age of 16 is permitted to use any KLCA swimming facilities without adult supervision. (N.J. State Law)
- (f) Any construction, land alteration or clearing of vegetation in a delineated wetland or wetland transition area without a permit from N.J.D.E.P. is prohibited. (Federal and State Law)
- (g) The construction of any permanent structure (including docks) in the floodplain of the lake without a permit from N.J.D.E.P. is prohibited. (N.J. State Law)
- (h) The feeding of bears is dangerous and strictly prohibited. The failure to take reasonable measures to prevent bears from accessing food or garbage is considered a violation of the statute. (N.J. State Law)

APPENDIX A - BEACH RULES

KLCA Beach is a private property. Use is by current Association membership ID only.

Beach hours are from 8:00a.m. to 10pm. Swimming from the beach is prohibited after dusk.

There shall be:

NO Foul language

NO Nudity

NO Swimming during an electrical storm

NO Alcohol or drugs

NO Destruction of property

NO Swimming alone

NO Spitting, roughness, rowdy behavior

NO Animals (except Seeing Eye dog)

NO Glass containers

NO Harassment of any kind

NO FISHING from ANY part of the beach area or docks

Persons under 16 years of age MUST be accompanied by an adult.

THERE IS NO LIFEGUARD - SWIM AT YOUR OWN RISK!

The beach is a CLEAN AIR Area. There is NO SMOKING allowed on the beach.

There is NO PARKING allowed on either side of the road outside the beach or club house. Members may park in the parking area adjacent to the club house, or in the lot at the corner of Rt. 206 and East Shore Trail.

To report vandalism, breach of rules, or other issues, call 973-948-6670.