

# Rule Book

## **BEAR CREEK LAKES CIVIC ASSOCIATION**

57 Pool Drive, Jim Thorpe, PA 18229

570-325-3334

[www.BCLCA.org](http://www.BCLCA.org)

6/2024 Revision

## TABLE OF CONTENTS

### **Section I**

|  |    |
|--|----|
| Map of Bear Creek Lake                                   | 3  |
| Important Telephone Numbers                              | 4  |
| Overview   | 5  |
| Suggestions for a More Secure Bear Creek Lakes Community | 6  |
| Enforcement of Rules & Regulations                       | 7  |
| Fine Schedule  | 8  |
| General Rules, Regulations, and Information              | 10 |
| Outside Groups   | 11 |

### **Section II - Specific Rules and Regulations:**

|  |    |
|--|----|
| Vehicles                                       | 12 |
| Motor Vehicles                                 | 12 |
| Sport Vehicles                                 | 13 |
| Parking  | 13 |
| All BCLCA Recreational Areas                   | 15 |
| Swimming Pool and Beaches                      | 15 |
| Courts / Fields                                | 16 |
| Fishing Rules                                  | 16 |
| Boat Rules                                     | 16 |
| Badge Control                                  | 18 |
| Business/Commercial Ventures and Yard Sales    | 20 |
| Health, Safety, and Environment                | 21 |
| Firearms, Explosives, Projectiles, and Weapons | 22 |
| Open Fires and Outside Burning                 | 23 |
| Pet Rules and Regulations                      | 24 |
| Building Regulations and Property Maintenance  | 25 |
| Erosion and Sediment Control                   | 29 |

### **Section III - Procedural Information**

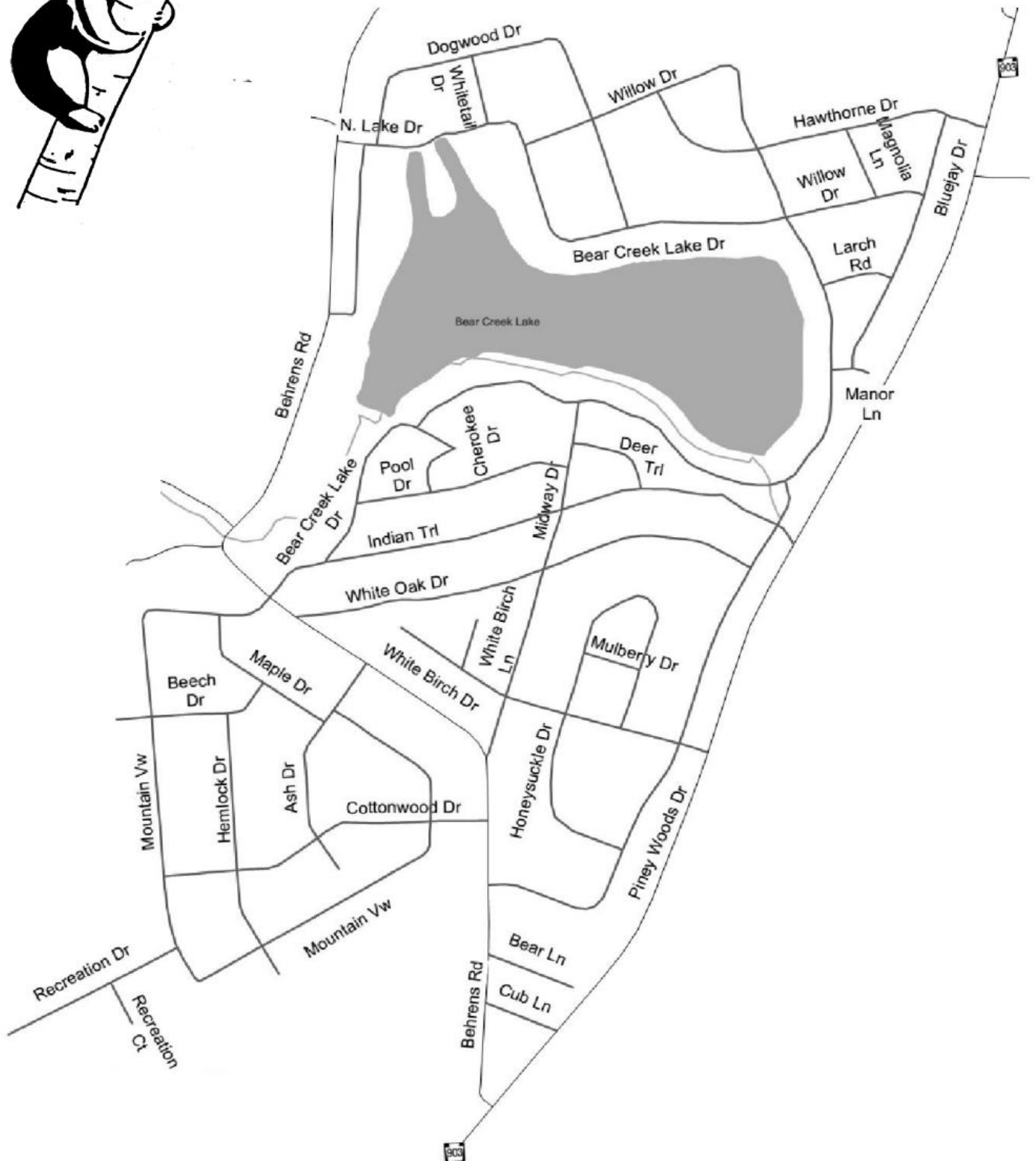
|                         |    |
|-------------------------|----|
| STR & LTR Rentals       | 30 |
| Recreation Hall Rental  | 31 |
| Procedures              |    |
| BCLCA Tree Preservation | 32 |
| Rules                   |    |

Revised: 2010, 2024



# BEAR CREEK LAKES COMMUNITY

Penn Forest Township, Carbon County, PA



## **IMPORTANT TELEPHONE NUMBERS**

It is the responsibility of the Member to verify these phone numbers for accuracy and to update the entries. Members are to make this listing available to guests and renters.

Procedure: The severity of the emergency determines whether to call 911, BCLCA Security, or the State Police. In any event, if BCLCA Security doesn't respond, you must call 911 or the State Police if help is needed.

### Bear Creek Lakes Civic Association

BCLCA Office 570-325-3334

Maintenance 570-325-8270

Security 570-325-9322

*Note: Calls revert to the Communications Center of the outside Security firm when officer is not on duty.*

State Police, Lehighton Barracks 610-377-4270

Road Conditions Carbon County 610-377-1880

PA State Turnpike 800-331-3414

### Penn Forest Township

Township Secretary 570-325-2768

Building Inspector 570-325-2760

### Carbon County Communications Center

Fire Company #1 911

Ambulance (Lehighton-903 Substation) 911

Non-emergency number, Burning Permits 570-325-9111

### Carbon County

Court House Information 570-325-3611

K-9 Dog Control (M-F 9:00AM-5:00PM) 570-325-4828

## **OVERVIEW**

Please read this booklet and share it with your household Members, visitors, renters, and friends.

The Bear Creek Lakes Civic Association (BCLCA) was formed to (1) own and manage the Common Facilities that have been created and may be created in the future in Bear Creek Lakes (BCL), a single-family residential and a recreational planned community located in Penn Forest Township, Carbon County, Pennsylvania and (2) maintain and advance the social and civic interests of Members at Bear Creek Lakes. In this connection, we ask for your cooperation in understanding and complying with the rules and regulations presented in this booklet. Trespassers and rule breakers commit an offense against each and every Member in BCLCA; therefore, it is up to each of us to be vigilant and report to Security or the BCLCA office, those who trespass on our lake and grounds or break community rules. Reports, using forms available in the BCLCA office, are simple to use and begin the process that enables Bear Creek Lakes to continue to be a quiet, pleasant, and safe place to enjoy. Every report that is delivered to the BCLCA office will be presented to the Board of Directors for action. The Board will consider all reports and take appropriate action, but the Board cannot act on your behalf unless you bring matters to its attention. So -- FOR A BETTER BEAR CREEK LAKES -- act in its and your behalf.

## **MEMBERSHIP DEFINITION**

A Member shall mean each Owner of a Lot in the Community (as defined in the Bylaws).

## **BCLCA ASSESSMENT SCHEDULE**

Each lot will be charged an assessment in accordance with Section 5.2c. of the Bylaws.

## **SUGGESTIONS FOR A MORE SECURE BEAR CREEK LAKES COMMUNITY**

1. It is suggested that households be protected by an alarm system to alert State Police and Security. However, Members are responsible for having a local contact to turn off the alarm if it is accidentally set off. This contact number should be given to the office.
2. If your house is unattended during the winter months, have someone clear the snow from your driveway to give your house a lived-in look.
3. Stop mail and newspaper deliveries. When you are away, have a neighbor or someone else pick up your mail and newspapers.
4. Do not list your street address in your telephone book listing.
5. Due to the implementation of the 911 emergency system, Penn Forest Township requires that all properties have their addresses posted. The size and placement of this information must be in compliance with the Penn Forest Township ordinance enacted on November 10, 2003. (NOTE: At this time, numbers and letters placed on the house must be five (5) inches and visible from the street. Numbers and letters must be three (3) inches if placed at the street. Script letters or numbers will not be allowed.)
6. If it's suspected that a trespasser is on or about your property or that of your neighbor, or if you observe an unknowing person acting in a suspicious manner, immediately inform BCLCA Security or the State Police.
7. Use automatic timers to provide lighting while you are away from your house. Also connect radios to your timers to have sounds coming from your house.
8. Control your house keys. Do not give your keys to construction contractors. It is very easy for them to have copies made and return to your house at a later date.
9. If you are stopped by BCLCA Security or the State Police, please cooperate with them - they are protecting our interests.
10. If you see a suspicious vehicle on our roads or property, get a description and license number and report this information to BCLCA Security, the BCLCA office, or the State Police.

Revised/Adopted: 1997, 2001, 2004

**SUBJECT:** Enforcement of Rules/Regulations

**PURPOSE:** To provide a safe environment for all community Members

1. The Board of Directors of BCLCA have the ability to enforce Rules and Regulations. When a proposed new rule(s) is introduced at a Board of Directors meeting, members have until the next scheduled Board of Directors meeting, which must be a minimum of 21 days from the date the rule is introduced, to submit or present their comments. If the rule or amended rule is approved at that next Board of Directors meeting, it may be effective immediately, or on a date specified by the Board of Directors.
2. A Security Guard will issue a citation upon viewing a violation of these Rules and Regulations. The Security Committee\* may also issue a citation upon receipt and investigation of a written complaint by a Member of this association.
3. The Security Committee\* will review all citations and impose fines according to the schedule on page 7.
4. The term "offense" means a violation of any Rule or Regulation. Any offense within 12 months of a prior offense is considered a 2nd, 3rd, or subsequent offense as applicable.
5. If a Member wishes to appeal the issuance of a citation, they must do so within thirty (30) days from the date of the Association's mailing of the notice of violation to the Member. Any outstanding fine(s) must be paid prior to filing the appeal.
6. If fines imposed pursuant to these Rules and Regulations are not paid, they will be noted on the Member's account record and must be paid before membership badges are issued the following year. If, at the time of payment of the annual assessment, the fines remain unpaid, membership badges will not be issued, and unpaid fines will be subject to the same collection as back assessments and other assessments.
7. If a citation is issued to a Member's renter, guest, invitee, or other household resident, the Member shall be responsible for payment of any fines and costs imposed.
8. Members will not be responsible for violations by service organizations or deliveries to their home (e.g., UPS, FedEx).

### **Guidelines For Complainant**

All appeals will be followed-up by the Board of Directors or their designee (Security Committee). In order for the Board of Directors to successfully conclude its investigation regarding any complaints, it will be necessary for the complainant (Guard, Member, etc.) to appear at any scheduled hearings (Board of Directors meeting).

\*Board of Directors reviewing any fines/appeals, etc. shall comprise a minimum of three (3) of the following Board members: Board of Directors President, Security, Rules, Membership Services chairpersons and one additional member of the Executive Committee.

**SUBJECT:** Fine Schedule

**PURPOSE:** To establish fines for violation of the Rules and Regulations of BCLCA.

## **CATEGORY I**

### **A. Traffic / Parking**

|           |                    |                     |
|-----------|--------------------|---------------------|
| BASE FINE | 1st Offense        | \$ 25.00 plus costs |
|           | Subsequent Offense | \$100.00 plus costs |

**Note:** If a member receives a citation for failure to display a sticker on a vehicle, the fine will be waived if he promptly obtains a sticker from the BCLCA office and shows that the sticker has been attached to the vehicle. Administrative fees will not be waived.

### **B. Additional fine for speeding**

The fine for speeding shall include a **BASE** fine as identified above plus \$15.00

Administrative Fee in costs plus an additional fine as follows: MPH OVER SPEED LIMIT (15 MPH)

| MORE THAN | UP TO AND INCL. | SPEED    | FINE + BASE = TOTAL + COSTS             |
|-----------|-----------------|----------|---|
| 7         | 14              | (29 MPH) | \$ 50.00 + \$50.00 = \$100.00 + \$15.00 |
| 14        | 21              | (36 MPH) | \$ 70.00 + \$50.00 = \$120.00 + \$15.00 |
| 21        | 28              | (43 MPH) | \$ 90.00 + \$50.00 = \$140.00 + \$15.00 |
| 28        | 35              | (50 MPH) | \$110.00 + \$50.00 = \$160.00 + \$15.00 |
| 35        | 42              | (57 MPH) | \$130.00 + \$50.00 = \$180.00 + \$15.00 |
| 42        | 49              | (64 MPH) | \$150.00 + \$50.00 = \$200.00 + \$15.00 |
| 49        | 56              | (71 MPH) | \$170.00 + \$50.00 = \$220.00 + \$15.00 |
| 56        | 64              | (78 MPH) | \$190.00 + \$50.00 = \$240.00 + \$15.00 |

### **C. All other moving violations**

The fine will be \$50.00 plus costs of \$15.00. Subsequent offenses will be \$100.00 plus costs.

## **CATEGORY II**

### **A. Firearms and Explosives**

1<sup>st</sup> Offense -- \$150.00 minimum to \$300.00 plus costs.

2<sup>nd</sup> Offense -- \$500.00 plus costs

### **B. Feeding waterfowl or bears**

1<sup>st</sup> Offense -- Warning

2<sup>nd</sup> Offense -- \$50.00 plus costs

3<sup>rd</sup> Offense -- \$100.00 plus costs

### **C. Littering**

No Warning -- Subject to a fine up to \$300.00 plus costs

### **D. Trespassing**

1<sup>st</sup> Offense -- \$200.00 plus costs

2<sup>nd</sup> Offense -- \$500.00 plus costs (Unpaid citations -- Notification letter of defiant trespass and subject to arrest.)

### **E. False Security Alarms**

1<sup>st</sup> Offense -- Warning



2<sup>nd</sup> Offense -- \$50.00  
Subsequent Offenses -- \$100.00

**F. BCL Boating and Fishing**

1<sup>st</sup> Offense -- \$ 50.00 plus costs  
2<sup>nd</sup> Offense -- \$100.00 plus costs

**G. Posted Notice**

1<sup>st</sup> Offense -- \$ 50.00 plus costs  
2<sup>nd</sup> Offense -- \$100.00 plus costs

**CATEGORY III**

The fine for any violation not identified above will be determined and assessed by the Security Committee and is not to exceed \$500.00. Subsequent Offenses -- Fines will be determined and assessed by the Security Committee with Right of Appeal to the Board of Directors.

**CATEGORY IV**

A surcharge of \$250.00 for disregarding Permit. See Section on Building Regulations. If a fine is not paid within 60 days, one reminder will be sent. If a fine remains unpaid for 30 days after the letter, a penalty equal to 50% of the fine will be imposed and a lien placed against your property.

**Note:** To determine second offenses, all citations will be counted in the 12-month period prior to the offense. Such determination will be made separately within each category.

**SUBJECT:** General Rules, Regulations, and Information

**PURPOSE:** To establish Rules and Regulations for general application, plus provide information for Member's guidance

### **Rules**

1. Persons below the Pennsylvania State drinking age shall not consume alcoholic beverages or other intoxicants on any road, facility, pool, beach, picnic area, or commercial use area of BCLCA.
2. No person shall use any BCLCA common area or unimproved private lot for overnight camping.
3. Acts of vandalism and mischief that cause damage to any BCLCA facility, property, or common area shall subject the offender to prosecution and the cost of repair, replacement, or restoration, plus any administrative costs and any, and all, other charges relating to the collection of such costs. Members are responsible for damage costs caused by guests or renters.
4. Current badges are required to be worn when using BCLCA facilities.
5. The use of any BCLCA facilities by outside groups will be restricted based on the criteria established by the Board of Directors.
6. Any group using Stewart Hall and/or pavilion must follow the rules and procedures established for that facility. Please see Section on Recreational Areas.
7. No trespassing will be allowed on the breast of the dam or the dam spillway.
8. Footpaths and trails are for the exclusive use of pedestrians. No motorized vehicles are to be used on the footpaths and trails unless specifically permitted by the BCLCA.
9. Pursuant to Section 5.2 of the Bylaws of the BCLCA, every Member must pay an annual assessment.
10. Pursuant to the Uniform Planned Communities Act 180 of 1997, the BCLCA hereby assesses and imposes a "Capital Improvement Fee" upon the resale or transfer of any lot within Bear Creek Lakes effective September 1998. Said Capital Improvement Fee must be paid by the purchaser or transferee, subject to the exceptions delineated in Act 180, and is due and payable at the time of the resale or transfer of the lot. Effective March 2003, this Capital Improvement Fee for an improved lot will be the full amount of the prior fiscal year's assessment and any common assessments for the prior fiscal year. The Capital Improvement Fee for an unimproved lot will be one-half of the prior fiscal year's assessment, plus one-half of any general common assessments for the prior fiscal year.
11. No loud parties or other neighborhood disturbances are permitted between the overnight hours of 11:00PM-8:00AM Sunday-Thursday and 12AM-8AM Friday-Saturday.

### **Information**

1. All covenants and restrictions contained in deeds are enforceable by the Association.
2. Most lots may only contain single-family residential dwellings and such detached accessory structures permitted by these rules.
3. It is the intent of the Association to maintain the atmosphere of a family recreational community.
4. Members are expected to engage in proper conduct so as to maintain good peace and good order in the community. Under State law and BCLCA rules, it is an offense to engage in disorderly conduct.
5. BCLCA facilities include, but are not limited to pool, tennis courts, bocce ball, Stewart Hall, basketball court, playground, pavilion, trails, beaches, and boat dock.

Revised/Adopted: 1997, 1998, 2001, 2004, 2008, 2011, 2017

**SUBJECT:** Outside Groups

**PURPOSE:** To establish Rules and Regulations for the use of BCLCA facilities by outside groups

**Position**

The use of any BCLCA facilities by outside groups will be restricted based on the criteria established by the Board of Directors, including those listed below:

**CRITERIA FOR USE**

- Impact on environment
- Impact on facility
- Impact on the neighborhood
- Proof of adequate insurance
- The number of BCLCA Members in the group
- Impact on other BCLCA facilities
- Size of the group
- Parking availability
- Unforeseen circumstances

**Note:** This list is not all-inclusive and the Board of Directors have the authority to interpret this rule to carry out its intent.

**Rationale**

BCLCA facilities are provided for use by Members in good standing. However, at times, circumstances might allow the Board of Directors to permit the use of outside groups when the above criteria are considered. It is part of the intent of this rule to prohibit/restrict use by chartered leagues.

Adopted: 1994

**SUBJECT:** Vehicles

**PURPOSE:** To establish guidelines, rules and regulations concerning all vehicle types within Bear Creek Lakes

### **Rules for Motor Vehicles**

1. All definitions of the Pennsylvania Motor Vehicle Code apply.
2. All traffic signs must be obeyed.
3. Vehicles belonging to BCLCA Members must have a BCLCA sticker prominently visible from the rear of the vehicle, or a BCLCA vehicle placard/permit hung from the vehicle's rear-view mirror in plain sight for security checks. As of January 1, vehicle placards/permits from the previous year are expired and therefore will no longer be valid at any BCLCA amenity. Vehicles without the proper BCLCA identification are subject to citation.
4. Renters and visitors must display a BCLCA placard when parking at any Bear Creek Lakes community facility. BCLCA placards must be provided by the Member. Replacing a visitor's parking pass will cost \$50.00, and only a Member may request replacements.
5. Replacement of lost or stolen identification badges and/or parking placards requires all remaining badges and parking placards be returned to the BCL office before replacements are issued. Replacements for parking placards are available at the BCLCA office subject to the following fees and rules: 1. 1<sup>st</sup> occurrence - \$50 per lost placard(s). The remaining placard, if applicable, must be returned to the office before replacements are issued, 2. 2<sup>nd</sup> occurrence - \$100 per lost placard(s), plus a \$100 fine. The remaining placard, if applicable, must be returned to the office before replacements are issued, 3. 3<sup>rd</sup> occurrence - \$100 per lost placard(s), plus a \$200 fine. The remaining placard, if applicable, must be returned to the office before replacements are issued. Following payment of all fees, Members may file a petition in writing with the BCLCA Board of Directors for a full or partial refund. Approval or denial of a refund petition is at the sole discretion of the Board of Directors. *Lost or stolen placards will be VOIDED. Any MEMBER, GUEST, or RENTER found using a voided placard may subject the MEMBER to a suspension of ALL AMENITY usage for a period of no more than 12 months.* All identification badges and parking placards are the property of BCLCA. Alteration or duplication of badges and placards are prohibited and subject to confiscation and fines, along with possible loss of amenity privileges.
6. No vehicle is to be operated on the breast of the dam or in the green areas adjacent to the beaches, pool, or other common areas of BCLCA.
7. No truck tractor, trailer, or combination of any type, wrecker, or any other type of commercial vehicle as defined below may be parked, stored, or repaired within Bear Creek Lakes.
8. The removal of snow from private driveways onto the community roads is not allowed. It is the responsibility of Members to notify their snow removal contractors.
9. A junked, unregistered, uninspected, inoperative, or abandoned vehicle may not be parked, stored, or left to remain on any lot. BCLCA properties may not be used for vehicle engine repair, body repair, or painting.

### **Information on Motor Vehicles**

1. A Commercial Vehicle is defined as a motor vehicle designed or used to transport passengers or property (1) if the vehicle has a gross weight of 26,001 or more pounds or such lesser rating as the PA Department of Transportation shall adopt; (2) if the vehicle is designed to transport 16 or more passengers, including the driver; (3) if the vehicle is transporting hazardous materials and is required to be placarded.
2. Members will be notified when BCLCA stickers are to be changed and/or issued, along with the changeover date when new BCLCA stickers take effect.

3. Security has the authority to stop any vehicles without BCLCA stickers and request identification. If found to be unauthorized, individuals will be requested to leave or display the BCLCA placard.
4. BCLCA stickers and two placards will be distributed to the Member. Stickers and placards are not to be transferred to anyone else for any reason. Proof of vehicle registration is required for new stickers. Individual(s) who reside full-time with the Member are eligible for stickers.
5. Each Member in good standing will receive two guest/renter BCLCA placards with their badges. It is the Member's responsibility to recover the passes from their departing guests/renters.
6. Passes will be color-coded, dated by year, and show the BCLCA Member's name and property location.
7. If you change cars (sell, trade, etc.), you should remove the BCLCA sticker from your vehicle and return it to the office.
8. Security guards have the authority to stop and cite all violators and enforce the rules and regulations.

### **Rules for Sport Vehicles**

1. Sport vehicles must be registered at the BCLCA office. Members are the only ones allowed to register sport vehicles. Renters or guests are not allowed to bring in or register sport vehicles.
2. Every sport vehicle registered will be issued a BCLCA sticker which is not transferable between sport vehicles. Stickers must be visibly displayed on the rear of vehicles.
3. Sport vehicles must be in compliance with current PA State Laws if applicable to the particular vehicle.
4. Regulation helmets must be worn by anyone riding on sport vehicles, excluding golf carts.
5. Headlights and taillights shall be turned on while operating sport vehicles after dark. NO EXCEPTIONS.
6. Snowmobiles are only permitted on snow-covered roads. No snowmobiles or other motorized vehicles are permitted on the lake.
7. The maximum number of people on a golf cart shall be limited to five people. All occupants must be seated. Arms and legs may not extend beyond the seating area.
8. Operators of sport vehicles, other than golf carts and motorized scooters, within the confines of Bear Creek Lakes, must be at least 16 years of age.
9. Operators of golf carts must be 12 years of age or older. Children between the ages of 12-14 must be accompanied by an individual 15 or older when operating a golf cart.
10. Operators of motorized scooters must be 12 years of age or older. Children age 12 and under must wear a helmet as defined by PA State Law (February 1995) when riding a bicycle or motorized scooter.
11. Golf cart operators between the age of 12 and 16 may only operate golf carts between the hours of 8:00AM and 1 (one) hour after sunset.

### **Information on Sport Vehicles**

1. Sport vehicles, for the purpose of these rules and regulations, are any of the vehicles known as ATVs (All Terrain Vehicles), golf carts, motorized scooters, four wheelers, three wheelers, other off-road vehicles, mopeds, razors, dirt bikes, and snowmobiles.
2. Members are responsible for carrying liability insurance coverage on all sport vehicles.
3. All sport vehicles must be in good operating condition including having proper muffler baffles in place.

## **Parking**

1. Parking at the pool, beaches, Stewart Hall, tennis courts, baseball field, and other BCLCA facilities is permitted, with the BCLCA stickers or placards properly displayed. Vehicles without BCLCA stickers or placards are subject to being fined and or towed.
2. Launching boats from a towing vehicle should be done as quickly as possible. Towing vehicles are then to be moved to designated parking areas and not left in the boat launch area.
3. Members who own motor homes or recreational trailers are permitted to park on their own property within the property setbacks. However, they shall not be used as permanent living quarters.
4. Construction equipment may not be parked or stored on residential property beyond the duration of work on the property.
5. No parking is permitted on the shoulder of the road and may be subject to a fine without prior notification and approval of Security.
6. No overnight parking on the shoulder of roads will be allowed. No overnight parking between the hours of 10:00PM-5:00AM is permitted at any BCLCA amenity or recreational area; this includes, but is not limited to, Pool, North and South Beaches, Boat Ramp, Dam Park, Stewart Hall, Baseball Field, etc.

## **Information**

Illegally parked vehicles will be cited and towed, and the vehicle owner will be responsible for any costs from fines and towing fees.

Revised/Adopted: 1997, 2001, 2003, 2014, 2023

**SUBJECT:** All BCLCA Recreational Areas

**PURPOSE:** To establish rules for all BCLCA Recreational Areas

### **General Rules for All Recreational Areas**

1. Recreational areas are for use by Members, renters, and their guests only. Badges must be worn at all times when using BCLCA facilities.
2. The use of rollerblades, bicycles, skates, and skateboards are prohibited on all BCLCA's all-purpose courts. Motor vehicles and bicycles must remain outside all recreational areas and kept in the parking areas.
3. No litter or profanity will be permitted in recreational areas.
4. Loud music will not be permitted in recreational areas except for BCLCA-sponsored activities.
5. BCLCA is not responsible for any articles left in the confines of any recreational area.
6. Any activities at any BCLCA recreational area are at your own risk.
7. BCLCA community activities take precedence over private activities.
8. In exceptional circumstances, the BCLCA Board of Directors reserves the right to waive or amend any rule.

### **Swimming Pool and Beach Area Rules**

1. The swimming pool will be open to BCLCA Members, their guests, or renters when a lifeguard is on duty.
2. Lifeguards have authority for disciplinary action in order to regulate the safety and conduct of all persons within the pool and beach areas.
3. Lifeguards have full authority to close the pool due to weather events.
4. Flotation devices such as rafts, scuba diving, and snorkeling equipment are prohibited in the pool area.
5. No animals will be permitted within the confines of the recreational areas, pool, or on any part of the beach or picnic areas, other than approved assistance animals.
6. No fires or grills are permitted in the confines of the fenced area of the pool except for BCLCA-sponsored activities. Any use of grills at the beaches is restricted to the picnic areas. Open fires on the beach are not permitted except for BCLCA functions.
7. Children under the age of 12 must be supervised by a responsible person, 15 or older, when using the pool or beaches.
8. Fishing is not permitted at beach areas.
9. Reliance on diapers of any kind is prohibited in the main pool. Non-potty trained or incontinent individuals are prohibited from swimming or wading in the lake unless wearing an approved waterproof diaper (swimmies). Non-potty trained or incontinent individuals are prohibited from swimming in the main pool at any time. Those that are not potty-trained, or incontinent, can use the wading pool if wearing an approved waterproof diaper (swimmies). Violations will be considered a littering violation. (See fine schedule)
10. There will be no diving or swimming permitted in the deep end (diving well) when there is someone on the diving board.
11. All beach umbrellas, beach or deck chairs must be behind the lifeguard stands to give the lifeguards an unobstructed view.
12. No glass containers are permitted at pool or beach areas.
13. No smoking, vaping, or electronic cigarettes are allowed in the pool area or on the sand at the beaches. Smoking is allowed outside the pool fence, or within the picnic areas at the beaches.

### **Pool and Beach Information**

Swimming at the beaches when there is no lifeguard on duty is at the risk of the swimmer and/or the responsible person for children under the age of 12 as noted in Rule 7 above.

## **Recreational Courts and Fields Rule**

1. Recreational courts include the all-purpose, tennis, pickleball, basketball, volleyball, shuffleboard, horseshoe, and bocce courts.
2. Recreational courts and the baseball field are open for use by Members, renters, and their guests.
3. The shuffleboard, bocce courts, and horseshoe pits are equipped with lights and may be used between dawn and 10PM.
4. All other courts and the baseball field may be used between dawn and dusk.
5. Appropriate footwear must be worn by everyone on the courts.
6. Players will use courts for one-hour blocks of time. If others are waiting to play, courts must be cleared on the hour; otherwise, players are allowed to continue.

## **Lake Fishing Rules**

1. All PA State Fishing Regulations (including seasons) apply to Bear Creek Lakes. Anyone fishing must possess and display a current PA fishing license, as well as a current BCLCA Member badge.
2. Fishing is not permitted from the dam, the breast of the dam, or at beach areas.
3. BCLCA currently limits the number of fish kept by each person to four (4) within a 24-hour period. Any small fish caught to be used as bait count toward the daily limit.
4. The only live bait permitted in Bear Creek Lakes are worms, nymphs, larvae, and pupae of any insect spending any part of their life cycle in Bear Creek Lakes waters.
5. Our BCLCA lake management consultant provides us with harvest recommendations based on their latest population survey. The recommendations through October 31, 2023, are:
  - Largemouth Bass are now permitted to be harvested, as long as they meet the minimum requirement of 20" in length and not to exceed the daily limit.
  - BCLCA currently limits the number of fish kept by each person to four (4) within a 24-hour period. Any small fish caught to be used as bait count toward the daily limit. Please see the exception for Perch above.
  - The Lake/Dam Committee strongly encourages catch and release practices for largemouth bass simply to add more enjoyment to all the "anglers" and to support the role these large fish play in population control of the forage fish here at Bear Creek Lakes.
  - Walleye are still on a "Catch and Release" policy, based on the current recommendation from AEC. Limited Walleye stocking is being done.
  - We want to thank everyone in advance for their continued cooperation. We hope that our membership will continue to support and enforce this new measure through the 2023/2024 fishing season.

## **Boat Rules**

1. Only electric-powered motors are permitted on Bear Creek Lakes, never gasoline. In order to further reduce the risk of petroleum-based pollution on the lake, gasoline-powered motors are prohibited from being on or attached to any boat using the lake. The PA Fish Commission and contracted lake consultants are exempt from this rule. Failure to comply with this rule will result in fines and boats being denied access to the lake until the motor is removed.
2. Maximum speed for any vessel is five (5) mph.
3. All boats must be registered at the BCLCA office and identified with a BCLCA sticker, visibly displayed above the water line. Beginning in calendar year 2021, all boats will be required to be re-registered with the new stickers and a registration fee of \$10.00 per boat will be charged to help cover administrative costs. Any boat without a BCLCA sticker is subject to a fine, plus administrative costs. The fine may be waived if a BCLCA sticker is



obtained immediately. Administrative costs will not be waived. BCLCA boat stickers must be removed if the boat is sold. Only Members may register boats.

4. Boat trailers that are registered and tagged by the State must be registered at the BCLCA office and identified by a BCLCA sticker displayed on the trailer tongue.
5. Neither guests nor renters may bring boats to Bear Creek Lakes.
6. All boaters must comply with PA State Boating laws and regulations.
7. The owner of a boat shall be held responsible for the actions of the occupants and the operator of such boat. All boat occupants must wear BCLCA badges.
8. No child under twelve (12) years is permitted in a boat unless accompanied by an adult.
9. All boats must stay fifty (50) feet clear of marked swimming areas.
10. No litter may be thrown into the lake.
11. Boats must be launched at the boat dock areas only, with the exception that paddle-powered craft may be launched at designated areas at the North and South beaches. These designated areas are marked by signs and are to the right of the beach ropes and to the left of the rock jetties and adjoining properties. Members with lakefront properties are permitted to launch from their own properties.
12. Inflatable devices for 3 persons or smaller and without engines may be launched from beach area. All larger inflatable devices must be launched from the boat dock.
13. Access to authorized boat rack spaces should not be impeded. No boats other than those provided spaces through the lottery system can be stored or kept at the boat dock/storage area. Boats left on the ground will be subject to the issuance of a citation and possible removal.
14. Each boat storage rack has a maximum capacity of:
  - a. One (1) rowboat, or
  - b. One (1) canoe, or
  - c. Two (2) kayaks
15. No swimming is permitted at the boat dock, fishing dock, boat ramp area, or from the breast of the dam or dam park.
16. All boats must be removed from the boat racks by the date indicated on the application.
17. No anchoring of boats within twenty (20) feet of the buoy near the dam.
18. No boats/vessels or other floating devices are permitted to be permanently or semi-permanently moored except as allowed by the Board of Directors.

### **Boat Information**

1. The land under Bear Creek Lakes is owned by the Association, while all waters in PA are owned by the State. The PA Fish and Boat Commission requires all motorized boats to be registered.
2. Any use of the lake by boaters is at the risk of the owner of the boat. BCLCA shall not be liable for damage or injury resulting from submerged objects or collision. Swimming or diving from boats is at the risk of boaters.
3. Boat racks will be assigned through a lottery system. Any Member in good standing must sign a "Boat Rack Registration Form" in order to be eligible for participation in the lottery.
4. BCLCA is not responsible for loss or damage of any boat resulting from theft, vandalism, or negligence.

Revised/Adopted: 2014, 2017, 2018, 2023

**SUBJECT:** Badge Control

**PURPOSE:** To establish guidelines for the authorized use of Bear Creek Lakes facilities by BCLCA Members

### **Rules**

1. BCLCA Identification Badges will be given to each Association Member household only upon payment of current yearly assessment and any outstanding assessments, i.e., back assessments, fines, or penalties.
2. Each paid-up Member will be entitled to ten (10) badges which must be worn and visible on your person at all times at all BCLCA facilities. Members must pass their badges on to the new owners upon sale of the property.
3. Guest badges (\$6.00 each) may be requested by an owner (member) for a maximum of three (3) days usage. Guest badges will only be issued in person to an owner (member) of the Association and that member must be a member in good standing. Guest badges will be date-stamped for three (3) consecutive days and cannot be purchased more than seven (7) days prior to the date(s) requested. Guest badges will not be issued to, and may not be used by, renters. Guest badges will not be issued to any owner (member) for a property that is registered with BCLCA as a short-term rental or long-term rental or has a zoning permit issued by Penn Forest Township for use as a short-term rental.
4. Replacement of lost or stolen identification badges and/or parking placards requires all remaining badges and parking placards be returned to the BCL office before replacements are issued. Replacements for lost or stolen badges are available at the BCLCA office subject to the following fees and rules: 1. 1<sup>st</sup> occurrence - \$25 per lost badge. All remaining badges of the initial ten (10) must be returned to the office before replacements are issued, 2. 2<sup>nd</sup> occurrence - \$50 per lost badge, plus a \$100 fine. All remaining badges must be returned to the office before replacements are issued, 3. 3<sup>rd</sup> occurrence - \$50 per lost badge, plus a \$200 fine. All remaining badges must be returned to the office before replacements are issued. Following payment of all fees, members may file a petition in writing with the BCLCA Board of Directors for a full or partial refund. Approval or denial of a refund petition is at the sole discretion of the Board of Directors. *Lost or stolen badges will be VOIDED. Any MEMBER, GUEST, or RENTER found using a voided badge may subject the MEMBER to a suspension of ALL AMENITY usage for a period of no more than 12 months.* All identification badges and parking placards are the property of BCLCA. Alteration or duplication of badges and placards are prohibited and subject to confiscation and fines, along with possible loss of amenity privileges.

### **Information**

1. Members renting their homes to other families must provide the renters with badges in order for them to use any facilities. Guest badges will not be issued to renters. Renters are those individuals whose only connection with BCLCA is the rental of the local residence of an Association Member and who replaces the Member in the local residence during a specified period of the rental agreement.
2. Association Members are financially liable and entirely responsible for the actions of their guests and/or renters and must advise their guests and renters of the policies, rules, and regulations of the BCLCA.
3. Members are responsible for advising their renters of procedures to follow in the event of needed repairs to their property, i.e., plumbing problems, broken appliances, disposing of garbage, etc.
4. It is not the responsibility of the Bear Creek Lakes office to provide guidance in these areas.
5. The Bear Creek Lakes common elements and amenities are intended to be used by (1) Members and their guests; and (2) persons residing or staying in the Bear Creek Lakes development and their guests. Therefore, badges and parking placards may only be

used by (1) Members and their guests; and (2) persons while staying or residing in the Bear Creek Lakes development and guests of persons residing or staying in the Bear Creek Lakes development.

Badges and parking placards may not be transferred or given to any person in exchange for monetary, in-kind, or other consideration except for use in conjunction with the rental/license of the home in the Bear Creek Lakes development for which the badges and parking placards were issued and only during the period of such rental/license. It shall be a violation of this rule for any person or entity to market or advertise badges and parking placards except for use in conjunction with the rental/license of the home in the Bear Creek Lakes development for which the badges and parking placards were issued and only during the period of such rental/license.

**SUBJECT:** Business/Commercial Ventures and Yard Sales

**PURPOSE:** To establish guidelines, rules and regulations concerning businesses, commercial and yard sales within Bear Creek Lakes

### **Rules**

Most BCLCA deeds prohibit the operation of businesses and commercial ventures within its boundaries. BCLCA allows an exception as it relates to yard or garage sales when the following conditions are met:

1. No more than two yard/garage sales may be held by any Member on any one property in Bear Creek Lakes within a 12-month period. Each sale may not run for more than 3 consecutive days. Anything more than two garage/yard sales per 12-month period shall be deemed a commercial activity.
2. Any sale notices within the community must be restricted to the community bulletin board and the Member's property and must be removed by the next day following any yard/garage sale.
3. Any repairs for damage to BCLCA property (including roads) caused as a result of any yard/garage sale will be the responsibility of the Member.
4. All garage/yard sales must be registered with the BCLCA Office.

### **Information**

Bear Creek Lakes is a recreational/residential community and as such the operation of a business and/or commercial ventures within its boundaries is strictly regulated through deed covenants. Most deeds to property within BCLCA clearly state a prohibition on operating a business.

**SUBJECT:** Health, Safety and Environment

**PURPOSE:** To establish rules, regulations and guidance on health, safety, and environment matters

### **Rules**

1. If health or safety hazards are apparent on a property, the Member will be notified and given thirty (30) days to correct the problem.
2. No lot or other area within the boundaries of BCLCA shall be used as a dumping ground for refuse of any kind.
3. No trash or garbage will be brought and deposited in containers at the beaches, pool, picnic area, or any other public area. Trash containers within Bear Creek Lakes are NOT to be used for household refuse. They are provided for incidental litter ONLY.
4. It is the responsibility of each Member (or renter) to remove refuse and trash from their property. Members and renters are prohibited from contracting with private trash haulers on a regular basis.
5. Littering, i.e., the discarding of trash, garbage, or other waste including pet waste upon property owned by BCLCA without regard for placement in proper containers, is not permitted. No warnings will be given; violators are subject to a fine up to \$300.00. Pet owners that do not clean up after their pets may be subject to a littering fine.
6. If a security system is not registered and a false alarm occurs, the Member will be fined according to the schedule on page 7 if the alarm is not turned off within 3 (three) hours.
7. The feeding of waterfowl is prohibited in BCL.
8. In accordance with PA Game Commission Requirements, the feeding of bears is prohibited in BCL.

### **Information**

1. Penn Forest Township has the authority to respond to any unlicensed, uninspected, or inoperable motor vehicles or unattended equipment stored on a property where it is visible or considered to be an unattractive nuisance.
2. Penn Forest Township has the authority to act on any complaints concerning the repair and unkempt appearance of any exterior structures or properties.
3. All audible security alarms must be registered in the BCLCA office and include a local contact person for turning it off (within 3 hours) in the event of a false alarm.
4. It is a requirement of Penn Forest Township rules that every Member, guest, or renter follow Penn Forest Township rules for trash removal. A permit to use the transfer station is required by the prevailing Township ordinance.
5. Trash, garbage, or other waste shall be placed in suitable bear-proof containers and properly secured.
6. Each Member shall keep drainage ditches and swales located on his/her lot free and unobstructed and in good repair.
7. All Members shall cut down weeds and other vegetation growing on their lots along any street which may interfere with visibility or the safety of pedestrian or vehicular traffic. The Association has the right to cut down such weeds and vegetation at any time and may enter upon such lot for this purpose. A fine may be imposed.

Revised/Adopted: 1999, 2001, 2002, 2008, 2009

**SUBJECT:** Firearms, Explosives, Projectiles and Weapons

**PURPOSE:** To establish rules, regulations, and guidelines on the handling, use, and transportation of firearms, explosives, projectiles, and weapons within Bear Creek Lakes

**Rules**

1. No one shall discharge a firearm, including BB guns, air rifles, or air pistols anywhere within the boundaries of Bear Creek Lakes.
2. Carrying a loaded firearm, including without limitation (pistol, revolver, rifle, shotgun, flintlock, black powder, air gun, BB gun, bow and arrows, or any other device capable of propelling a projectile of any kind) within the boundaries of Bear Creek Lakes is strictly prohibited, except for those persons who have a Federal, State, or Local permit to carry the same.
3. There shall be no shooting of sling shots or bows and arrows within the boundaries of Bear Creek Lakes.
4. No one shall detonate or set off explosives or fireworks within the boundaries of Bear Creek Lakes.
5. There shall be no hunting within the boundaries of Bear Creek Lakes.

Revised/Adopted: 1997, 2001, 2002

**SUBJECT:** Open Fires and Outside Burning

**PURPOSE:** To establish rules and regulations concerning Penn Forest Township Ordinance No. 88-1 concerning fires and open burning

### **Rules**

1. Outside burning of garbage, rubbish, and trade waste is not permitted within the geographical limits of Bear Creek Lakes. It is the responsibility of the Member to inform the contractor of this rule.
2. All contractors and builders of houses and other facilities or improvements within Bear Creek Lakes are required to maintain a proper container at a construction site for the removal of trade waste or refuse resulting from construction rather than burning such trade waste and shall make provisions for the ultimate removal of such waste and refuse from the construction site prior to completion of construction.
3. All open recreational fires need approval from the COM Center (telephone 570-325-9322). Recreational fires that exceed 3 feet in diameter will be considered a BONFIRE and are not permitted. All recreational fires must be contained and must have someone in attendance at all times. All rules of safety, such as available water, must be observed.

### **Information**

1. The only open fires permitted in Bear Creek Lakes are those that meet the regulations set by Ordinance 88-1 of Penn Forest Township, i.e.:
  - a. The fire shall be reported to Carbon County Communications Center to obtain approval of the authorized enforcement agent. This report must be made a minimum of thirty (30) minutes in advance of starting a fire and include the location and size of the fire, approximate burn time, and the name and telephone number of the person supervising the fire.
  - b. The ground within five (5) feet of the fire must be cleared of all combustible material.
  - c. A source of water, such as a garden hose or a bucket of water, shall be located nearby.
  - d. The fire must be attended at all times.
  - e. Leaves, branches, and other non-putrescible vegetable matter only are to be burned.
  - f. There is no practical available alternative method for disposal of material to be burned.
  - g. No hazardous or other objectionable condition will be created by such burning.
  - h. No such burning is allowed on any public street or sidewalk within Penn Forest Township or road within Bear Creek Lakes.
  - i. All such burning takes place during daylight hours. This restriction as to time does not apply to recreational fires.
2. Any fire bans enacted by Township, County, or State emergency needs supersede any of the above regulations.

**SUBJECT:** Pet Rules and Regulations

**PURPOSE:** To establish rules and guidelines for the enjoyment and control of animals and pets

### **Rules**

1. All dogs over six (6) months of age must have a current State license and a current inoculation certificate.
2. All dogs must be on a leash if off the Member's property.
3. Unleashed pets must be confined to the Member's property and must be kept under control at all times.
4. No household pets will be permitted at the pool area, the beaches, the baseball field, the picnic areas or other recreational areas, except that dogs leashed and under the Member's control may be permitted at the boat dock.

### **Information**

1. Any complaint regarding stray animals and/or pets should be filed with the appropriate County animal control authority.
2. Barking dogs are the responsibility of the Member - not BCLCA.
3. According to deed covenants, no livestock or poultry of any kind shall be raised, bred, or kept on any lot for any purpose.
4. Pet owners are expected to clean up after their pets if off their property. Pet owners that do not clean up after their pets may be subject to a littering fine.

Revised/Adopted: 1997, 2001, 2011



**SUBJECT:** Building Regulations and Property Maintenance  
**PURPOSE:** To establish rules, regulations, and guidance concerning building/construction within the boundaries of Bear Creek Lakes

### **Rules**

1. All deed restrictions applicable to lots remain in effect and are incorporated herein as through specifically set forth in these Rules and Regulations. Deed restrictions may be more or less stringent than the building regulations of Penn Forest Township or BCLCA. In all cases, the more stringent of the restrictions will apply.
2. All contractors who perform work within the boundaries of Bear Creek Lakes must be registered with BCLCA for work that either requires a BCL permit or is in excess of an aggregate amount of \$5,000.00 per contract. In addition to registration, if required, acceptable commercial general liability and auto liability insurance documentation must be provided at time of registration. Contractor work includes, but is not limited to, building, grading/landscaping, home improvements such as additions, roofing, siding, decks, the drilling of wells, and the installation of septic systems.
3. Each property is limited to 2 accessory buildings per lot with a combined square footage of 400 square feet. Any exceptions will have to be approved by the BCLCA Board of Directors whether the accessory buildings are currently in existence or planned for the future. A Penn Forest Township Permit must be presented and approved by BCLCA for all accessory buildings.
4. Any constructions/additions or prefabricated structures will be assessed an architectural/aesthetic/landscaping review fee of \$200.00 or less, based on the scope of the project. This fee is the responsibility of the Member of record.
5. Each Member proposing to build a dwelling and each Member who plans an improvement or addition must submit to the BCLCA the following documents for approval prior to the commencement of the work to be performed:
  - a. Township Zoning & Building Permits
  - b. A complete copy of the Member's deed, including deed covenants
  - c. Plot plan of proposed construction, including the removal of trees
  - d. An approved BCLCA driveway installation permit
  - e. A lot survey for construction of a home or addition. If the Board of Directors deems it necessary, it can also be required for the placement of a shed or accessory building.
  - f. A current dated Certificate of Liability Insurance from the contractor's insurance company.
  - g. Approval to commence work will only be given after all of the above has been returned to the BCLCA office with your check/cash and you receive a copy of the Township Building permit with the BCLCA stamp on it.
  - h. All of the above documents will be reviewed for approval or disapproval within four weeks.
  - i. Building permits must be displayed at building sites in such a manner as to be visible from the road. Members are responsible for ensuring that building contractors comply with the BCLCA Building Regulations.
  - j. As a condition of approval for a new dwelling, any addition, or a garage, the Member shall deposit with BCLCA financial security to secure completion of the new dwelling, addition, or garage in accordance with the deed covenants and these rules and regulations. In the case of a new home, the amount of the financial security shall be \$7,500.00, and in the case of an addition or a garage, the amount of the financial security shall be \$2,500.00.
  - k. Without limitation as to other types of financial security which BCLCA may approve, a performance bond issued by a bonding company acceptable to BCLCA or, Federal or Commonwealth chartered lending institution irrevocable letters of credit and

restrictive or escrow accounts in such lending institutions, shall be deemed acceptable financial security for the purposes of section J above.

- I. In the event the new dwelling, addition, or garage is not completed in accordance with the deed covenants and these rules and regulations, in addition to any other rights or remedies BCLCA may have to enforce such completion, BCLCA may enforce any corporate bond or other security by appropriate legal and equitable remedies.
6. Members must comply with State regulations regarding "wetlands".
7. All developed lots that have drainage and/or run-off problems as a result of driveway needs and all new construction will have to be reviewed by the Road Committee for the determination of drainage pipe needs at the driveway.
8. A driveway permit (\$25.00) is needed prior to paving any new or existing driveway.
9. All Members and contractors shall be required to maintain a clean site during construction. All lumber piles are to be neat and orderly at the end of the workday. All construction debris is to be removed and be placed in a dumpster, suitable container, or construction vehicle. No construction debris is to be left visible on the construction site at the end of the working day. The covering of debris with tarps is not acceptable. (See list of qualifying accessory buildings on page 27)
10. All construction sites must maintain an erosion and sediment control barrier until the construction is complete.
11. All external components of a home construction or addition construction must be completed 9 months from the date of permit issuance.
12. Prior to construction, Members and homeowners will receive a detailed plan for preparing and maintaining the site during the period of construction.
13. During any new construction, a porta-potty must be maintained on the site.
14. Members are responsible for ensuring that any damage to BCLCA roads is repaired/reconstructed according to BCLCA specifications.
15. There shall be no construction by outside contractors prior to 7:00AM or after 8:00PM Monday through Friday and prior to 9:00AM or after 7:00PM on Saturday and Sunday. No construction at all is allowed on Memorial Day, Independence Day, or Labor Day.
16. A Penn Forest Township occupancy permit shall be issued within twelve (12) months of construction commencement verifying completion of a dwelling or garage. Appeal process: The Board of Directors, at its discretion, may grant an extension.
17. Members desiring to sell their real property, i.e., lots with or without improvements, may post a maximum of three (3) "For Sale" signs or permit real estate agents to post a maximum of three (3) signs during the period when there is a valid real estate listing agreement in force. No sign can be larger than 24"x 24".
18. Building contractor and lawn care/landscaping signs are permissible only during the period the work is in progress. No contractor sign may be larger than nine (9) square feet. Building contractor signs must be removed within nine (9) months of the issuance of the building permit or at the time an Occupancy Permit is received, whichever occurs first. Exception is made for displaying of Security Systems/Monitoring signs. Members are responsible for ensuring that contractors comply.
19. The construction and use of outside furnaces for home heating are not permitted in the Bear Creek Lakes Community.
20. Any Members not in compliance with deed covenants or BCL regulations may be subject to a "Stop Work Order". See page 28 for details.
21. To cover extra administrative costs, a surcharge of two hundred fifty (\$250.00) dollars shall Be added to the fee for all permits or approvals required by the BCLCA for any type of activity or conduct, including building/construction permits, shed permits, driveway permits, and approval for tree removal, if such activity or conduct is initiated prior to application for a permit or approval.
22. In order to gain final approval for any project, the Member must provide BCLCA with a

copy of all permits required by other entities, such as Penn Forest Township, the Department of Environmental Protection, etc.

23. Due to the possible presence of unknown contaminants and/or pollutants, the use of Road Millings within the Bear Creek Lakes boundary is prohibited. It includes any millings whether mixed with any other material or covered in any way.
24. Erection of a new fence will require a BCL Permit at a Cost of \$25.00. Requirements for issuing a BCL Fence Permit will be satisfactory evidence of an Approved PFT fence permit.

### **Property Maintenance Code**

All Bear Creek Lakes properties shall be maintained to prevent deleterious effects on the community. Effects include physical appearance, safety, and public health. Violators shall be subject to penalty after a first warning and littering.

#### **The BCLCA requests that Members abate the following nuisances:**

**Litter:** No Member shall permit litter to accumulate on their property. No Member shall accumulate, permit, or store items on the property such as furniture, laundry, durable goods (refrigerators, washers, dryers, etc.), tires, automotive products, reconstruction or demolition debris.

**Weeds, grass, and vegetation:** No Member shall permit vegetation on the property to grow in such a manner as to create a nuisance. No cut brush or discarded cut vegetation shall accumulate on a property creating a fire hazard.

**Vehicles:** A junked, unregistered, uninspected, inoperative, or abandoned vehicle may not be parked, stored, or left to remain on any lot. BCLCA properties may not be used for vehicle engine repair, body repair, or painting.

### **Information**

1. All above-ground fuel tanks should be screened-in for aesthetic reasons.
2. Through the deed covenants of Bear Creek Lakes, the right to govern the removal of trees has been given to the Board of Directors. Please see page 32 for rules regarding tree removal. The Board of Directors requests that tree removal be limited to the area needed for construction or to maintain a safe environment. The effect of total tree removal on a lot can lead to flooding, eventual pollution of the lake, and other related problems.
3. The Board of Directors has approved the following definition for an accessory building: "A structure detached from a principal structure on the same lot and used for a purpose customarily incidental and subordinate to the principal structure or use."
4. Accessory buildings include the following: detached garages (built prior to 9/07), storage sheds, boat/car/RV storage, shelters, gazebos, swimming pool. Temporary structures such as fabric covered metal/wood framed structures to follow all requirements except for Township permitting.
5. All roads in the development were deeded to and are owned by the BCLCA with the appropriate right of way. The deeded road is wider than the paved cart way and the paved cart way is often not located in the exact middle of the deeded road. Before installing any fences or planting any trees or shrubs in the right of way, you should be sure where your property ends and the BCLCA right of way begins. In order to install anything in the right of way (driveways, storm water/drainage facilities) you must obtain prior written approval from the BCLCA.
6. Any fire bans enacted by the Township, County or State Emergency needs, supersedes any of the above regulations.
7. Storage units such as PODS not considered permanent structures can be maintained only for the duration of the permitted construction. Storage units for any other temporary purpose are allowed on-site for no more than sixty (60) days.

A **Stop Work Order** may be issued by any Board Member when (1) construction, alterations, or repairs ("Work") is being done without a required permit; (2) work is being done in violation of or non-compliance with a permit. The **Stop Work Order** shall state the violation or reason for non-compliance, what must be done to correct the violation to come into compliance, and that the Member has the right to appeal the Stop Work Order to the Security Committee within twenty (20) days of issuance.

The **Stop Work Order** shall be posted at a conspicuous location on the lot and a copy shall be either (1) hand delivered to the Member according to the Association's records; or (2) sent by First Class Mail to the Member according to the Association's records at the address shown in the Association's records. Notwithstanding the issuance of a **Stop Work Order**, the Member and/ or the contractor is permitted to take such action as may be reasonably necessary to secure the site and protect against harm or damage to any damage to any person or property, including the Work.

**SUBJECT:** Erosion and Sediment Control

**PURPOSE:** To protect and maintain the quality of Bear Creek Lakes, as well as all other effects of drainage within the community.

### **Rationale**

All properties, in one way or another, have an effect on the quality of Bear Creek Lakes. This effect can be through pollutants, soil erosion, and/or drainage changes. It is the responsibility of the Association to take all steps necessary to ensure a high degree of quality.

### **Rules relating to Lakefront Members**

1. All Members who own a private lakefront with sand beaches must have a bulkhead or other control material to contain the sand and limit washout into the lake.
2. All Members who own a lakefront with fine grass lawns must maintain a buffer of native grasses, vegetation, or sand with an appropriate bulkhead between the grass lawn and the normal pool level of the lake.
3. The installation of a bulkhead, shoreline stone, or dock on lakefront property must have the approval and a permit from the appropriate State agency and the BCLCA.
4. The installation or the major refurbishing of any sand beach must have the approval of the BCLCA.
5. Docks may not be put in or on the lake before March 15 and must be removed before December 1 of each year.
6. Aerators, bubblers, deicers, or circulators are prohibited.

### **Rules for all Members**

1. All projects involving excavating for landscaping projects involving earth moving, i.e., regarding or adding soil, must be approved by the BCLCA.
2. All projects involving land disturbance must have erosion and sediment controls in place until the project is completed.
3. The use of chemical treatments on lawns is prohibited due to the large number of property wells and the eventual effect on the lake.
4. All contractors working on projects must be registered with BCLCA and provide the Association with a Certificate of Liability Insurance for one million dollars (\$1,000,000).

### **Information**

Any Member found by the Board of Directors to be in violation of these rules will be contacted regarding the violation. The Board of Directors reserves the right to issue a stop-work order for non-compliance and/or issue a per-diem fine until violation has been corrected or a hearing is held.

Approved: 2008, 2018

**SUBJECT:** Rental Rules and Regulations

**PURPOSE:** To establish Rules and Regulations for Rentals

### **Rules**

1. All rental properties will pay an annual permit fee starting 9/1/2023 to cover the extra costs that BCLCA incurs to enforce rules related to rental activities and to administer the rental program. An annual fee of \$100.00 per long-term rental and \$250.00 for each registered short-term rental. These fees will be due with all new applications and upon renewal. Revenue from the rental permit fees will be used to cover administrative costs for the office staff and associated costs (i.e., printing, mailing, legal fees, etc.) to set up and manage the rental program. Violators will incur a fine of \$100.00 every 30 days, plus a \$15.00 administrative fee, from the date of notice of the violation and all violations will be reported to the Penn Forest Township Code Enforcement officials.
2. All rental operators in BCL must adopt a minimum age requirement of 25 years for the primary renter. This age restriction must be explicitly stated in all property listings, including on-line travel agencies such as Airbnb, VRBO, and Booking.com. The age requirement should be included under the "House Rules" Section of each listing.

### **Information**

Bear Creek Lakes Civic Association requires a Penn Forest Rental Permit, Penn Forest Rental License, a BCL Registration Form, and a BCL Rental Permit to operate a rental in our community. This does not transfer and does not run with the property. Each unit in BCL is allotted only 10 badges for use of the amenities.

Revised/Adopted: 2023

## **Recreation Hall Rental Procedures**

1. Stewart Hall shall only be rented by BCLCA Members in good standing.
2. The hall shall be rented for parties or groups of not more than 60 persons.
3. The hall shall be rented for social/recreational purposes only. Examples of such use are birthday, wedding, anniversary, graduation and retirement parties; family gatherings and reunions, and other social functions hosted by BCLCA Members. Stewart Hall may not be rented for any commercial activity.
4. The hall shall normally be rented for a period of time not to exceed six (6) hours. Arrangements may be made so that set up or decorating may be done in advance.
5. No overnight rentals will be permitted. There are no sleeping facilities and limited restroom facilities on the premises.
6. Persons desiring to rent the hall for private functions will complete and sign a rental agreement, available in the BCLCA office, and pay required fees. The current rental fee is \$75.00, along with a refundable security deposit of \$75.00. The above-stated rental fee and deposit will be waived for non-private functions that are open to all BCLCA Members and do not collect a fee or donation.
7. Any adult group (18 or older) scheduled on a regular basis and involving a fee or donation for the activity will be charged a rental of \$5.00 for each day scheduled.
8. Prior to the refund of any security deposit, the hall must be cleaned and left in good order and shall be inspected by a BCLCA Board Member.
9. Lessor reserves the right, in its sole discretion, to require a certificate of insurance.
10. Any other BCLCA group that wants to use Stewart Hall on a scheduled basis needs the approval of the Board of Directors.
11. Furniture may not be borrowed or removed from Stewart Hall.
12. Smoking or vaping is not permitted in Stewart Hall.

### **Information**

1. The schedule available for rentals will be determined in February after the Recreation Committee has set up their activities for the year.
2. Rentals may be made 12 months in advance with the appropriate deposit.

## **BCLCA Tree Preservation Rules**

In order to administer the following deed covenant requiring written permission of BCLCA prior to removal of any trees on properties in Bear Creek Lakes:

*8) Grantees agree not to clear brush, trees, or anything else of an inflammable nature, without first obtaining written permission of grantor (BCLCA) to do so."*

1. Clear cutting any lot without the written permission of BCLCA is expressly prohibited. A minimum fine of \$10,000.00 shall be imposed on any Member who violates this provision.
2. All BCLCA building applications shall include information about tree removal restrictions.
3. Trees may not be removed in the set-back areas or in BCLCA's roadway easement, except for the minimum necessary to provide egress/ingress.
4. A sufficient area may be cleared of trees for house construction, sand mound, and driveway and as a border, not to exceed twenty feet, around the house.
5. If the construction process requires additional trees to be removed, those trees must be identified in advance and replaced with a minimum two-inch diameter sapling within six months of construction completion.
6. Members who own an existing house lot, who want to remove trees for any purpose, including those dead or dangerous, shall submit a tree-removal application showing trees to be removed. The Association may, at its option, require replacement of trees removed at other locations on the lot upon mutual agreement as to location.

### **Definitions**

- A "tree" has a minimum trunk diameter of four inches at a height of thirty-six inches above ground.
- "Clear cutting" shall be defined as the removal of more than 50% of the trees within a lot's interior (i.e., within the lot's set-back lines) and/or the removal of any trees within fifteen feet (15') of the lot's boundary lines, except for the minimum necessary to provide egress/ingress.
- "Clear cutting" includes both:
  - (1) The removal of more than 50% of the trees within a lot's interior (i.e., within the lot's set-back lines) and it also means
  - (2) The removal of any trees within fifteen feet (15') of the lot's boundary lines, except for the minimum necessary to provide egress/ingress.

**Note:** It is the intent of the Board of Directors to utilize any fine revenue derived from the enforcement of this rule to mitigate storm water issues.