



POCONO FARMS EAST ASSOCIATION, INC.

RULES

AND

REGULATIONS

LAST REVISED JANUARY 18, 2025

3170 HAMLET DRIVE, TOBYHANNA, PA 18466

PHONE: 570-895-4517

E-MAIL: PFARMSEAST@YAHOO.COM

WEBSITE: WWW.POCONOFARMSEAST.NET

Table of Contents

Article 1 - Definitions	1
Article 2 - Association's Authority	1
Article 3 - General Rules	2
Article 4 - Architectural and Building Regulations	3
4.1 Authority	3
4.2 Purposes and Duties.	3
4.3 Application	4
4.4 Designated Committee	4
Article 5 - Building Restrictions and Requirements	4
5.1 Permitted Buildings	4
5.2 Sewage Disposal System	5
5.3 Front, Side and Rear Yards	5
5.4 Driveways and Access	6
5.5 Culverts	6
5.6 Temporary Occupancy	6
5.7 Building Permits	6
5.8 Excavation	6
5.9 Tree and Brush Removal	7
5.10 Fences	7
5.11 Signs	9
5.12 Fuel Storage Tanks	9
5.13 Clotheslines	9
Article 6- Guests and Tenants	10
6.1 Homeowner Responsibilities.	10
6.2 Tenant Policy	11
6.2.1 Long Term Rental Unit (30 days or more)	11
6.2.2 Short Term Rental Unit (29 days or less)	11
Article 7- Motor Vehicles	11
7.1 Definition.	11
7.2 Boats.	12
7.3 Prohibited Vehicles	12
7.4 Safety	12
7.5 Parking Restrictions	12

7.6	Speed Limits	12
7.7	Compliance with State Laws	12
7.8	Vehicle Abandonment	12
7.9	Commercial Vehicles.....	12
Article 8- Pets and Animals.....		13
Article 9 - Leisure, Recreation and Sports Activities		13
9.1	Restrictions	13
9.2	Prohibited Activities.....	13
9.3	Basketball Hoops.....	13
9.4	Pools.....	13
Article 10 - Environmental Policy.....		14
10.1	Unightly Lots.....	14
10.2	Property Maintenance.....	14
10.3	Trash Dumping.....	14
10.4	Reward.....	14
10.5	Outside Burning.....	14
10.6	Outdoor Cooking.....	14
10.7	Lot Clearing	14
10.8	Dumpsters.....	14
10.9	PODS	15
Article 11 - Nuisance Policy		15
Article 12 - Enforcement.....		15
12.1	Citations/Appeals Committee.....	15
12.2	Complaint.....	15
12.3	Due Process Procedures	15
12.4	Payment of fines	17
Article 13- Penalties.....		17
13.3	Fine Schedule	FINE SCHEDULE 1
13.4	Fee Schedule.....	FEE SCHEDULE 1

RULES AND REGULATIONS

POCONO FARMS EAST ASSOCIATION, INC.

As amended and adopted by the Board of Directors

Last Revised December 21, 2024

Article 1 - Definitions. When they appear in bold type in these Rules & Regulations, the following words have the special meaning defined in this Article.

1.1 **Association** means **POCONO FARMS EAST ASSOCIATION, INC.**, as defined in Article II, Section of the By-Laws.

2.1 **By-Laws** means the **By-Laws** of the **Association**.

3.1 **Declaration or Covenants** means the Declaration of Covenants, Conditions and Restrictions applicable to the properties recorded in the Office of the Registrar of Deeds of the County of Monroe, as defined in Article II, Section 6 of the **By-Laws**.

4.1 **Development** means the community and development of **POCONO FARMS EAST** in general, and shall include all property, however owned, situated within the community and development boundaries.

5.1 **Member (Homeowner or Property Owner)** means those persons as described in Article IV, Section 2 of the **By-Laws**.

6.1 **Association Roadways** are Pont Road, Lewis Crown cul-de-sac, Bristol Court, the bottom end of Oberon Road, and Carriage Lane from Phaeton Road to the dead end.

7.1 **Fine(s)** means a penalty or fee imposed for violation of these Rules and Regulations.

Article 2 - Association's Authority

2.1 The Development is a community development of land and each lot in the Development is a part of the general development scheme. The authority of the **Association** to make and enforce the following Rules and Regulations is derived from Covenant No. 12 of the Declaration on file in the Office of the Recorder of Deeds of the County of Monroe and as it appears in Deeds of Conveyance from the developer. All lots in the Development are sold subject to said **Declaration**, which runs with the land.

2.2 The **Association's** authority is derived from its non-profit corporate charter on record with the PA Department of State. Further authority to make and enforce such Rules and Regulations is derived from the **By-Laws**, namely:

A. Article 9, Section 9.1, which states: "The Board of Directors" shall have the power to:

(1) adopt and publish rules and regulations governing the use of the common areas and facilities and the personal conduct of the **Members**, their families and guests thereon and to establish penalties for the infraction thereof;

(2) suspend the voting rights and rights to use the recreational facilities of a **Member** and his or her family during any period in which such **Member** shall be in default in the payment of any dues and assessments, levied by the **Association** pursuant to the authority granted by these **By-Laws**. Such rights may also be suspended after notice and hearing for a period not to exceed sixty (60) days for infraction of published rules and regulations."

(3) permits will only be issued by Management if **Member** is in good standing.

B. Article XII, Section 1, which states:

"The Board of Directors on behalf of the **Association** shall adopt and promulgate membership dues and assessments, **fin**es and other charges against the lots and owners thereof, which shall be used to defray the costs of operating, maintaining, repairing, constructing and replacing the amenities and common areas, including roads and other costs and expenses incurred by the **Association** including salaries, and to achieve and further the **Association's** purposes. The Board of Directors may increase the annual dues and assessments subject to the approval of a majority of the **Members** present in person or by proxy at any annual or special meeting".

2.3 These Rules and Regulations are in addition to or modify, and in no way supersede, the provisions of the **Declaration** applicable to the **Development**, or the **By-Laws**.

Article 3 - General Rules

3.1 The **Association** premises are restricted solely to **Members** in good standing, their tenants and guests.

3.2 The Board of Directors shall have the power to suspend the rights or privileges of membership and assess **fin**es and otherwise penalize or sanction any **Member** for conduct which, in its opinion, may endanger the welfare, interest or character of the **Association**, or for any violation of **Association** Rules and Regulations and the **Declaration of Covenants**. Any such suspension shall not relieve the **Member** from payment of any and all dues, assessments, **fin**es and other charges levied by the **Association**.

3.3 **Members** are responsible for any damage, vandalism, **fin**es or indebtedness caused by themselves, their dependents and minor children, their contractors, agents and guests, and the tenants and occupants of their property, and further shall be held responsible for any removal of or damage to the **Association's** property caused by those stated herein.

3.4 The Board of Directors has the power to require such **Member** to make reparation for physical damage to **Association** property and, furthermore, may establish a time limit within which reparation shall be made.

3.5 All **Members** must be registered with the **Association**. Each **Member**, who is not a full-time resident of the Development, shall provide the **Association** with any other residence addresses, including that within their domicile, and shall promptly and regularly notify the **Association** in writing of any change thereof. Since it is the **Member's** duty to keep the **Association** current with the **Member's** residence address, there is no excuse or defense of lack of notification of any events or **Association** actions, or any of the **Member's** rights or privileges, or any of the **Member's** obligations, because the **Association** did not have such current address of the **Member**. Failure to register as a new owner may result in a \$250 Fine.

3.6 Verbal or physical threats, abuse or harassment of the **Association** staff, agents and/or **Members** is prohibited. **Members**, tenants and guests are expected to conduct themselves in a civil, courteous and polite manner at all times.

3.7 The **Association** may close certain amenities/common areas from use and impose curfews for use of amenities/common areas, for health, safety and/or welfare reasons.

3.8 Upon completion of a dwelling in the Development, or when a Certificate of Occupancy is secured, it is mandatory that the **Member** conspicuously display his/her lot number so that police and other emergency personnel and the Committee may readily identify the premises.

3.9 Uninvited vendors or solicitors are not permitted within the Development without the express written permission of the Board of Directors.

Article 4 - Architectural and Building Regulations

4.1 Authority. Covenant No. 9 of the **Declaration** provides that no building or structure shall be erected upon the premises without first obtaining approval of the location, elevation, plan and design by the Seller. By Transfer Agreement dated January 1, 1986, Pocono Hickory Lane, Inc., successor to the Seller, transferred its right to approve such building plans to the **Association**, effective January 1, 1992.

4.2 Purposes and Duties. In accordance with the foregoing authority, the purposes of these guidelines and the duties of the **Association** include, but are not limited to the following:

A. To set certain minimum standards of design and construction for the purpose of maintaining and enhancing the aesthetic value of homes in the **Development**, and to preserve and protect the natural beauty and property values of the **Development**.

B. To ensure that all local and state building codes are enforced, if applicable. The codes promulgated by Building Officials and Code Administrators International (B.O.C.A.) as amended, shall govern in the event of disputes.

C. To ensure that all local and state codes, including zoning and sanitary codes are enforced where applicable to the **Development**.

D. To provide for the issuance of permits.

E. To fix a fee schedule; said schedule to be available to all interested parties upon request.

F. To provide for the inspection of all building sites and surrounding areas.

G. To determine requirements for restoration of any on-site or offsite damage.

H. To provide penalties for violations of the within stated rules and regulations.

4.3 Application. These rules and regulations shall apply to all construction of any kind undertaken in the **Development** including septic system installation and repairs, except as specifically exempted below. **Association** Permits shall NOT be required for:

A. Exterior repairs that do not alter or enlarge the existing structure.

B. Re-Roofing.

C. Repainting or applying new siding.

D. Interior work of any kind.

E. Landscaping.

4.4 Designated Committee. Management, and if needed two Board **Members** forming a Designated Committee, shall have primary responsibility for approving the new buildings proposed to be constructed within the **Development** in accordance with the **Declaration** and these **Rules and Regulations**.

Article 5 - Building Restrictions and Requirements

5.1 Permitted Buildings. All homes constructed within the **Development** are restricted to SINGLE FAMILY dwellings, to be used for residential purposes only. No building shall be erected, altered, renovated, placed or permitted to remain on any lot or combination of lots other than: no more than two (2) auxiliary structures can be included on any lot to include a garage, shed, gazebo and carport.

A. Dwelling. One detached single-family dwelling, not to exceed two and one-half stories (35 feet) in height. Dwelling must contain a minimum of 1,200 square feet floor space. For the purpose of these rules and regulations, floor space shall be defined as space inside residence designed for and finished as living accommodations. Basement, attached garage, carport, breezeway, deck, porch and other areas similarly related to the dwelling shall NOT be included in determining floor space.

B. Garage. All detached garages constructed in Pocono Farms East shall be limited to a maximum height not to exceed 18 feet from the ground level and all setbacks will be governed by the PFE Rules and Regulations and said pertinent structures shall not be used as a dwelling or for dwelling purposes.

C. Shed (storage, garden, tool, etc.). A PFEA Permit is required at no cost. One per lot or combination of lots. Outside base dimensions shall not exceed 160 square feet and height shall not exceed 12 feet. **Violation of this Rule shall result in a fine of Two Hundred Fifty (\$250) Dollars. In addition, sheds not conforming to PFE regulations must be removed.**

D. House Number All homes are required to post their house number in a prominent position, to be seen clearly from road as per Township regulation.

E. Businesses. No business activities or commercial enterprises of any kind, e.g., auto repair, beauty salons, small engine repair, etc., shall be operated out of such homes, or upon any part of a **Member's** property whatsoever, or by any **Member** upon the **Association** property. **Violation of this Rule shall result in a fine of Five Hundred (\$500) Dollars.**

5.2 Sewage Disposal System. Sewage disposal systems shall be constructed in accordance with Coolbaugh Township Sewage Disposal System Codes. The **Property Owners** of individual lots shall apply for a sewage permit with Coolbaugh Township. The County and/or the Township or their agents shall have the right to enforce **Covenants 1 and 2 of the Declaration** if the **Association** fails or is unable to enforce the **Covenants**. Drain beds shall be covered with grass or ground cover for aesthetic reasons and to prevent erosion of the earth walls that can lead to failure of the system. This regulation is subject to Township Sewage Enforcement Officer rulings. The sewage disposal system (septic system) must be maintained, cleaned, and repaired pursuant to Township's ordinances and regulations. **The sewage disposal system (septic system) must be maintained, cleaned and repaired pursuant to Township's ordinances and regulations.**

5.3 Front, Side and Rear Yards. All buildings shall be constructed within the following building lines on each lot:

A. In Pocono Farms East Sections 1 through 9: Front Yard - 40 feet, Side Yard - 12.5 feet, Rear Yard for main building - 50 feet, Rear Yard for accessory building - 12.5 feet. Combined side yard for accessory buildings - 50 feet. All lots shall be subject to a utility Easement and Drainage Easement over the ten feet adjacent to all streets and right-of-ways and the five feet adjacent to all other lines. Corner lots shall be subject to a sight and roadway easement over a triangle, the legs of which are thirty feet measured along the street right-of-way lines, from their point of intersection. These lot easement areas must remain open and unobstructed, and be free from any improvements and encroachments therein.

B. In Carriage Estates: Front Yard - 50 feet, Side Yard - 12.5 feet, Rear Yard for main building - 50 feet, Rear Yard for accessory building - 12.5 feet. Combined side yard from accessory buildings - 50 feet. All lots shall be subject to a utility Easement and Drainage Easement over the ten feet adjacent to all streets and right-of-ways and five feet adjacent to

all other lot lines. Corner lots shall be subject to a sight and roadway easement over a triangle, the legs of which are thirty feet measured along the street right-of-way lines, from their point of intersection. These lot easement areas must remain open and unobstructed, and be free from any improvements and encroachments therein.

5.4 Driveways and Access

A. In accordance with the original plot plan and surveys of the Development, no driveways shall have access onto Rob Roy Drive or Kings Way, without obtaining Coolbaugh Township's permission. Driveways entering onto Coolbaugh Township roads shall require a Township driveway permit.

B. No driveway shall be constructed in a manner that will interfere with roadway drainage patterns. Refer to Township Ordinance Book, Chapter 21, Paragraph 207.

C. Access to any property for excavation and construction of septic system, foundation and building shall be limited to the driveway(s) indicated on the plot plan filed with their permit application.

D. Between each property line, there is a five (5) foot utility easement. In front, there is a ten (10) foot utility easement.

5.5 Culverts. Culverts are the responsibility of the **PROPERTY OWNER**, and are to be maintained, cleaned and kept unobstructed so the water will flow freely and avoid unnecessary flooding. There shall be no dumping or raking of leaves into the culverts. **Fine of Fifty (\$50) per incident.**

5.6 Temporary Occupancy. Only completed dwellings, for which a Certificate of Occupancy has been issued by Coolbaugh Township, shall be used for a residence. No vehicle, structure or thing, such as a van, trailer, tent, recreation vehicle, motor home, mobile home, basement, uncompleted house, shed, shack, playhouse, garage, barn, or other out-building shall be used on any lot at any time to any extent as a residence either temporarily or permanently. **Violation of this Rule will result in a fine of Five Hundred (\$500) Dollars.** (9/15/2018).

5.7 Building Permits. No building or structure shall be erected upon the premises without first obtaining the Building Site & Permit Inspector's and/or Architectural Control Committee's written approval (permits) as to location, elevation, plan and design. Such approval or disapproval shall be given within fifteen (15) days after the same has been submitted to the **Association**. This decision is appealable.

5.8 Excavation. No excavation shall be conducted on a **Member's** property except for the purpose of building thereon and only at the time when building operations are to commence. No earth or sand shall be removed from such property except as part of such excavation, without the written consent of the **Association**. The exterior of the building or structure must be completed within six (6) months after building operations commence. If not completed, the **Association** will require a permit reapplication, to be submitted in writing prior to the expiration of the initial permit, extending the permit for an additional four (4)

months. The expense for such action shall be charged against such **Member** and/or contractor. **Violation of this Rule will result in a fine of Five Hundred (\$500) Dollars.**

5.9 Tree and Brush Removal. A **permit** must be obtained from the Building Site and Permit Inspector and/or Architectural Control Committee prior to tree removal or lot clearing. There is no charge for this permit. No **Member** shall clear any lot or lots of trees and brush except for the purpose of building thereon and only at the time when building operations are to commence. Only the area required for structures, septic systems and driveways shall be cleared of trees.

Excessive or unnecessary tree removal shall be a violation of the intent of this regulation. **Violation of this Rule will result in a fine of Five Hundred (\$500) Dollars per tree.** (9/15/2018). **Owners must replace all trees removed without a permit at their cost in accordance with the replant policy.** *IS there written Policy*

5.10 Fences. All property lines shall be kept free and open. All fences must be in compliance with the PFE fence installation guidelines.

Homeowners may enclose a portion of their property for security or a play area for their children. Only three (3) sides may be used as the permitter, the house is used as the fourth side, per Coolbaugh Township. (RESTRICTIONS: Property lines cannot be included in these constructions. Permits and plot plans are required (NO FEES, except as designated below).

PERMITTED FENCING: Five (5) types of fencing are permitted:

1. Corral
2. Chain link
3. Decorative chain link (1 strand only)
4. Lattice
5. Open picket; limited to 2' apart

NON-PERMITTED FENCING:

1. Chain Link (more than 1 strand)
2. Spite (overly tall fence, trees, hedges, or bushes)
3. Barbed wire
4. Solid stockade or picket
5. Plastic interwoven of all fencing

HEIGHT:

Fencing of all types cannot exceed four (4) feet in height (except dog runs 6 feet to 8 feet).

CORNER FENCING:

Corner fencing must conform to all restrictions, utility easements, guidelines and cannot exceed ten (10) feet in length of each leg.

PERIMETER FENCES:

All perimeter fences shall be subject to a utility easement over the ten (10) feet adjacent to all streets and ways and five (5) feet adjacent to all other sides (Item #2 of the **Declaration of Covenants**).

1. Perimeter (boundary) fencing construction will be by permit, plot plan and a non-refundable Fifty (\$50) Dollar fee. These all must be submitted to the **Association** before construction begins. Permits and plot plans for all fencing is required to allow reference for future permits.

A. There will be two (2) steps of inspection:

1. All corner and gate posts must be imbedded into five (5) inches of concrete and must be inspected before filling or any improved changes.

2. A final inspection upon completion of fencing must be made. This inspection must correspond to the original plot plan.

B. The criteria for fencing includes the following:

1. The finished side of the fencing must face out.

2. Fencing must be maintained at all times. Any fence that leans, becomes detached, rotted, dismantled or unsightly must be repaired. If this does not occur, the permit will be revoked and the fence must come down. This applies to any pre-existing fence or to new applications. Any property owner not repairing such fence within the time frame determined by the Building Site and Permit Inspector or Management and/or Designated Committee will be issued a citation. **If repairs are not made, Property Owner will be fined One Hundred (\$100) Dollars.**

3. Any dispute between neighbors regarding fencing, must be settled between the parties. The **Association** will not become involved in any disputes.

4. Any person or **Property Owner** erecting a fence without the proper permit will be **fined Five Hundred (\$500) Dollars and the fence must come down.**

5. Any person or **Property Owner** altering or not following the original plot plan in the construction of the fence will be **fined Five Hundred (\$500) Dollars** and they will be required to return the fence to the original plan (Any changes must be submitted to the Management and/or Designated Committee prior to construction).

6. The **Association** will not assume responsibility for any damage to fencing during snow plowing activity. All permits, inspections and records regarding fencing will come under the authority of the permit inspector.

5.10.1 Decking refers to raised recreational space 30" off ground as per Township rules.

5.10.2 Landscaping / screening consists of other spatial designs in the yard for privacy or dogs.

A. Plot plans are to be submitted to PFEA for a permit. The cost for a screening permit will be \$50.00.

5.11 Signs. No signs for advertising purposes shall be erected or maintained on the premises or on any buildings on the premises. The following signs are permitted, provided they are freestanding signs and do not conflict with the **Declaration of the Covenant**.

A. Builder's identification sign not over 3' X 3', only during construction. Sign must be removed upon completion of structure.

B. Temporary signs giving directions to events such as yard sales, etc. Such signs must be neat and must be removed at completion of event. Cost of removal by maintenance personnel of signs more than 72 hours old will be charged to **Member** responsible for event.

C. "For Sale" signs may be posted on the front of the premises after obtaining an **Association** permit at a cost of Twenty-Five (\$25.00) Dollars per year. The "For Sale" signs must not exceed 24 inches wide by 36 inches long and inserted in the ground. **Violation of this Rule will result in a fine of Fifty (\$50) Dollars.**

5.12 Fuel Storage Tanks. Every permanently installed fuel storage tank on any residential lot shall be screened in with material such as lattice or shrubbery, but the top **MUST** be exposed for safety reasons. **Violation of this Rule will result in a fine of One Hundred (\$100) Dollars.**

5.13 Clotheslines. Only one (1) clothesline shall be erected on the property. Clotheslines shall not be erected on the property in the front of any home in the community, nor facing any road (except where it is unavoidable because of site location). Clotheslines must be erected in a location that provides minimal aesthetic disturbance to the environment.

5.14 Contractor's Conduct. Tree stumps, branches and associated items and debris are to be removed from the Development within 48 hours. If cleanup of a lot is not completed, a minimum Five Hundred (\$500) Dollar fine shall be assessed by the **Association** to pay for such clean up. If bill for cleanup is more than Five Hundred (\$500) Dollars, the contractor will be responsible for any additional charges.

5.15 Contractor's Working Hours. Each **Member** and builder shall comply with all applicable governmental and **Association** building, fire and safety codes and other jurisdictional requirements and standards. Each **Member** and builder shall acquire and comply with all appropriate permits of the **Association** or any governmental or jurisdictional authority.

A. Construction vehicles with tracks are prohibited from driving on any road easement within the development.

B. Construction equipment and materials must be parked or stored:

(1) off the road so as not to hinder free passage of traffic.

(2) on **Member's** property where construction is taking place or on adjoining lot with written permission of the adjoining lot owner. Common areas may not be used for storage, disposal or access.

(3) all contractors including those hired by the **Association** SHALL NOT park any of their equipment anywhere on PFEA property during the winter months, or after their projects are completed for the year.

C. To minimize damage to the **Association's Roads**, road easements and common areas, rough driveways must be installed before any other construction, including clearing of lots, may commence.

D. Roads and road easements must be cleaned and restored to their original condition prior to request for return of clean-up deposit from the Management and/or Designated Committee.

E. Contractors' and builders' working hours are allowed Monday through Friday from 7:00 a.m. to 6:00 p.m. and on Saturday from 7:00 a.m. to 4:00 p.m. Absolutely NO working hours are allowed on SUNDAYS and/or NATIONAL HOLIDAYS: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day and Christmas Day. **Any contractor and/or builder in violation will be fined Five Hundred (\$500) Dollars per incident.**

5.16 Contractor's Violations Any contractor in violation of these Rules and Regulations shall subject the **Property Owner** for whom the contractor was hired to **finer** and penalties or sanctions therefore. The contractor and the **Property Owner** who hired him shall be held liable for repairs to the **Association** owned **Roads** and road easements damaged by the contractor as a result of such violation. If such **Property Owner** or contractor fails to pay the **Association** the full amount of said damages, the contractor may lose his right to do future work for **Property Owners** within the **Development** and shall be subject to any and all other legal and equitable remedies.

5.17 Contractor's Site Maintenance. All contractors are required to maintain a clean and safe worksite at and about the property. Any such site found in violation may subject the **Property Owner** for whom the contractor is working to a **fine of Five Hundred (\$500) Dollars for each incident.** Each building site must have a "porta-potty" in place at the beginning of work. The "porta-potty" must be removed once a Certificate of Occupancy is obtained from Coolbaugh Township. Violation of this rule will be subject to a **fine of Twenty-Five (\$25) Dollars per day.**

Article 6- Guests and Tenants

6.1 Homeowners are fully responsible, financially and otherwise, for the conduct of, and any damage caused by, their tenants, guests and contractors. **Homeowners** are required to provide their tenants with a copy of these RULES AND REGULATIONS upon renting and

13.3 Fine Schedule.

1. Article 3.5 Failure to register as owner with association - \$250
2. Article 5.C: Shed exceeding 144 square feet - \$250
3. Article 5.E: Operating a business in PFE - \$500
4. Article 5.5: Failure to clean culvert - \$500
5. Article 5.6: Occupying a structure without a C/O - \$500
6. Article 5.8: Excavation without a permit - \$500
7. Article 5.9: Tree removal without a permit - \$500 per tree, plus replacement
8. Article 5.10.1.B.2: Fencing in disrepair - \$100
9. Article 5.4: Erecting a fence without a permit - \$500
10. Article 5.5: Erecting a fence after altering the original plan - \$500
11. Article 5.11.C Erecting a For Sale sign without a permit - \$50
12. Article 5.12 Failure to cover a propane tank - \$100
13. Article 5.14 Contractors conduct – Minimum of \$500
14. Article 5.15.E Contractor working during prohibited hours - \$500
15. Article 5.17 Failing to maintain a clean and safe worksite - \$500
16. Article 5.17 Failing to remove a porta-potty upon receiving C/O - \$25 per day
17. Article 6.2 Failure to register as a rental unit by January 15 (LTR) - \$500
18. Article 6.2.1.1 Failure to timely register long term tenant or supply lease LTR)- \$500
19. Article 6.2.2 Failure to register as a rental unit by January 15 (STR) - \$1,500
20. Article 7.2 Failure to cover boat - \$50
21. Article 7.3 Operating non-registered vehicle in PFE - \$50 (1st offense)
22. Article 7.3 Operating non-registered vehicle in PFE - \$100 (2nd offense)
23. Article 7.5.B Parking overnight on Association roads - \$50
24. Article 7.5.C Parking on Association roads during a snowstorm - \$100
25. Article 7.5.D Vehicles must be parked on owners property - \$50 per vehicle
26. Article 7.8 Unregistered vehicle - \$20 per day
27. Article 7.9 Commercial vehicle parked in driveway - \$20 per day
28. Article 9.1 Loaded firearms or bows carried in development - \$500
29. Article 9.2 Prohibited leisure, fireworks, recreational and sports activities - \$500
30. Article 9.3 Basketball hoop on Association roads - \$25
31. Article 10.2 Unsightly property - \$100
32. Article 10.2 Trash cans not screened from view (other than collection day) - \$50
33. Article 10.3 Trash dumping - \$300
34. Article 10.5 Prohibited outside burning - \$500
35. Article 10.7 Lot clearing without a permit - \$500
36. Article 10.9 PODS on property without a permit - \$25 per day
37. Article 11.1 Nuisance Policy/noise disturbance - \$200
38. Article 11.4 Destruction/defacing/removal of common property - \$50

COOLBAUGH TOWNSHIP CODE OF ORDINANCES can be found at
<http://www.coolbaughtwp.org/ordinances>

13.4 Fee Schedule

Dues (annually)

Improved Units **\$155.00**

Unimproved Units **\$110.00**

Building Permits:

Review of Plans (new construction) **\$500.00**

Review of Plans (additions/improvements) **\$100.00**

Review of Plans (fence) **\$50.00**

Review of Plans (deck) **\$100.00**

Review of Plans (shed) NO CHARGE

Portable on demand storage (PODS) NO CHARGE

Tree Removal NO CHARGE

Dumpster permit (no charge)

Late Penalty: (1.25% per month) PLUS

Administrative / Delinquency Fee (April 1) **\$25.00**

PA Planned Community Compliance Certification:

Resale Certificate **\$300.00** (10-day service)

Resale Certificate **\$400.00** (3-day service)

Transfer Fee:

Improved Units (100% of prior year dues) **\$155.00**

Unimproved Units (50% of prior year dues) **\$77.50**

Clubhouse Rental Fee:

Room Rental **\$250.00** (Six hours including set up and cleanup)

Extra hours or part thereof \$25.00

Security deposit **\$125.00** (separate check)

Return Check Fee: \$25.00

Tenant Registration Fee:

\$200.00 Annually for long term rental unit

\$800.00 Annually for short term rental unit

LTR Annual Rental Unit Fee **\$250.00**

STR Annual Rental Unit Fee **\$800.00**