

Rules & Regulations
Robin Hood Lake Lot Owners Association
 (R.H.L.L.O.A.)

8959 Twin Lake Drive, Kunkletown, PA 18058
 Phone: 570-629-3717 Email: rhadmin@ptd.net

The following Rules & Regulations, were revised and adopted and will be in effect on **October 11, 2025** and supersede those dated

February 8, 2025 and have been re-printed to incorporate the fines that will be assessed for violations.

These rules apply to all R.H.L.L.O.A. property owners, their family members, their guests and their renters. Property owners are legally responsible for all damages, fines, legal costs and fees that are incurred by them, their family members, guests and renters. Please make sure your family members, guests and renters are made aware of these Rules & Regulations so that violations can be prevented.

Legal counsel has advised us that in order to enforce these laws of the Associations, the members must first be advised of the penalties that they incur for violation of these laws, and the appeal procedure to which they are entitled. Once the fines and appeal procedure have been made public, the fee schedule will be enforced by the local District Court. Violators will be charged for repair of damages – or any other costs, including legal costs or fees that are incurred in the process of enforcing these Rules & Regulations and the cost of collecting the fines that have been assessed for violation of these Rules & Regulations. (See Rules #25 and #26 herein.)

These Rules & Regulations are in addition to the restrictive covenants, easements, reservations, charges and conditions which are part of your deed as recorded at Monroe County Courthouse in Stroudsburg, PA.

<u>Rules & Regulations of Robin Hood Lakes Lot Owners Association</u>	<u>Violation</u>
<u>Cost</u>	

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| 1. All boats being left at R.H.L.L.O.A. Lake #2 must be identified with Lot # and registered at R.H.L.L.O.A. office..... | \$150.00 |
| All boaters (Lake #2 only) must abide by all PA Waterway and R.H.L.L.O.A. Rules & Regulations..... | \$150.00 |
| No motorized watercraft of any type is permitted in R.H.L.L.O.A..... | \$150.00 |
| All watercraft must be secured when not in use if on R.H.L.L.O.A. property..... | \$150.00 |
| No fishing at Lake #2 from March first until opening day of trout season. All anglers must abide by PA fish and boat commission rules and regulations for Commonwealth inland waterways, no special regulations apply. | |
| As far as the state regulations are concerned, lake #2 is not stocked water..... | \$150.00 |
| PA fishing license and trout stamp required when fishing at Lake #2. Fishing license only required when fishing at Lake #1..... | \$150.00 |
| Creel limit is only 3 trout per day..... | \$150.00 |
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| Fishing at Lake #1 behind meeting hall (swimming lake) is only permitted when swimming season is closed and never in the beach area..... | \$150.00 |
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| 2. The recreation & green areas are only accessible between dawn & dusk, unless prior written prior approval is obtained from an authorized representative of R.H.L.L.O.A..... | \$100.00 |

3. No Swimming is permitted at Lake #2, Fishing Lake at any time.....\$ 100.00

4. It is the responsibility of parents or guardians (18 years of age or older) to accompany and supervise all children under the age of 12 years when using the common facilities, including the lakes and playgrounds. Unsupervised children under the age of 12 will be advised to leave the premises and parents will be fined.....\$100.00

5. No tampering or blocking of easements or water flow. No interfering with the right-of-way on any watercourse or waterway in R.H.L.L.O.A. Members found in violation will be prosecuted and billed for damages.....\$350.00 + costs

6. No automobiles, trucks or other impediments to fire equipment or Emergency Vehicles may be parked on any road or right-of-way in R.H.L.L.O.A.....\$100.00 + towing
 Emergency roadways to maintenance building located near meeting hall must be kept clear at all times – vehicles will be towed.....\$100.00 + towing
 All roads in R.H.L.L.O.A. are considered snow emergency routes during inclement weather. All vehicles must be removed from roads and right-of-ways. Owner will be responsible for towing and snow removal costs.\$100.00 + towing + snow removal

7. All vehicles (including golf carts) must obey all traffic control signs and posted speed limits (15 mph) within R.H.L.L.O.A.
 Reckless driving will not be tolerated.....\$200.00

8. Due to our insurance company policy all off-road vehicles (i.e., ATVs, snowmobiles, dirt bikes, motorized scooters, etc.) and all farm equipment, construction equipment, garden tractor and riding mowers have been banned from use-on R.H.L.L.O.A. property and roads. Unmodified golf carts will be permitted when driven by a duly licensed driver with golf cart insurance. The cart must have working headlights and rear lights when driven in the dark. The cart must be registered with the office and can only be driven on community roads, not on grass or lake areas. If three or more violations have been filed against the cart, it can no longer be driven within the community and fine will apply for each occurrence thereafter.....\$200.00

9. Do not encroach upon the roadways with shrubs, trees, fences, etc. Driveways must accommodate road drainage with a swale or pipe. Roadways are defined in your deed. No one may alter in any way, a roadway in R.H.L.L.O.A. without written approval of the Board of Directors, based upon recommendation of the Road Committee. Members will be billed for damage, removal and repair.....\$175.00 + costs

10. In addition to road right-of-ways, 5-foot easements for installation and maintenance of utilities and drainage facilities are reserved over the front, sides and rear of each lot. Lot owners should not plant valuable shrubs or trees in this area. Obstruction(s) will be removed at cost of owner, or owner will be billed if R.H.L.L.O.A. removes the obstruction(s).....\$175.00 + costs

- 11. Prior to commencing any building, construction, or alteration within R.H.L.L.O.A. the lot owner must first determine if a Polk Township Building Permit is required. If required by the Township, no construction shall take place on any lot unless and until such a permit has been secured.
 Completion of the project must be in accordance with the permit requirements. A copy of the permit must be filed with the Secretary of the Association.....\$150.00

- 12. A R.H.L.L.O.A. Right-to-Work Permit must be obtained by all lot owners doing work in or hiring work in R.H.L.L.O.A. No work or construction shall take place on any lot unless and until a R.H.L.L.O.A. permit has been secured.....\$300.00

- 13. A lot owner must determine prior to construction that his builder or contractor has obtained a permit from the Association and is insured to cover any damages to our roads caused by personnel, trucks or equipment used in the construction. The lot owner will be held responsible for payment of damage. Damage will be corrected by the Association.....\$500.00 + costs

- 14. No hunting is permitted in R.H.L.L.O.A.....\$300.00
 Shooting of firearms, including bow & arrow, is prohibited at all times.....\$300.00

- 15. The possession of any firearm (pistol, rifle, shotgun, air gun, flintlock, black powder, BB Gun, Pellet Gun, Bow and Arrow and any other comparable weapons not specifically mentioned or any other device capable of propelling a projectile of any kind) while on the common areas and/or common facilities of the Robin Hood Lake planned community is prohibited. Such items may be transported to and from the residential lots using the community’s roadways so long as they are unloaded and locked inside a carrying case. Such items may also be possessed by Law Enforcement Officers working in an official capacity within the community and by the Association’s Private Security personnel if applicable.....\$300.00

- 16. Garbage, trash and household waste shall be stored in sanitary, sealed containers and shall be removed to a proper disposal facility by the property owner or a licensed disposal contractor. No garbage, trash or household waste shall be stored more than ten (10) days on any lot or left out for pick-up for more than three (3) days within R.H.L. Any items, i.e. furniture, appliances, etc. left out over 3 days.....\$250.00

- 17. Littering – throwing of trash, food containers, beer cans, bottles, junk mail, etc. on green property including mail box sites, bus stop, lakes or roadways in R.H.L.L.O.A.is strictly prohibited. Members found in violation will be billed for cleanup. No glass is permitted at Lake #1 swimming lake or on the sports courts at any time.....\$300.00 + costs

- 18. All dogs must be leashed at all times when off owners property.
 No dogs or other pets are allowed at Lake #1 beach area or sports courts at any time.
 Any dog owner allowing their pet(s) to defecate alongside roads or on R.H.L.L.O.A. owned or maintained property must pick up and dispose of dog waste\$100.00

No keeping of animals, other than commonly accepted domestic
pets which must be appropriately contained on any property/lot.....\$100.00

19. No trailer, camper or tent can be used on private property for residential
purposes or camping purposes for more than more than 30 consecutive
days or for more than 60 days within a 365 day period.....\$200.00

20. No soliciting or peddling from outside vendors or door-to-door sales is permitted.....\$100.00

21. Defacing of Association property is prohibited. In addition to being subject to fine,
violators will be subject to appropriate prosecution and the Property Owner,
if the violator is not the Property Owner by is a guest or tenant or family member
of the Owner, shall be responsible for any and all damages, replacement and clean-up
necessitated by the defacing of the Association property. If the violator is a
Property Owner, said Owner shall be similarly liable and responsible for any and
All damages, replacement and clean-up.....\$300.00 + costs

22. The grass in front of property must not be allowed to exceed 10” in height.....\$100.00

23. Use of profane language or disorderly conduct will not be permitted
on Association property.....\$100.00

24. Any owner who rents their property to a non-owner must notify the Association
in writing of the renter’s name and address, phone number and email address (if any)
within fifteen (15) days of (a) move-in date or (b) the date the property is
made the subject of a written or oral lease.....\$150.00

**No Short Term Rentals of less than six consecutive weeks are allowed,
with Property Owner found in violation to be fined.....\$ 500.00 Per Violation**

25. As specified in our covenants, all signs are prohibited in Robin Hood Lake. The Random House
dictionary defines a sign as “a means of conveying information, as a name, direction, warning, or
advertisement that is prominently displayed for public view and that consist of letters, or symbols
inscribed or mounted on wood, metal, paper, or material; a traffic sign, a store sign, a danger sign.”
Under this definition, flags are signs. However, Pennsylvania has adopted the “Pennsylvania American,
Commonwealth, and Military Flag Act” which provides for the display of the American flag,
Commonwealth flag, or Military flags by residents in homeowners associations. For the purpose of this
rule, we also include flags from other nations or states or flags expressing support for the armed forces
such as POW/MIA as being permissible.

Display of signs or flags as defined above not specifically permitted by Commonwealth Law or this rule
.....\$100.00 per sign/flag

26. The failure to timely pay all dues and assessments within the time frame set by the
R.H.L.L.O.A. Board of Directors is, as per existing applicable law, a basis for
R.H.L.L.O.A. to commence legal action to obtain a judgment and collect any such
unpaid dues and assessments. Any property owner against whom a judgment is secured
for payment of delinquent dues or assessments is responsible for the reasonable
attorney’s fees incurred by R.H.L.L.O.A. in prosecuting and/or collecting unpaid
dues and assessments.....Cost of Reasonable Attorney’s Fees

27. Enforcement:

- a) All members' privileges shall be suspended until any and all fines imposed herein are paid in full.
- b) Citations for violation will be issued to the Property Owner.
- c) All citations which are not appealed within thirty (30) days of the date of mailing listed on the citation shall be final.
- d) Fines must be paid within 30 days of any un-appealed citation, or in the case of an appeal, within 30 days of the disposition date of the appeal.
- e) Upon written notification of any violation of any of the rules and regulations herein, a Property Owner shall have thirty (30) days following the date of the notification of the violation to request a hearing before a Hearing Board designated by the Board of Directors. Written notification is satisfied upon the mailing of the notification to the current address of the property owner of record
- f) The Hearing Board shall determine disposition of the case, whether to uphold or dismiss the appeal, within ten (10) days of the hearing and provide written notification of the disposition to the Property Owner of record by mailing the same to the Property Owner within three (3) business days of the disposition.
- g) Any Property Owner whose appeal is dismissed by the Hearing Board shall have the right to appeal to the Board of Directors of R.H.L.L.O.A. and exercise their right to a hearing before said Board. Such appeal must be filed in writing within thirty (30) days after the date entered
- h) If any fine is not paid within the time periods set forth above, the amount of the fine plus any and all costs, including attorney fees and costs shall be added to the member's dues and assessments account and shall be collected under the same terms, conditions and fashion as dues and assessments are collected by R.H.L.L.O.A., which includes civil suit filed with the Magisterial District Justice and/or the Court of Common Pleas.
- i) As provided for herein, continued violation of the rules and regulations described herein shall be considered a separate and distinct violation on each subsequent day and / or occurrence.
- j) Each successive violation of each particular section of the aforesaid Rules and Regulations (i.e. burning, traffic etc.) occurring within a twelve (12) month period will result in a fine of the next higher class as listed on the attached fine schedule being imposed on the member. If the member remains violation free for a period of twelve (12) consecutive months, the record will be cleared and the member will begin again at the lowest fine or warning as listed on the attached fine schedule.
- k) R.H.L.L.O.A., in addition to the fine provided herein, shall have the right to seek equitable relief in any state or federal court for a violation hereof and in furtherance of enforcement of the Rules and Regulations, By-laws and Covenants, Conditions and Restrictions of Robin Hood Lakes Lot Owners Association, Inc.

28. Notwithstanding any of the rules and regulations stated above, residents are reminded that they are bound to follow all local, state and federal laws and regulations. When rules overlap, the prudent path is to follow the most stringent. While we do not enforce local, state or federal laws, we may refer violations to the appropriate authorities for their action.