

COVE POINT CLUB, INC.

RULES AND REGULATIONS

1. **CONDUCT** – All members will strive to ensure that courtesy, consideration and cooperation be extended in their dealings with fellow members and when using club facilities.
2. **FIREARMS** - The use of firearms or any other type of weapon (e.g. crossbow, bow and arrow) is forbidden within Cove Point Club.
3. **NOISE** – Loud and boisterous conduct will not be tolerated, nor will conduct that infringes on other members' rights or privacy. Excessive noise of any type is prohibited during the hours of 11:00 pm to 7:00 am on weekdays, and from 11:00 pm to 9:00 am on weekends and holidays.
4. **ROADS** – The speed limit on all Club roads is 15 mph. All types of motorized all-terrain vehicles and snowmobiles are banned from Club roads and pathways. Electric powered golf carts or Neighborhood Electric Vehicles (NEV's) may be used by the members on all Club pathways and roads. Gasoline powered vehicles approved prior to the adoption of these rules and regulations are grandfathered; however, if and when they are replaced, the replacements must be electric powered. Golf carts and NEV's may only be driven by persons with vehicle operating licenses (i.e. no young children). Unlicensed golf carts and NEV's are not permitted on public (PennDOT) roads. Golf carts and NEV's may be parked on CPC parking lots, subject to the limitations on the use of villa parking areas contained in Item 11 below. During the winter months, golf carts and NEV's must be stored in a garage or off-site for Villa owners (under no circumstances shall golf carts and NEV's be winter stored next to Villa units or on Villa decks) ; and out-of-sight for homeowners.
5. **BOATS AND TRAILERS** – Boats and/or trailers may not be stored on members' properties from November 15th through April 15th unless concealed from public view. There shall be no overnight parking of trailers on roads, road shoulders, Villa parking areas or any other Club property. The only exception will be for trailers parked in the designated area (upper parking lot behind garages) as approved.

JY

6. **SNOWMOBILES** - During the winter season November 1st through March 31st, snowmobiles will be permitted to be used for recreational purposes on the lake which can be accessed from contiguous Cove Point Club lake front areas. They may be stored on visible trailers during the season and must be parked in such a manner so as not to interfere with normal parking of cars. **THE SNOWMOBILES MAY NOT BE OPERATED ON CLUB ROADS OR PATHS EXCEPT ON THE LAKEFRONT FOR ACCESS PURPOSES ONLY!**
7. **CONSTRUCTION** – No building or extension may be constructed or modified without prior Board approval and must comply with the CPC Architectural Control Policies and Procedures. Building must be completed within one year of commencements, and any contractors’ signs or equipment must be removed within 30 days of contract completion. Contractors working within Cove Point Club must comply with CPC Contractor rules and Regulations.
8. **CLUBHOUSE USAGE** – The Cove Point Clubhouse may be reserved by deeded owners only for private functions during the spring, summer and fall months by submitting an application form, in advance, to the Board for approval. There will be a fee charged, as set by the Board, for private use of the Clubhouse. It shall be the responsibility of the user to clean the Clubhouse after use. The Clubhouse is normally closed during the winter months and therefore not available for use during that time.
9. **RECREATIONAL FACILITIES** – Published rules must be followed when using Club recreational facilities (e.g. marina, tennis courts, horseshoe pits etc.) Club recreational facilities may only be used for their designated purposes.
10. **PETS** – A maximum of two domestic pets are permitted per CPC property. Dogs shall be on a leash at all times on CPC common property and shall not be permitted to make excessive noise, particularly at night. Members and guests are responsible for cleaning up after their pets.
11. **PARKING** – Parking is restricted to designated areas only. Villa parking areas are for the use of Villa owners and guests only, and are limited to two vehicles per property.
12. **LIVESTOCK** – Raising or boarding of livestock or poultry is prohibited within Cove Point Club.
13. **BOAT DOCKS** – Only members and property renters with assigned boat dock rights and their guests shall have access to the docks. Boats not underway must be

securely docked in their assigned slip, and any boat secured to any other dock area, other than temporarily, will be subjected to a penalty. All CPC Marina Rules, PPL Regulations and Pennsylvania Fish and Boat Commission Rules must be observed, including but not limited to observance of no-wake zone and no water skiing within 100 feet of all docks.

14. **DUES** – Any member with delinquencies of any and all monies owed to Cove Point Club shall forfeit membership in the Club and, as such, lose voting rights, use of the clubhouse, use of garbage collection, use of the tennis courts and marina facilities.
15. **TRASH** – Only household waste, preferably compacted, may be placed in designated dumpsters. The third container upon entering the area is for recyclable products only. No plastic bags or garbage are to be placed in this container. All empty boxes and containers must be compacted or cut apart before being placed in Club dumpsters. Appliances, furniture, mattresses and similar bulk items may not be disposed of in Club dumpsters.
16. **PROPERTY** – All Cove Point Club properties shall be maintained in a clean and tidy fashion in accordance with CPC Covenants, By-Laws and Rules and Regulations.
17. **LAKEFRONT AREA** –
 - All lakefront areas are designated as “Swim at Your Own Risk.”
 - Children must be accompanied by an adult. There is no lifeguard on duty.
 - All trash must be carried out of the area and placed in the dumpsters or with your own household garbage.
 - One temporary fire pit on each beach (East side and West side) is permitted as long as it conforms to PPL rules and regulations
18. **VANDALISM** – Any vandalism or intentional abuse of private or Club property within CPC will not be tolerated. Violators will be prosecuted to the full extent of the law, and members will be held responsible for any and all damages caused by their family members, guests, renters or lessees.
19. **FIREWORKS** – All fireworks are strictly prohibited within Cove Point Club.
20. **LITTER** – Trash or refuse shall not be deposited anywhere on Club property other than in designated receptacles.

21. **OUTDOOR DRYING** - Outside drying of clothes, towels, beach attire, etc. on Villa decks, outside walls, laundry poles, clotheslines or otherwise, is prohibited.
22. **TREES** – No live tree within Club boundaries of more than 2” in diameter may be felled, except as part of an approved construction project. No tree, living or dead on PPL property may be removed without prior permission of PPL.
23. **RESPONSIBILITIES** – Members who invite house guests or who rent or lease their properties at Cove Point Club are fully responsible for the actions and activities of their guests, renters or lessees. All members are responsible for posting or otherwise informing their guests or tenants of the rules and regulations of the Club.
24. **FIRE HAZARDS** – Members are responsible for the proactive avoidance of fire risks.
- All space heaters, except electric units designed to operate on household current, are prohibited inside CPC Villas.
 - Villa fireplace units shall not be used for the purpose of burning household trash.
 - Each property within Cove Point Club which has a fireplace shall also have a UL approved fire extinguisher.
 - Charcoal BBQ grills are not permitted on Villa decks and/or porches. LP gas BBQ grills are permitted.
25. **FOR SALE SIGNS** - Display of “For Sale” signs within Cove Point Club is prohibited.
26. **INSURANCE** - All Homes and Villas in Cove Point Club shall carry an HO3 or better homeowner’s casualty insurance policy and shall name Cove Point Club, Inc. on their policy as an additional interest. A declaration page shall be sent to Cove Point Club at 10 Clubhouse Drive, Lakeville, PA. 18438 annually.
27. **COMPLIANCE** – Members failing to abide by Club rules and regulations shall be subject to penalty assessments as set forth in the By-Laws of Cove Point Club. For the purpose of Club rules and regulations, family members, guests and tenants shall be regarded as members, but matters relating to non-compliance shall be directed to the attention of the CPC property owner.
28. **WILDLIFE FEEDING** - Open feeding of wild animals (deer, bears, raccoons, etc.) is forbidden in Cove Point Club. The one exception will be bird feeders, suspended above the ground so as to inhibit access by ground animals. Members with birdfeeders must take reasonable precautions to avoid attracting bears, deer, raccoons, or rodents to the birdfeeder.

29. RENTALS - All rentals must comply with the Cove Point Club Rental Policy. Short-term rentals are prohibited.

As approved at the annual membership meeting held on May 29, 2021.



John Young

Secretary