

# LAKESIDE OUTING CLUB, INC. RULES AND REGULATIONS

ADOPTED JULY 1991

VERSION 2.2 – 8/29/2014

## PURPOSE

The purpose of adopting these Rules and Regulations is to:

- A. Preserve Page Lake as a private body of water for the safe non-commercial recreational activities of its shareholders, their families and guests:
- B. Promote and maintain the natural beauty and physical environment of Page Lake:
- C. Prevent harm to the environment of Page Lake and its surrounding land:
- D. Promote the general welfare, health and safety of its **shareholders**<sup>1</sup>, family members and guests within the ambit of reasonableness, mutual benefit, preservation of assets and the value of land toward the common good.

## ARTICLE I - SUBSERVIENCE

These Rules and Regulations are made to implement and sub-serve the purposes of the Lakeside Outing Club, Inc. as set forth in its Certificate of Incorporation and duly adopted By-Laws, and in the event there is any conflict with any of the provisions of these Rules and Regulations with either the Certificate of Incorporation or the By-Laws, the provisions of the Certificate of Incorporation and By-Laws shall supersede and be paramount to any provisions herein contained.

## ARTICLE II – LAKE, PROPERTY AND WATER USAGE

No person or entity shall gain access to or use the waters or properties of the Lakeside Outing Club, Inc. unless they do so in accordance with the provisions of the By-Laws duly adopted by Lakeside Outing Club, Inc. which include provisions for owning frontage on Page Lake, being issued a share of stock of Lakeside Outing Club, Inc. and being a **member**<sup>2</sup> in **good standing**<sup>3</sup>, which includes, but is not limited to the payment of all dues and assessments and complying with all of the provisions of the By-Laws and these Rules and Regulations.

## ARTICLE III - WATERCRAFT

Each share in good standing shall be permitted to use not more than four watercraft on the waters of Page Lake, with no more than one of such watercraft powered by a motor or mechanical means of propulsion, which exceeds 15 horsepower.

Watercraft with more than 60 horsepower (B.I.A. or O.B.C. rated) will not be permitted on the lake nor will any watercraft be permitted to exceed 40 miles per hour.

Boats having a dry weight of more than 1000 lbs will not be permitted on the lake. All boats registered with the Lakeside Outing Club, Inc. before 9/1/2007 are permitted.

Boats shall be a maximum of 16' 6" in length. All boats registered with the Lakeside Outing Club, Inc. before 9/1/2007 are permitted.

#### **ARTICLE IV -PROHIBITED WATERCRAFT**

No hydroplanes or hydroplane type boats, jet skis, airboats or similarly designed high performance watercraft will be permitted on the lake.

#### **ARTICLE V -WATERCRAFT LICENSING AND REGISTRATION**

All watercraft must be registered with Lakeside Outing Club, Inc. and display a club seal on each side of the watercraft in a conspicuous manner and in a prominent location.

All power boats must be government registered in the owner's name and comply with any and all federally enacted and/or duly enacted laws of the Commonwealth of Pennsylvania as may apply.

#### **ARTICLE VI -AGE OF OPERATOR**

No person under fourteen (14) years of age shall operate a power craft unless accompanied by an adult of voting age or other operator qualified by successful completion of an approved water safety course as defined under the Commonwealth of Pennsylvania or federal laws.

#### **ARTICLE VII –RULES AND HOURS OF OPERATION AND LIGHTING**

Motor boating for skiing and pleasure riding will be from 10 a.m. to 8 p.m. or sunset, whichever comes first. Operation of power craft outside of these hours is to be done at an idling speed (5 mph or less). All of the rules of the Commonwealth apply concerning distance of water skiers and boats from fishermen, docks and other watercraft or downed skiers. All watercraft must be operated in a counter-clockwise direction always keeping to the right. The operation of the powerboats is always to be conducted in a safe and reasonable manner and in accordance with the rules of the Commonwealth of Pennsylvania and common sense. Maximum length of any tow rope must be in compliance with the rules of the Commonwealth and shall not be greater than 50 feet.

There shall not be more than one tow rope and one device being towed per boat.

One half hour after sunset, all watercraft shall display a light visible from 100 feet in all directions.

There shall be a “catch and release” mandate in effect for all largemouth bass caught from October 15th thru April 1st. All largemouth bass caught during this time must be released.

#### **ARTICLE VIII –RENTERS AND OTHER USERS OF THE LAKE**

Shareholders shall not convey to tenant(s), use of the renting party's powered watercraft in excess of 15 horse power nor permit introduction of any watercraft other than those allowed under the By-Laws or these Rules and Regulations. No non-shareholder's boats shall be permitted to be used on the waters of Page Lake in any manner or at any time.

It shall be the obligation of the shareholder/owner of the cottage or property for rent to inform his tenant(s) of these Rules and Regulations and take all steps to see that they are obeyed.

Any guests using the **community property**<sup>4</sup> of The Lakeside Outing Club, Inc. must be accompanied by shareholder or have expressed permission of the shareholder.

## **ARTICLE IX - DOCKS. PIERS. RAFTS AND FLOATS**

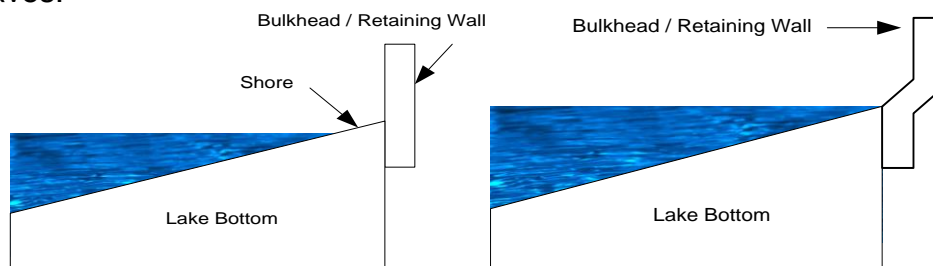
**Floating docks**<sup>5</sup>, anchored rafts, plastic islands, inflatable islands, buoys or anything anchored in the lake must be brought into shore every night. They may not be anchored past the end of the owners dock any night. If they do not have a dock they must be brought to shore.

Written permission must be obtained from the board of directors for the installation or modification of all docks, piers, rafts, jetties and floats to be built on or in the lake, which is club property. Permission is also required when any modification to the shoreline such as bulkheads or seawalls is to be made.

### SHORELINE / BULKHEAD MODIFICATIONS

1. Materials not to be harmful to the water – e.g. Railroad Ties
2. Soil & Erosion to be addressed
3. Lot lines to be the same – do not fill in the lake
4. Bulkheads / Retaining Walls should not be used as dock extending into the lake.

Retaining wall should be sloped to minimize the wave reflections. Examples would be to build the wall with an angle to the lake or if possible a “beach” area of stone in front of the wall would dissipate the waves.



Proper maintenance thereof to be the responsibility of the shareholder on whose property said structure exists.

If such structure becomes in a state of disrepair or a safety hazard, the permission to erect and maintain the same shall be suspended or revoked and an order of the board of directors may be given for removal.

## **ARTICLE X -VIOLATIONS OF BY-LAWS. RULES AND REGULATIONS**

Any willful violation of the By-Laws or these Rules and Regulations or any subsequent duly enacted By-Laws or Rules and Regulations will be cause for the **suspension**<sup>6</sup> or revocation of all or part of membership rights & privileges as set forth in the By-Laws to which reference is heretofore made.

Violations of the By-Laws, Rules and Regulations include, but are not limited to, the non-payment of all duly enacted dues and assessments, willful and persistent violations of these Rules and Regulations as well as a disregard of the health, welfare and safety of fellow cottage owners and lake users.

Upon willful and persistent violations of the By-Laws and/or these Rules and Regulations, notice of such alleged violation will be sent to the violator and/or shareholder from whose property said violator obtained access to Page Lake, and a written notice of the alleged violations will be sent to said shareholder and/or the violator, giving them an opportunity to respond thereto in writing, and further giving them an opportunity to request a hearing before the board of directors in order to determine whether or not such violations occurred, and if so, what, if any penalties or further actions will be taken.

Upon a determination that such violation(s) have occurred, the shareholder and/or violator are subject to such penalties or action as is set forth in the By-Laws of Lakeside Outing Club, Inc., in addition to any further action permitted by the laws of the Commonwealth of Pennsylvania including arrest and prosecution, injunctive relief or such other relief as may be just and proper.

#### **ARTICLE XI - SALE OR LEASING OF PROPERTY INCLUDING GRANTS OF RIGHTS-OF WAY**

The sale or other transfer or disposition of property, the leasing of the same or the granting of a right-of-way does not convey club privileges, water rights or stock rights to new owners or transferees without the proper transfer of the existing share of stock in accordance with the By-Laws.

Whenever the deed to property associated with a share(s) changes ownership, all shares of Lakeside Outing Club, Inc. stock associated with that property shall be sold back to the club at the original purchase price paid, and all rights and privileges associated with said stock shall terminate.

Any shares not so disposed of shall be declared null and void with no rights or privileges inuring to the owner or holder thereof. (See By-Laws for further provisions pertaining thereto).

#### **ARTICLE XII -PAYMENT OF DUES AND ASSESSMENTS**

Each shareholder shall be required to timely pay any and all dues or assessments duly enacted by Lakeside Outing Club, Inc. and the failure to pay the same shall result in the loss of voting, water rights and other privileges and rights of stock ownership as further defined and set forth in the By-Laws of Lakeside Outing Club, Inc. Each share issued and to be issued is fully assessable.

Failure to pay said dues and assessments duly enacted may result in a suspension or revocation of shareholders rights and privileges and any application for reinstatement must be made in writing to the secretary or board of directors of Lakeside Outing Club, Inc.

#### **ARTICLE XIII -ENVIRONMENTAL CONSIDERATIONS**

No chemical or other foreign substance substantially altering the natural composition of Page Lake in a harmful manner to either persons, flora or fauna of the lake at any location shall be introduced into the lake for weed or other control purposes by anyone not duly authorized by the board of directors to do so.

Any request to introduce such substances or any chemical or allegedly harmless substance into

the water of Page Lake must be made by written application to the board of directors who will, in turn, investigate such application and submit the request to the proper authorities of the federal, state or local governments, whichever jurisdiction shall be applicable.

Similarly, all provisions for septic or sewage disposition shall be made in accordance with the laws of the applicable political subdivision, including but not limited to the Susquehanna County Health Department.

Burning in an **open fire**<sup>7</sup> on association property is not allowed except as indicated below. Burning in an open fire on a member's property should follow the same rules as on association property.

In particular burning garbage, construction materials (e.g. sheetrock, treated lumber, shingles, insulation, paint, etc.), leaves, materials containing rubber, grease and asphalt or made from petroleum, such as tires, cars and auto parts, plastics, plastic-coated wire or other materials which produce excessive or noxious smoke is prohibited.

Burning in an open fire, provided it is not contrary to other law or regulation, will be allowed as follows:

Small fires used for cooking and camp fires provided that only charcoal or untreated wood or other agricultural products are used as fuel and the fire is not left unattended until extinguished. Fires must not be allowed to smolder with no flame present.

Barbecue grills and similar outdoor cooking devices when actually used for cooking or processing food.

#### **ARTICLE XIV -AMENDMENTS. ADOPTION AND SEVERABILITY**

Amendments to these Rules and Regulations may be made in accordance with the By-Laws of Lakeside Outing Club, Inc. duly adopted. These Rules and Regulations were duly adopted by the board of directors of Lakeside Outing Club, Inc. and were ratified on the 6th day of July 1991.

In the event any these Rules and Regulations are found or deemed to be illegal or invalid, then and in that event, such illegal or invalid Article or provision thereof shall be deemed of no force and effect and the other provisions of these Rules and Regulations shall survive and remain in full force and effect.

# The Lakeside Outing Club, Inc.

## Rules and Regulations

### Revision History

This section records the change history of this document.

<b>Date</b>	<b>Reason For Changes</b>	<b>Version</b>
July 1991	Original Document	1.0
7/19/1998	Article VIII amended “Any guests using the community property of The Lakeside Outing Club, Inc. must be accompanied by shareholder or owner of record.”	ADDENDUM 7-19-1998
6/30/2007	Article III modified – 40HP changed to 60HP	MODIFIED 6/30/2007
9/1/2007	Articles III modified 2 sections added – “Boats having a dry weight of more than 1000 lbs will not be permitted on the lake. All boats previously registered with the Lakeside Outing Club, Inc. are permitted. Boats shall be a maximum of 16’ 6” in length. All boats currently registered with the Lakeside Outing Club, Inc. are permitted.” Article VII modified by addition of following: “. Maximum length of any tow rope must be in compliance with the rules of the Commonwealth and shall not be greater than 50 feet. There shall not be more than one tow rope and one device being towed per boat.”	MODIFIED 9- 1-2007
5/9/2008	Minor Corrections	Corrected 5/9/2008
8/16/2008	Article VII modified – added “There shall be a “catch and release” mandate in effect for all largemouth bass caught from October 15th thru April 1st. All largemouth bass caught during this time must be released. “	MODIFIED 8/16/2008
10/11/2008	Article IX modified to document shoreline / bulkhead modification requirements	MODIFIED 10/11/2008
5/22/2010	Modifications to Articles II, III, VII, VIII, X, XI, XII Glossary and Revision History pages added	2.0
6/14/2013	Article IX modified – added “Floating docks, anchored rafts, plastic islands, inflatable islands, buoys or anything anchored in the lake must be brought into shore every night. They may not be anchored past the end of the owners dock any night. If they do not have a dock they must be brought to shore.”	MODIFIED 6/14/2013 Version 2.1

DATE	Reason for Changes	Version
8/29/2014	<p>Article XIII modified – added</p> <p>“Burning in an open fire on association property is not allowed except as indicated below. Burning in an open fire on a member’s property should follow the same rules as on association property.</p> <p style="padding-left: 40px;">In particular burning garbage, construction materials (e.g. sheetrock, treated lumber, shingles, insulation, paint, etc.), leaves, materials containing rubber, grease and asphalt or made from petroleum, such as tires, cars and auto parts, plastics, plastic- coated wire or other materials which produce excessive or noxious smoke is prohibited.</p> <p>Burning in an open fire, provided it is not contrary to other law or regulation, will be allowed as follows:</p> <p style="padding-left: 40px;">Small fires used for cooking and camp fires provided that only charcoal or untreated wood or other agricultural products are used as fuel and the fire is not left unattended until extinguished. Fires must not be allowed to smolder with no flame present.</p> <p style="padding-left: 40px;">Barbecue grills and similar outdoor cooking devices when actually used for cooking or processing food.”</p>	<p>MODIFIED 8/29/2014 Version 2.2</p>

## Glossary

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- 1 “Shareholder” – Owner of a share of Lakeside Outing Club, Inc. – Named on certificate.  
2 “Member (of Lakeside Outing Club, Inc.)” - Shareholder  
3 “good standing” – dues, fees & assessments paid, no suspensions of any privileges  
4 “community property” – All property of Lakeside Outing Club, Inc.; The lake, the clubhouse and surrounding property  
and the 14 acres owned off of Butterfield Road.  
5 “Floating dock” - A floating dock can be a swimming platform or similar structure located on, in or over the water.  
Floating docks are normally not connected to or otherwise in contact with the shoreline.  
6 “suspension” – temporary loss of any or all privileges, such as water usage, voting , etc.  
7 “open fire” - An open fire is any outdoor fire or outdoor smoke producing process. Open fires include burning in barrels  
or modified barrels.