

## Timber Hill Community Association, Inc.

### Rules and Regulations

In any community, the wellbeing and enjoyment of the individual is not completely within his/her control. It is contingent, to a very large degree, upon the actions of other members of that community. In order the Timber Hill Community be a pleasant full-time and leisure-time community, it is essential that realistic rules and regulations be established and obeyed.

The follow rules and regulations have been adopted by various boards of directors beginning on February 11, 1978, to October 23, 1991, and revised on January 13, 2002 and June 20, 2018 It is the requirement of the By-Laws of Timber Hill Community Association, Inc. that the Association insure present and future residential living conditions relating to health, safety, public morale, convenience, comfort and beauty. See Article II – PURPOSE, By Laws of Timber Hill Community Association, Inc.

#### TRAFFIC:

1. All laws of the Commonwealth of Pennsylvania applicable to the operation and use of motor vehicles on public roads shall apply.
2. All vehicles that do not conform, and which are not properly registered, tagged and insured, will be banned from community roads and association-owned properties.
3. Only licensed drivers are permitted to operate a motor vehicle on Timber Hill roads.
4. Only vehicles equipped with pneumatic tires are permitted on community roads.
5. Unless weather conditions or speed limits signs dictate otherwise, the **maximum speed limit in the community is 20 miles per hour.**
6. Pedestrians and bicyclists have the right of way. During darkness, anyone on the roads must wear reflective gear or carry a light.
7. Those picking up or dropping off students from the bus stop, must park on designated parking areas No parking on idling is allowed on community roads at the bus stop intersection.

8. Parking on community roads is not allowed. The Association must be notified, 48 hours prior, if you have a need to park on the road temporarily. Office hours are 9:00am-3:00pm. To contact the office call 570-629-5850.
9. Unattended vehicles parked on community roads will be towed at the owner's expense.
10. No dirt bikes, mini bikes or ATV are permitted on Timber Hill Community Association roads. Authorities will be contacted.

#### POOL RULES OF USE:

1. Only community members, in good standing will be issued pool passes which must be presented to gain access to the pool.
2. Visiting guests of Timber Hill residents, outside the community, must acquire a one-day guest pool pass for a small fee to gain access to the pool.
3. Board members, pool committee members, on-duty life guard and pool staff have the authority to enforce all posted pool rules.
4. All children under the age of 12 years must be accompanied by an adult, 18 years or older, to gain access to the pool and must be supervised by the adult during the child's entire visit to the pool.
5. All community members and guests must abide by pool rules.
6. Only bathers appropriately dressed in bathing suit attire will be permitted in the pool.
7. No alcoholic beverages are permitted on pool grounds. No food or drink is allowed inside the pool area.
8. No throwing of any objects shall be permitted in the enclosed pool area (i.e., Frisbees, balls, etc.).
9. All members shall be responsible for keeping the pool grounds clean and shall be responsible for removing their own trash by depositing it in garbage receptacles.
10. There shall be no "rough play," "foul language," or any other conduct which would interfere with the enjoyment of the facilities by other community members. Those behaving inappropriately will be asked to leave the pool and may have pool privileges revoked.
11. Regardless of age, changing attire is limited to the cabana provided for that purpose.

12. Children wearing diapers must also wear protective, waterproof pants to prevent contamination of pool water.
13. Only authorized personnel are permitted to enter the motor room or service the pool.
14. Violation of the pool rules will be cause for immediate suspension and/or loss of pool privileges.

#### BASKETBALL RULES OF USE:

1. Private basketball courts are for use by Timber Hill Community members and their guest only. All rules posted must be observed.
2. No alcoholic beverages are permitted on basketball court grounds. No glass containers are allowed inside the basketball area.
3. There shall be no "rough play," "foul language," or any other conduct which would interfere with the enjoyment of the facilities by other community members.
4. Members are responsible for the conduct of their guest(s) and tenant(s) and their adherence to these rules.
5. Basketball courts close at dusk. Violators will be cited and fined.

#### GENERAL:

1. Property owners and tenants must abide by all covenants, bylaws and rules specified in the Timber Hill Community Association RULES & REGULATIONS, BYLAWS AND COVENANT book issued to every homeowner. Additional copies may be obtained at the office.
2. Use of any Timber Hill Community facilities or grounds requires adherence to specified "rules of use" as detailed in the RULES & REGULATIONS and BYLAWS, in addition to, consideration of noise, traffic and disturbance to neighbors.
3. Only members in good standing (all association fees are current), guests of members and tenants of members in good standing are authorized to use the community recreational facilities.
4. Littering or dumping of refuse anywhere in the community is prohibited. Reported and documented infractions will be referred to local authorities and may result in fines starting at \$250.00.

5. Refuse shall be placed in plastic bags and then securely deposited in cans or containers of plastic, aluminum or other construction, with a locking lid, for pick up by sanitation service providers. Township ordinance prohibits trash being placed on the curb in plastic bags.
6. Trash containers should not be left at the curb/easement longer than 24 hours before or after pick-up. Violation of this rule may result in an imposed fee.
7. Members are responsible for the conduct of their guests and tenants and their adherence to community rules and regulations.
8. Any reported and documented acts of vandalism and/or criminal activity within the Timber Hill Community limits shall be reported to authorities. Graffiti, BB gun, paintball gun, etc. damage to community signage or property carries a fine starting at \$100.00.
9. No unauthorized signage may be put up on existing community signage or new signage installed on community property without permission from Timber Hill Community Association board of directors.
10. The discharge of firearms, of any type, within the perimeter of Timber Hill Community is strictly prohibited. Reported and documented incidents will be referred to authorities and may result in a fine of \$500.00.
11. Depositing of snow or other materials on Timber Hill Community Association roads is prohibited.
12. Any community member and/or tenants or guests of the community who is deemed, by the board of directors, as a serious violator of any of the rules and regulation, will be subject to sanctions and fines.
13. Any member doing construction work of any kind, either directly or through a private contractor, must obtain the necessary permits, comply with the building codes, and comply with applicable rules and regulations regarding construction and commercial vehicle use. Copies of applicable rules and regulations are available upon request from the Paradise and Price township and Timber Hill Community offices.
14. As per Pennsylvania Dog Law Section 305, no unleashed animals are allowed within Timber Hill Community limits. All pets must be visibly leashed, within an invisible fence, on a cable run or in a pen when outdoors. Pet owners are responsible for their pet's droppings which must be picked up immediately and properly dispose of when walking within the community.

15. All landlords must register tenants with the Timber Hill Community Association within 30 days from the time the tenant occupies their property. Failure to register tenants may result in fines.
16. No dirt bikes, mini bikes or ATV are permitted on Timber Hill Community Association roads. Authorities will be contacted.