

TIMBER TRAILS COMMUNITY ASSOCIATION  
CODE OF CONDUCT  
Revised July 2018

Lake Naomi and Timber Trails Communities are a haven for families seeking peace, tranquility, natural beauty and exceptional recreational opportunities. To preserve that environment, the general rule to follow is the Golden Rule – behave toward others as you would want them to behave toward you. We believe that you will find that the following more specific rules flow directly from that basic premise, that they do not restrict your enjoyment, but are sensible guidelines to ensure everyone’s enjoyment of all that our Communities offer.

These rules are a supplement to, and do not supersede, the Deed Restrictions, the Architectural Standards and the Association By-Laws, all of which should be considered to be incorporated into this Code of Conduct and its enforcement. Taken together, all of them form the basis of good citizenship in the Communities.

A. DEFINITIONS

“Club” means the Lake Naomi Club

“Association” means the Timber Trails Community Association

“Associations” means the Timber Trails Community Association, the Pocono Pines Community Association, both together and individually

“Communities” means all properties within the boundaries of or under the control of the Club or the Associations

“Member” means the member of the Association, including all persons in the Member’s family

“Guest” means any person who is present in the Communities with the permission of the Member whose conduct is governed by this Code, including the Member’s renters and lessees.

“Visitor” means any person who is present in the Communities with the permission of the Club, the Associations, or a Member of either Association.

B. GENERAL CONDUCT STANDARDS

- 1) Every Member and Guest shall treat all other Members, Guests, Visitors and the staff of the Club and the Associations with courtesy and respect. Insulting, lewd, vulgar or impolite conduct and behavior are expressly prohibited.
- 2) Every Member and Guest shall treat the physical properties of the Club, the Associations and other Members with due care and respect and shall not knowingly cause damage to any of them.

- 3) In all matters involving safety of persons or property, or other emergency, every Member and Guest shall obey the instructions of responsible members of the staff of the Club and the Associations.
- 4) Every Member and Guest shall follow and comply with all of the Association's Rules and Bylaws and with the Rules in this Code of Conduct.
- 5) Every Member shall inform his/her Guests of all provisions of this Code of Conduct and shall be responsible for any breach thereof by any of his/her Guests.

#### C. BEING A GOOD NEIGHBOR

- 1) The use of sound producing devices such as radios, televisions, music equipment, instruments and the noise from gatherings, such as parties, picnics, family gatherings or reunions, shall be monitored and restricted to avoid disturbing the tranquility and peace and enjoyment of other Members. Members shall not cause or permit any noise that intrudes on the Member's neighbors after 10:00PM on weekdays or 11:00PM on weekends and holidays.
- 2) The use of any noise-generating equipment, including lawn mowers, chain saws, power washers, weed trimmers and blowers are prohibited weekdays between the hours of 7:00 PM and 8:00 AM and on weekends between the hours of 4:00 PM and 9:00 AM.
- 3) A constantly barking dog is a noise violation.
- 4) Any lighting devices on a Member's property shall be regulated and restricted so that the emitted light does not intrude onto the property of any of the Member's neighbors.

#### D. PROPERTY MAINTENANCE

- 1) No one shall blow leaves or place debris or other refuse in drainage ditches and/or swales.
- 2) Dumping of garbage or debris, or littering in the Communities is not permitted. Littering is also against Pennsylvania State Law and additional fines may be assessed by State/Municipal/and County Laws.
- 3) Clearing a driveway of snow by plowing across the road (cross plowing) is not permitted
- 4) Members are to be conscious of natural debris on their property. Some natural debris is acceptable and even welcome as it provides habitat for woodland animals. However excessive debris on properties is not only aesthetically unpleasing but can also be a fire hazard.
- 5) Placing piles of debris by the road side for any length of time is not permitted. Members must make prior arrangements to have debris mulched or removed.

#### E. FIRE PREVENTION

- 1) Open fires for recreational purposes must be properly contained within a rock pit or in a proper fire pit container. Fires must be attended to at all times by an adult with a working water hose or fire extinguisher.
- 2) Members must comply with all burn bans by the State, County, Township, Club and/or the Association.
- 3) Fireworks of any type are PROHIBITED in the Communities.
- 4) Burning garbage, rubbish, leaves or construction debris is not permitted.

#### F. HAZARDS

- 1) Any condition that is determined by the Chief Ranger or Association Manager to be a hazard to public health or safety must be immediately corrected by the Member or the Association can remediate the hazard and bill the Member for the cost.
- 2) Hunting and discharging any weapon is prohibited in the Communities. Carrying a firearm is prohibited in the common areas of the Communities.
- 3) Remote control aerial device (drone) cannot be operated from Lake Naomi Club property, Pocono Pines Community Association property or Timber Trails Community Association property without written approval from the Club's management.

#### G. TRAFFIC, VEHICLES & PARKING

- 1) Members and Guest who are operating a vehicle in the Communities must obey the posted speed limits and be extremely cautious of those walking and biking.
- 2) Pedestrians and wildlife always have the right of way.
- 3) Pedestrians must walk on the left side of the streets, facing oncoming traffic.
- 4) All vehicles operated in the Communities must comply with Local and State Laws.
- 5) Parking on the Roads in the Communities is not permitted, except with the prior approval of the Chief Ranger of the Club or the Association Manager. Vehicles may be towed at the Owners expense if necessary.
- 6) Passing a Lake Naomi Club Bus while it is stopped with its four way lights flashing is not permitted.

#### H. SANITATION/TRASH REMOVAL

- 1) Members are responsible for collecting, recycling and placing their trash/garbage for pickup by County Waste in compliance with the Community Trash guidelines. The Pocono Pines Community Association & the Timber Trails Community Association have contracted with County Waste for Community wide garbage pickup. The Community has no central dumping grounds for trash. The use of Lake Naomi Club amenity trash receptacles for dumping of personal household garbage is prohibited.
- 2) Permanent dumpsters for personal use are NOT permitted in the Communities. Temporary dumpsters for home building, home renovation or short clean up periods are allowed with the prior approval of the Association Manager.

I. PETS

- 1) All pets must be properly licensed according to State, County or Municipal laws.
- 2) It is the responsibility of the handler to pick up and properly dispose of all dog feces.
- 3) All dogs must be on a leash under 8 feet in length and under the control of their handler at all times when not on the owner's property. \*\*

\*\*As amended November 2016, effective January 1, 2017.

J. WILDLIFE

- 1) Feeding wildlife is prohibited except for feeding birds using pole or tree mounted bird feeders.

K. ENFORCEMENT OF THE CODE OF CONDUCT

Enforcement of these rules will be by the Association Manager and the Chief Ranger of the Club who will have the responsibility and authority to issue notices and warnings, require compliance, and impose fines for violations. If the Member wishes to challenge the action, the Association Board or a hearing committee of not less than three (3) residents appointed by that Board, shall hold a hearing in executive session, (unless the Member requests a public hearing) affording the Member a reasonable opportunity to be heard. The hearing shall be set a reasonable time and date. The Board shall send the Owner notice of the time, date and place of the hearing and invite the Member and any alleged violator, to attend the hearing and produce any statements, evidence and witnesses. Without the consent of the alleged violator, the date of the hearing shall not be less than twenty (20) days from the date of the notice. The minutes of the meeting shall contain a written statement and the results of the hearing.

Violations may be redressed in the following manner:

First Offense – Written warning

Second Offense - \$50 fine

Third Offense - \$100 fine

Fourth Offense - \$200 fine

Additional violations increase at \$100 per violation

Violations taking place within three years of a previous violation shall be considered an additional violation and punishable according to the foregoing schedule of fines.