

PENN WOOD DOCK RULES AND REGULATIONS

1.0 Purpose and Conditions

- 1.0 These rules and regulations are intended to protect the rights of slip owners and to define the responsibilities of all parties involved in Penn Wood docks.
- 1.1 The Penn Wood Constitution and Bylaws will take precedence over these rules.
- 1.2 Any rules or regulations of Pennsylvania Power and Light will also take precedence over these rules.

2.0 Dockmaster and Committee

- 2.1 A Dockmaster will be chosen in accordance with the bylaws of the association.
- 2.2 Dock Captains and an assistant dockmaster will be appointed by the Dockmaster and will form a committee to be responsible for the maintenance of the docks and the resolution/arbitration of slip owners problems. There will be one Captain from each dock regardless of the number of slips on that dock.
- 2.3 Dock Committee
 - 2.3.1 Dock Committee shall meet once a month starting in April and ending in September. Meetings may also be called at the discretion of the Dockmaster. Business may be conducted through the mails or on the telephone with binding votes, but the results must be documented.
 - 2.3.2 The committee will determine who takes the docks in and out each year. Consideration should be given to the contractor who can put them in the earliest and take them out the latest. They will also be responsible for obtaining any vendors for work that cannot be done by the slip owners.
 - 2.3.3 The dock committee will be responsible for arbitrating any dispute or special request made by slip owners which are not covered specifically by these rules or bylaws.

3.0 Slip Owners (Owners of Slip Rights)

- 3.1 Slip Owner will be defined as a person who has bought a right to use a slip(s) in the Penn Wood docks. The slip owner does not own the slip. The slips are owned by Penn Wood Association.
- 3.2 The slip owner may add hardware or padding to the docks as specified in the dock rules. The slip owner may petition to the dock committee for modifications other than specified.

- 3.3 The slip owner will be required to pay for removing any unapproved modifications or for any damage caused by the slip owner to the dock. Failure to pay within 2 months after written notification will result in the loss of the right to use the slip.

4.0 Transfer on Sale of Slip Rights

- 4.1 The right to use the slip is a tangible asset which may be sold or transferred under the current dock rules.
- 4.2 Under no circumstances may the slip rights be sold or transferred to a non - Penn Wood property owner.
- 4.3 Slip assignment for the new slip owner will be determined by the section on slip assignments. The slip location for the new rights owner will probably be different from the previous owner.
- 4.4 Sale of House in Penn Wood

4.4.1 When a home is sold, slip rights may be transferred to the new owner or the rights may be sold to an eligible Penn Wood resident.

4.4.2 When a home with multiple rights is sold, the home would convey only one slip with the remaining slip right(s) reverting back to Penn Wood Association with monetary consideration equal to the current replacement value.

4.5 Sale of Slip Rights

- 4.5.1 A slip owner may sell his slip rights to other Penn Wood residents with the following restrictions. It must first be offered to people on the waiting list in order of priority. The person buying the rights must be eligible under the current rules. (Must be a Penn Wood developed

5.0 Slip Assignments

- 5.1 The dock committee will assign an available slip to a new slip owner.
- 5.2 Final slip assignments will be made at the beginning of 1990 and will be the base mark for future reference.
- 5.3 Trading of slips is allowed with the consent of both parties. The Dockmaster must be notified in writing so the records may be changed.

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5.04 Annual Financial Report. At least fifteen days prior to the annual meeting of the members, the Treasurer shall submit the annual report of the finances of the Association to the Executive Committee. If the Executive Committee so directs, the account of the Association shall be audited at the end of each fiscal year by an independent accountant selected by the Executive Committee.

5.05 All Buildings shall be governed by the existing and supplemental restrictions as approved by the community development committee.

ARTICLE VI

Seal

6.01 Where Kept and When Used. The corporate seal shall be kept by the Secretary at the office of the Association. All contracts and other papers requiring the seal and bearing the signature of an authorized officer or authorized officers may be sealed and attested by the Secretary.

ARTICLE VII

Dissolution

7.01 Distribution of Assets. If the Association shall be dissolved in accordance with the applicable provisions of law, the asset of the Association shall be distributed equally among members thereof, provided that in the case of any single lot in the Penn Wood Development which is owned by more than one person, such persons together shall be entitled to the share of one member for this purpose.

ARTICLE VIII

Amendments

8.01 Voting and Notice. These By-Laws may be amended, altered or repealed by vote of two-thirds of the members entitled to vote who are present or by proxy at any meeting, provided that the proposed changes have been submitted in writing to the members at least fifteen (15) days prior to the meeting.

5.4 Changing Slip Locations

- 5.4.1 Slip owners desiring a change in slip location must submit a request in writing to the dock committee. They will be added to a waiting list for changes that will be prioritized by seniority.
- 5.4.2 When a slip becomes available, the first person on the list will be notified. If that person refuses it is passed to the next and so on.
- 5.4.3 When a person changes slips, his slip is now available for selection by persons on the waiting list on the same basis as in section 5.4.2.
- 5.4.4 The dock committee will determine how long the process will continue with four iterations as a guide lines.

6.0 Dock Fees

- 6.1 Dock fees will be recommended by the dock committee and approved by the executive committee. The fee will consist of the following components: cost of putting and removing the docks from the lake; insurance, moving docks during the season and maintenance.
- 6.2 The fee will be due at the same time as general dues are payable.

7.0 Rental of Dock Slips

- 7.1 A dock owner has the right to rent to another person in Penn Wood subject to the following conditions.
 - 7.1.1 The renter must be eligible to own a dock, ie., he must own a developed lot in Penn Wood.
 - 7.1.2 The slip owner is responsible for any and all damage to the slip caused by the renter.
 - 7.2.3 The slip owner must register the renters name, boat registration number, make and size with the Dockmaster.
 - 7.1.4 There will be no restrictions on compensation and such information will be private between the two parties.

8.0 Removal of boats from water

- 8.1 The dock committee will set the date for final removal of boats from the docks in the fall.
- 8.2 Any boat still moored at the docks when the docks are to be removed will be towed to a marina at the owner's expense.

9.0 Dock Hardware and Padding

9.1 Hardware may be added to the slip to secure the boat. The size and placement must be reasonable with the dock committee having the final approval if there is a question.

9.2 Padding

9.2.1 The sides of the slip may be padded with a marine dock padding. NO CARPET will be used.

9.2.2 No padding will be used on the top of the dock.

10.0 New Docks

10.1 The dock committee will determine when new docks are to be added. The executive committee will approve any new docks.

10.2 When the new docks will be added will be determined by the number of people on the waiting list. In general no less than four slips will be added at one time.

10.3 The full cost of a new dock will be shared by the new slip owners. The cost will include walkways, fingers, hardware, ramps, wheels, anchors and chains. The total cost will be divided by the number of slips to arrive at a cost for each new owner.

10.4 The slip location for each new owner will be determined by the dock committee using the guide lines in the section on slip assignment section. This may not necessarily be on the new dock.

10.5 The new slip owner will be charged, in addition to the above costs, the normal yearly maintenance fee.

11.0 Seniority

11.1 A seniority list will be maintained by the dock committee to be used on occasions of determining slip assignments as required under these rules.

12.0 Boat Size

12.1 Maximum boat length shall not be greater than 24'.0" (Twenty-four feet).

12.2 Maximum boat width shall not be greater than 8'.6" (Eight foot Six inches).

Building Requirements

SUPPLEMENTAL PROTECTIVE RESTRICTIONS FOR PENN WOOD DEVELOPMENT

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1. The minimum interior floor area to be enclosed by any dwelling erected on the lot shall be: 24 feet by 32 feet or 868 square feet for single-story buildings; and 24 feet by 24 feet or 576 square feet for multi-story buildings. *a*
2. The exterior material of any building erected on the lot shall be of a natural appearance, as to blend with the natural environment such as wood siding in the earth tones, brown, green and red range, logs, stone and brick. Natural exterior wall materials such as cedar and redwood are preferred and any substitution of synthetic wall material must be approved by the Community Development Comm. Roofs may be of composition shingles, provided that the colors are selected from the natural ranges previously described.
3. One permanent detached shed may be erected on the lot, provided that it is at least 100 square feet in floor area, is constructed of natural exterior materials in harmony with the dwelling, and is located behind the front wall of the dwelling. No synthetic wall and/or metal sheds will be permitted.
4. The exterior design and material of any garage or carport shall be in harmony with those of the dwelling. No detached carports will be permitted.
5. The Owner shall be responsible to obtain all approvals, septic permits and building permits, and observe all applicable building codes, ordinances and laws.
6. Live trees shall be preserved wherever possible, and shall not be removed unless interfering with the dwelling construction, septic location or driveway.
7. Placement and orientation of the building and septic system on the lot shall be expressly reviewed and approved by the Community Development Committee.

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