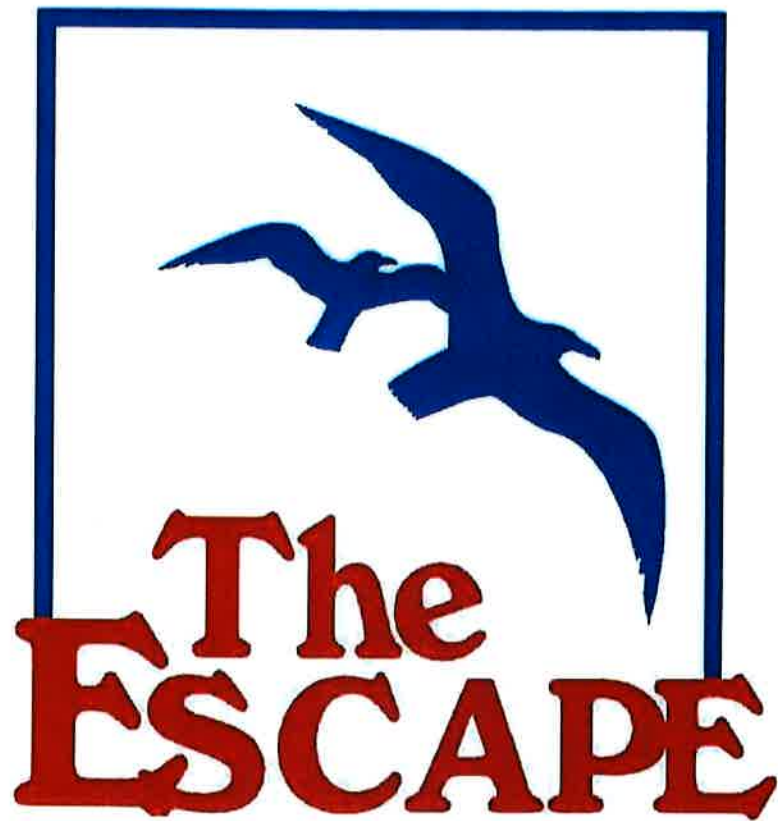


Escape Property Owners Association, Inc.

RULES and REGULATIONS



Amended: August 8, 2020

Escape Property Owners Association, Inc.
Rules and Regulations
Effective August 8, 2020

ALL PROPERTY OWNERS themselves are responsible for violations, fines, etc., of any guests, individual(s) renting or in any way using said property or facilities through said Property owner.

ANY INFRACTION OR SAFETY ISSUE not listed will be subject to a fine as determined by the Manager/Board of Directors.

VIOLATION OF THE RULES AND REGULATIONS may result in the suspension of the use of amenities, to be determined by the Manager/Board of Directors.

APPEALS - Anyone receiving notice of a fine may appeal such fine to the Grievance/Appeals committee by notifying the EPOA office in writing of such intent. An appeal must be filed within 15 days of notice of a fine. The appeal will be acknowledged within 15 days. A hearing will be scheduled as soon as possible. If you cannot make the scheduled hearing you may request one (1) continuance. If you do not show for the grievance hearing scheduled without notice you will be found guilty.

The Escape POA, Inc. enforces PA Crimes Codes. ALL VIOLATIONS that are against Local, State or Federal laws will be reported to the appropriate authorities.

ABANDONED VEHICLES: No unregistered, uninsured or non- inspected private motor vehicles shall be stored or maintained on owner's property or any part of the Escape property. **Fine \$100.00** Vehicles abandoned on Escape common areas will be towed immediately at owner's expense. Fitted covers allowed. No tarps allowed. **Additional fines of \$25.00 per week will be assessed until the vehicle is removed up to \$500.00.**

No abandoned, discarded, or junked equipment, watercraft or recreational equipment or other material shall be placed upon or permitted to remain upon an owner's property. **Fine \$100.00. Additional fines of \$25.00 per week will be assessed until the vehicle is removed up to \$500.00.**

ARCHITECTURAL GUIDELINES Property owners must be in good standing prior to submitting an **Architectural Application** to the Architectural Committee. **It is suggested that you submit an EPOA application, for preliminary review, before acquiring professional surveys or architectural plans.**

Once EPOA provides **preliminary approval**, property owners must contact the local township and apply for a permit, for final submission of the EPOA Architectural Application. All applications and permits must be approved before commencing with any new construction or exterior improvements to your property. Property owners are responsible for acquiring the following documents prior to planning or submitting your exterior project or new construction. Refer to these documents to ensure compliance with rules, regulations & building codes.

- **EPOA Architectural Control Guidelines.** Available at the office
- **Township Zoning and building codes. Contact your township.**
- **EPOA Deed (covenants) “Restrictions pertaining to lots in The Escape”.** Available at the office.
 - Greentown Township: Deed book #1014 Pages 036 through 045. Dated November 15, 1985.
 - Palmyra Township: Deed book #1014 Pages 046 through 053. Dated November 15, 1985.

All Deed “Restrictions Pertaining to lots in The Escape”, Township and EPOA rules & codes must be adhered to.

Once the EPOA Architectural application has **final approval**, the homeowner will be provided an **Architectural approval place card** to be displayed in a window of the home or on a post for new construction, visible from the road prior to any work being performed. **Fine \$250.00**

If work is started prior to obtaining and displaying a signed architectural approval place card in the window of your home, you will be issued a stop work order. All work must be stopped at that time until you have received and posted the appropriate approval place card.

Contractors must be registered with the State of Pennsylvania and provide the Escape Office with proof of insurance prior to initiating any exterior work.

Projects not complete Twelve (12) months from application approval will be **fined \$250.00 per month** until project is completed. Requests for extension of these twelve months, for force majeure events, must be filed in writing with the Architectural Committee.

Township Setbacks: Always Refer to township setbacks & rules as they are subject to change.

- **Palmyra Township:**
 - **Front** (from edge of road) 25 feet. Side 10 feet. Back 10 Feet.
 - **Height** 30 feet.
- **Greentown Township:**
 - **Front** (from edge of road) **under** ¼ acre, 25 feet. **Side** 10 feet. **Rear** 10 feet.
 - **Front** (from edge of road) **over** ¼ acre, 40 feet. Side 15 feet, Rear 25 feet.
 - **Height** would be two story buildings.

Township Home types: Described on Deed “Restrictions pertaining to lots in The Escape”.

- Greentown Township: Pike County Deed book #1014, Pages 036 through 045. Dated November 15, 1985.
- Palmyra Township: Pike County Deed book #1014 Pages 046 through 053. Dated November 15, 1985.

Fences: No higher than 4 feet. No fence or wall shall extend beyond the front building line of a lot on which it is located; however, in the case of a lot with more than one street frontage, a fence not exceeding four feet in height may be erected within the front yard(s) which do not include the main entrance (front door) of the home so long as the fence is set back at least five feet from the ultimate right-of-way (edge of road).

Culvert Pipe: Minimum diameter 15 inch.

Retaining Walls: Any retaining wall over 4 ft high must have township permit

Property Lines: It is the responsibility of the property owner to confirm professionally surveyed property lines.

- New homes, sheds, garages, fences, driveways, building extensions, etc. **that may infringe on a property line or setback**, must be approved through a township variance application process.

Exterior colors are subject to approval by the Architectural Committee and Board of Directors.

Escape POA employees and/or Architectural committee member's reserves that right to enter your property to inspect the approved project or building at any time to verify compliance with approved township permits and architectural applications. EPOA also reserves the right to issue stop work orders if project is out of compliance.

Any structure (carport, shed, garage, out building, fence, retaining wall, etc.) built without township permit and/or EPAO approval and does not conform to township and/or EPOA rules & regulations will face possible mandatory removal or relocation of the structure, fines and/or civil action.

All township zoning & building codes in Palmyra and Green Township are controlled by the townships.

Property owners who do not comply with the rulings of EPOA or township will be **fined \$250.00 per monthly until rectified.**

AUDIO DEVICES/NOISE: The operation of audio devices in a manner as to disturb other individuals is prohibited. No unruly noise is permitted after 11:00 pm or before 7:00 am. Noise or nuisance ordinances imposed by Palmyra or Greene Township or Pike County will be enforced. **Fine \$100.00**

BOAT/JET SKI DOCKS: Boat slips/Jet Ski ramps are to be used, rented, or owned by Escape Property Owners only. The EPOA is responsible for and owns all dock sets. The following rules must be observed:

- a) All watercraft utilizing the slips/ramps must be registered with the office and possess a current EPOA sticker, a copy of current boat registration, boat liability insurance, and a registration form. Boat registration sheets that are requested each year with the annual statement must be completed and submitted to the office with the yearly maintenance fee. All watercraft owners using privately owned fingers, jet ski ramps, or boat launch area must be members in good

standing of the association. A member not in good standing is not entitled to use any of the amenities, including the Marina, its docks, fingers, jet ski ramps or boat launch. **Fine \$50.00**

- b) Boat slips/jet ski ramps are to be used, rented, or owned by Escape Property owners only. All boats must be removed from the shoreline by the designated date.
- c) Weather permitting, docks should be available for boats by May 15th.
- d) Maximum length of boats permitted is twenty-four (24) feet. The length is determined by the registration issued by the PA Fish and Boat Commission.
- e) The individual slip owners have the right to use the space that has been designated to them for purposes of docking their boat.
- f) There will be only one (1) watercraft per marina slip.
- g) The watercraft that is registered with the office is to be the only boat in that slip. If you are purchasing a new boat, the office must be notified of the change. If the office is not notified of the change, a citation will be issued to the property owner.
- h) Anyone launching a boat or parking in the assigned areas must display a current EPOA sticker or guest pass on their vehicle. Non EPOA members will be considered trespassers, and a citation will be issued.
- i) All slip owners will be responsible for any damage caused by their boat.
- j) The annual maintenance fee will be set by a majority vote of the EPOA Board of Directors.
- k) Only invoices concerning the docks will be paid from the EPOA Dock Accounts.
- l) Any slip owner who is in arrears or in violation of any of the dock rules shall be subject to having access to their slip restricted by a chain. The slip will remain unusable until all fees are paid including a fifty-dollar (**\$50.00**) charge for restricting access to their slip.
- m) No trespassing on the fingers of the boat slips or Jet Ski ramps; only registered slip/jet ski owners, their guests, and authorized personnel are permitted on the fingers. Unauthorized persons shall not be permitted beyond the first fingers of each dock. **Fine \$50.00**
- n) No loitering at dock areas; members launching watercraft may utilize the docks to load passengers; non-boaters will be considered loitering after a fifteen-minute interval. **Fine \$50.00**
- o) Anyone caught tampering with the boats or docks will be prosecuted. **Fine \$250.00 PLUS DAMAGES**
- p) No animals are allowed on the docks unless they are being transported directly to or from your boat. **Fine \$50.00**
- q) No littering. **Fine \$300.00**
- r) No swimming, sunbathing or picnicking on or from the boat docks. **Fine \$50.00**
- s) No fishing from the docks beyond the first fingers, providing there are no jet ski

ramps attached to the docks. **Fine \$50.00**

- t) The wake buoys will be placed 100 ft. from the docks as allowed by PA Fish and Boat Commission. The wake buoys will be moved whenever the docks have been moved out about 20 ft. This will ensure that they are never closer than 80 ft. from the end of the docks. It should be noted the no wake buoys shall be no further than 100 ft. from the docks. The buoys are not required to be maintained at 100 ft.
- u) No wakes within one hundred (100) feet of the docks.
- v) Docks/fingers must be kept clear. **Fine \$25.00**
- w) Owners must properly secure their boat. A fee for repairing a damaged main will be applied to the homeowner's account. Lines securing boats must be tied at the bottom of all 4 x 4 posts. Lines may not be secured at the middle or top of the post. **Fine \$50.00**
- x) No boat mooring at the ends of the docks. **Fine \$50.00**
- y) Brookfield Renewable Energy requires that there be no visible gasoline containers on the docks or the shoreline. must not be kept on the docks for any reason. **Fine \$50.00**
- z) All regulations of Brookfield Renewable Energy Group, the management company of Lake Wallenpaupack and the owner of all property adjacent to Lake Wallenpaupack, must be observed.

BURNING/RECREATIONAL FIRES: PA Department of Environmental Protection, Pike County, and the appropriate Palmyra or Greene Township burning regulations will be followed.

- a) Burning of garbage is strictly prohibited. **Fine \$250.00**
- b) Recreational fires (e.g., a small, enclosed fire used strictly for cooking hotdogs, marshmallows or just sitting near, etc.) will be permitted if enclosed, adequately supervised (attendant must be present), and fire suppression measures are available (e.g., garden hose). **Fine \$100.00**

COMMON AREAS: The following rules and regulations apply to all individuals while in the common areas of the Escape:

- a) No underage drinking of alcoholic beverages or drug use allowed in any of the common areas. **Fine \$100.00**
- b) Abusive or offensive language on Escape property will not be tolerated. **Fine \$50.00**
- c) No children (under 18 years) will be allowed in the common areas after 10:00 pm. **Fine \$50.00**
- d) Recreation Areas (including Basketball Court) close at 10:00 pm.
- e) No loitering permitted at the parks or recreation areas after closing. **Fine \$50.00**
- f) (f) No littering anywhere on Escape grounds and facilities (i.e., pools, tennis courts, marina area, etc.) **Fine \$300.00**
- g) No children under the age of 12 years are allowed in any of the common areas without proper supervision. **Fine \$50.00**

CONSTRUCTION EQUIPMENT: Contractors and the use of heavy construction equipment is permitted only after 7:00 am and before 7:00 pm . Monday through Saturday. No contractors are permitted to work on Sundays and Holidays. In case of extreme emergencies or unforeseen circumstances, the above restriction can be waived by the Manager upon notification. **Fine \$100.00**

All heavy equipment kept on a homeowner's property must be in the rear of the property; No heavy equipment shall be kept in the front or side of property or on the roadway. Contractors must vacate their equipment on weekends and holidays. **Fine \$100.00 per day.**

DISORDERLY CONDUCT: Verbal and/or physical harassment of staff and/or other members is prohibited. **Fine: First offense \$150.00; Subsequent violations \$300.00**

DRAINAGE DITCHES/CULVERT PIPES: It is the property owner's responsibility to keep drainage ditches and culvert pipes on their property clear of leaves and other debris in order to allow for proper flow of rainwater, snow melt, etc. If these areas are not kept clear and a problem exists with clogged drainage areas, the cost of removal as well as a fine may be imposed on the homeowner. **Fine \$100.00. If not cleaned and maintenance does it the cost will be \$100.00 plus the fine.**

FEEDING of ANIMALS: Due to the Health, Safety and general Quality of life issues affecting our residents and their property, feeding of any animal, including feral or stray cats, or hand feeding, leaving food* of kind outside which would attract any animal, is prohibited. *"food" includes but is not limited to: hand feeding, corn, household leftovers, salt licks, dog food, cat food, etc. **Fine: First offense \$500.00; Subsequent offenses \$1000.00** . Bird feeders are allowed.

FIREARMS/WEAPONS: No firearms are to be carried without concealed carrier permit. No firearms are to be displayed in a threatening manner or brandished on Escape common areas such as; parks, Marina building and the administration office, by any persons except those who are Escape personnel authorized by a governmental agency.

No discharging of firearms or other items that disperse any type of projectile is permitted. Hunting or the use of other items as weapons (including pellet guns, BB guns, bow and arrows, sling shots, etc.) is not permitted. **Fine: \$500.00; Second offense \$1,000.00; Each subsequent offense will be increased by an additional \$500.00.**

FIREWORKS: The association prohibits the use, detonation, display or possession of ALL fireworks by property owners, their renters or guests anytime and anywhere within the boundaries of the Escape.

Fine \$500.00; Second offense \$1,000.00; each subsequent offense will be increased by an additional \$500.00.

GARBAGE/TRASH REMOVAL: Garbage/trash collection is private and not provided by the Escape. All trash containers must be removed from the street edge on the same day as pickup. Contents that have spilled (or trash that has been spread by animals) must be cleaned up immediately or a fine will be imposed. **Fine \$50.00**

GARBAGE/TRASH DUMPING: Dumping of garbage, trash, or any other material within the boundaries of the Escape property is prohibited. **Fine \$500.00** If, after (30) days property is not cleaned up, an EPOA staff member will clean up and the property owner will be billed for time and material.

MOTOR VEHICLES:

SPEED LIMIT IS 15MPH THROUGHOUT THE COMMUNITY

- a) Speeding is prohibited within the community. **Fine: \$50.00** /double the speed limit **\$100.00**. After 3 months of subsequent violations the fine will increase to **\$100.00/double the speed limit \$200.00**
- b) Reckless/Careless driving is prohibited within the community. **Fine: \$50.00** per offense.
- c) Operating vehicles without a current driver's license, registration, or insurance is prohibited. **Fine: \$50.00** per offense.
- d) All residents' vehicles must have current EPOA Identification by June 1st of each year. **Fine \$25.00 first offense; for each subsequent offense, the fine will be increased by \$25.00.**
- e) Commercial vehicles exceeding 12,500 lbs. are excluded from the community except for deliveries or rendering services.
- f) Parking on roadways is prohibited from November 1st to March 31st. **Fine \$25.00 first offense; for each subsequent offense, the fine will be increased by \$25.00.**
- g) No vehicle shall be parked on community roads at any time that impedes the flow of traffic or the access of emergency vehicles. **Fine \$25.00 first offense; for each subsequent offense, the fine will be increased by \$25.00.**
- h) Operating vehicles after dusk and before dawn without lights is prohibited.
- i) All PA Motor Vehicle laws will apply.
- j) All vehicles over ten (10) tons must use the Ledgesdale Road entrance to the Escape from March 1st to June 1st. Anyone not in compliance will be fined **\$500.00**. All homeowners are responsible for their guests. Please notify anyone of this rule that visits your property. All companies have been notified. There will be signage at each entrance of the Community.

MOTORIZED RECREATIONAL VEHICLES: All motorized recreational vehicles must be registered with the office. A copy of current insurance coverage is required, and a vehicle sticker will be provided that must always be displayed on the vehicle. **Fine \$25.00 first offense; for each**

subsequent offense, the fine will be increased by \$25.00.

Any operator guilty of three (3) violations pertaining to the operation of a recreational vehicle within the Escape will lose their privileges to operate any recreational vehicle for 30 days.

Operation of a recreational vehicle while privileges are suspended: **Fine \$100.00.**

GENERAL

- a) Flags must be attached on the rear of all recreational vehicles (golf carts, go carts, ATVs, UTVs) and must always be in a raised position. Flags can be acquired from the office for a nominal fee or at many local retailers. **Fine \$25.00**
- b) Vehicles shall not be operated on any Escape area not designated for vehicular use, with the exception of trails to the lake. **Fine \$25.00**
- c) No recreational vehicles shall be operated in a reckless or unsafe manner. **Fine \$50.00 first offense; each subsequent offense in less than three (3) months will increase by \$25.00.**
- d) All vehicles must obey all traffic signs. **Fine \$50.00 first offense; each subsequent offense in less than three (3) months will increase by \$25.00.**
- e) Only commercially manufactured products that have not been modified beyond the stated limitations of said manufacturer are permitted. **Fine \$25.00**
- f) No homemade, self-constructed vehicles of any type are permitted. **Fine \$25.00**
- g) Unregistered dirt bikes are not permitted. **Fine \$25.00**
- h) Snowmobiles are allowed. Any damage to the roadways, **Fine \$100.00 plus repair costs.** Riding snowmobiles on the snow banks is not allowed. **Fine \$100.00** Snowmobiles with skags must be transported by a trailer. They are not permitted on the road. **Fine \$100.00**
- i) All persons riding bicycles must obey PA Laws (i.e., Riders under 12 years of age must wear helmets). **Fine \$25.00**

GOLF CARTS/GO CARTS: Golf Carts/Go Carts must supply proof of current liability insurance and must be registered annually with the Escape office before such vehicle is operated on community property.

- a) Minimum age of Golf Cart/Go Cart operator to drive alone is 14 years. **Fine \$25.00**
- b) Children between the ages 12 and 13, accompanied by parent/guardian, are able to operate a golf cart. In addition, they must obtain an additional sticker from the office identifying that the cart is being driven by a child between the ages 12 and 13.
- c) All persons on a Golf Cart must be seated. **Fine \$25.00**
- d) All Golf Carts/Go Carts operated before dawn and after dusk must have headlights and taillights. **Fine \$25.00**

ATVs/UTVs: All ATVs and UTVs must supply proof of current liability insurance and current state registration and must be registered annually with the Escape office before such vehicle is operated on community property. The PA ATV law is mandated within our community, including but not limited to the following:

- a) Minimum age of all ATV and UTV operators is 14 years with safety certification or 16 years without safety certification. **Fine \$25.00**
- b) Passengers on all ATVs and UTVs are allowed in accordance with PA State and Manufacturers regulations. **Fine \$25.00**
- c) All persons operating or riding on ATVs must wear a helmet. **Fine \$25.00**
- d) All ATVs and UTVs operated before dawn and after dusk must have headlights and tail lights. **Fine \$25.00**

PARKING: Residents must provide a guest hang tag to their visitors if the visitor is parking his/her vehicle at a common area/facility.

Fine \$25.00

All residents must have the name, vehicle, and plate number of their guests.

PETS (Includes cats):

- a) Pets are not permitted to roam the development unattended and must be licensed. **Fine \$100.00**
- b) Pets being walked must be leashed. **Fine \$100.00**
- c) Pets must be kept on the property owner's site and under the owner's control when not being walked. **Fine \$100.00**
- d) Pet owners are responsible for cleaning up after their pets. **Fine \$100.00**
- e) Pets are not permitted in the pool areas, tennis courts, Marina Building, or Escape Office. **Fine \$100.00**
- f) Incessant barking of dogs is not permitted. **Fine \$50.00**
- g) Feeding of outside animals such as; stray cats is prohibited. **Fine \$100.00**

POOLS: All members in good standing receive five (5) pool bracelets per property. Property owners may obtain a daily visitor's pass for a fee. Rules and regulations for the pool areas are as follows:

- a) Rules and Regulations are posted at the pools and are enforced by the pool attendants and security. Any violation of the rules and regulations may be subject to a fine.
- b) No entry to the pool area is permitted when the pool is closed.

- c) All persons entering the pool area must possess current EPOA Identification and sign in.
- d) No diving or dangerous horseplay allowed in the pool.
- e) No running, pushing, or other dangerous activities will be permitted in the pool area. Conduct adversely affecting the pleasure and safety of others, including the use of loud radios or foul language, is prohibited.
- f) No child under the age of 12 will be permitted in the pool area unless accompanied by a responsible person. (Pool attendants will make a judgment call if they perceive more than two children under the age of 12 being watched by another minor child/babysitter).
- g) Clothing other than bathing suits (such as cutoffs) shall not be worn in the pool. Changing of clothes can only be done in the bathhouse or restroom.
- h) No glass bottles or alcoholic beverages will be permitted in the swim areas. Food items and food packaging must be disposed of properly by consumers in garbage containers provided for this purpose.
- i) Pool attendants may not be distracted from their purpose of safe swimming at the facilities.
- j) No swimming in pool without a pool attendant on duty.
- k) The Manager or Public Safety Officers will enforce pool violations. Any violation may be subject to a fine.

PROPERTY: Property owners who combine adjacent lots will continue to pay the designated maintenance fees on that lot. All lots that were joined prior to 1/21/17 will be grandfathered in. If a lot is purchased has water and sewer lines already installed the lot will be charge the fees of a developed lot.

PROPERTY MAINTENANCE:

- a) Property owners shall maintain their lots in a neat condition.
- b) If the property is untidy or unsightly or constitutes a fire hazard/health hazard, upon receiving notice of a violation, first citation is a warning. If not cleaned up within (15) days of citation a fine in the amount of **\$150.00** will be issued. If not cleaned up within (30) days of said citation a second citation will be issued in the amount of **\$300.00**. All debris such as; mattresses, electronics, junk, etc. must be cleaned up.
- c) The exterior of the structures on the property cannot be in a state of disrepair. Upon receiving notice of a violation, the owner shall address the violation within 30 days. **Fine \$150.00**
- d) Any structure constructed on said lot shall be completed within one (1) year from the date of commencement of construction thereof. **Fine \$100.00**

PROPERTY RENTALS: The following rules and regulations must be followed by homeowners who rent out their property to any third party:

- a) Annual rental registration includes an annual fee, an EPOA Renters Information Form, and a copy of the lease or rental agreement. All Landlords must register their tenants by January 30 of each year. **Fine \$100.00 per rental property.**
- b) All property owners who rent their property must file with the EPOA Office an Escape tenant registration form at least 5 days prior to occupancy.
- c) All property rented can be rented as a single-family residence only. Commercial renting is not permitted. **Fine \$100.00 per rental property.**
- d) Short-term rentals are permitted. Short term is defined as one (1) month or less. An annual rental fee of \$200.00 plus a registration fee of **\$100.00** per rental must be done at least three (3) days prior. All guest passes must be done for every renter. All paperwork must be filled out for every renter. The homeowner is responsible to provide the renters with the EPOA Rules and Regulations.
The homeowner is responsible for all fees, fines and paperwork.
If property is located in Palmyra Township, they must contact Palmyra Township for permits and fees.
If necessary paperwork and registration fee is not on file in the office; **Fine \$250.00**

SIGNAGE: Only one (1) safety and security sign are allowed. One (1) generic "For Sale" sign may be displayed; no real estate company signs are permitted. Any property located on a corner lot may place a sign facing each street, for a total of 2 signs. **Fine \$25 per sign.**

Posting of campaign signs or literature of any kind is prohibited. **Fine \$25.00**

TENNIS COURTS: Rules and regulations for the tennis courts are as follows:

- a) Tennis players will vacate the court after one hour of play if other players are waiting. **Fine \$25.00**
- b) No eating, drinking of alcoholic beverages or glass containers are permitted on the tennis courts. **Fine \$25.00**
- c) Only players actually engaged in playing tennis may be on the courts. **Fine \$25.00**
- d) Pets are not permitted on the tennis courts. **Fine \$100.00**

THEFT/VANDALISM: Theft or vandalism of Escape property will not be tolerated. Criminal complaints will be initiated. **Fine \$100.00 plus the cost to repair or replace the property.**

WATER CONSERVATION: The Escape will abide by all State and Local water restrictions that may be declared.

No wasting of water: Conservation of water is expected, so that all residents have adequate water pressure. Watering of lawns, washing of vehicles, power washing, etc., will be curtailed during holiday weekends. **Fine \$50.00**

During extremely cold conditions, residents are instructed **NOT** to leave water running to prevent frozen pipes. Appropriate insulation and/or heat tape should be used to protect your water lines. **Fine \$500.00 first offense; second offense \$1000.00.**

Report any leaks to the office, so that water may be shut off while you make repairs. Do not leave any water running from faucets unattended. It will appear your home has a leak and the water may be turned off at the main if a leak is suspected. **Fine \$100.00 plus any repair bill necessary.**

- a) **WATER MAIN ACCESS:** Any property owner and/or their contractor will incur an automatic fine of **\$500.00** if they tamper with, turn off or turn on or otherwise access the water company main at the curb or any distribution lines on the water system. The fine will be assessed to the property owner who had the contractor perform the work.
- b) **WATER SEASONAL SHUT OFF:** Every property owner requesting to have their water service turned off at the curb must contact the Association Office at least 3 days prior to the date they would like this done. It will be done at no cost to the property owner for one shut off and turn on within a 1-year period. Additional requests for this service will incur a **\$15.00** charge to the homeowner's account. If a property owner is requesting water to be turned on or off immediately there will be a **\$75.00 charge.**
- c) **WATER SEASONAL HOMES:** Every seasonal property owner that does not winterize and/or have their water shut off at the curb must have precautionary measures in place. Insulate the pipes with foam and/or heat tape. If the property causes a leak and it is not insulated, you will be **fined \$250.00.**
- d) **WATER CHECK VALVE/PRESSURE REDUCING VALVE:** All homes must be equipped with a check valve/pressure reducing valve. Homeowners must show proof of installation to the EPOA office. If the proof is not given to the office the homeowner will be fined **\$500.00.** If the fine is not paid, water will be shut off to the home.
- e) **WATER CURB SHUT-OFF:** All homeowners must clearly mark and make visible the water curb shut-off on their property.

ALL HOMEOWNERS FOR PROTECTION OF WATER PIPES: Every homeowner that does not winterize and/or have their water shut off at the curb must have precautionary measures in place. **ALL HOMEOWNERS** should take necessary precautions to prevent frozen pipes from affecting the community supply of water. In the winter, homes that are not occupied shall request that the main supply be turned off (see Seasonal Shut Off above) to prevent potential freezing on Homeowner's property. **ALL HOMEOWNERS** (not just seasonal) are also responsible for installing and maintaining suitable protection of piping on their property (for example: insulation, heat taping or other suitable means) to prevent potential freezing of pipes on Homeowner's property. Failure to request shut-offs and/or having frozen pipes on Homeowner's property that affect the community water supply will result in Homeowner being held responsible for all costs to detect the leak, isolate the leak, re-establish water supply to the community and make emergency repairs if necessary. If the property causes a leak and it is not insulated, you will be fined. **Fine \$250.00.**

The property owner will be notified by telephone call to all numbers provided plus a letter in the mail. All leaks are to be fixed immediately. Only the water company or an employee can turn water back on. Upon being notified of the leak you must schedule to have someone there to turn it on so you can see where the leak is to repair it. If it is not repaired correctly and causes another leak you will be **fined \$500.00.**

This rule shall also apply to unoccupied homes that experience leaks any time of the year that affect the community water supply. These homes should have water shut off to prevent leaks (see Seasonal Shut Off above). As purely an example and incentive to property owners to properly protect the community water supply, the costs to investigate a leak, isolate the leak, refill a community water tank has ranged from **\$100.00 to \$2500.00**.

From time to time EPOA technicians will need to cross property lines to inspect for water/safety issues that can be a concern to our community. EPOA will ensure technicians will be courteous and informative and in turn the EPOA property owners/occupiers to allow technicians to perform the necessary tasks without harassment. If the EPOA technicians encounter an irate resident when searching for leaks there will be a fine for disorderly conduct. Verbal and/or physical harassment of staff and/or other members is prohibited.

Fine: First offense \$150.00; Subsequent violations \$300.00

SAFETY: If there are numerous leaks where the wells are drained, it is recommended to always boil your water. There will be an advisory sent out via; electronic and auto dialer plus signs posted at each entrance of the community. The boil advisory stays in place until the certified operator has clearance from the lab. You will be notified of the boil advisory being lifted via; electronic and auto dialer plus signs posted at each entrance of the community.

ADDITIONS:

- 1- **ACT 180 - RE-SALE DOCUMENT:** All property owners who are selling their house or lot must provide the buyer with a copy of The Escape Property Owners Association Inc. resale documents which are available in the Administration Office, as per Act 180. A request form is to be filled out and presented to the Office along with a check in the amount **\$200.00**.
- 2- Anyone who is in possession of any type of illegal drugs on EPOA property is subject prosecution and a fine of **\$500.00**.
- 3- All owners/guests must produce a form of state issued identification upon request of officer. Failure to provide I.D. is subject to **Fine: \$50.00**

A \$5.00 administration fee will be added to all citations.