

**Sunrise Lake Property Owners Association, Inc.
Builders and Contractors Rules and Regulations
Amended and Restated September 21, 2011**

1. All lots and parcels of land in the Sunrise Lake Community are reserved and to be used for single family residential purposes exclusively, only one dwelling to be erected on any lot. No dwelling shall be smaller than 672 square feet or greater in height than two (2) stories.
2. In addition to all required Dingman Township permits, builders, contractors and property owners must obtain a permit from the SLPOA for new home construction, and for additions over 100 square feet such as, but not limited to, outbuildings, decks and screened porches. Failure to obtain a permit is subject to a \$100.00 fine per day.

New home construction	\$250.00
Additions over 100 square feet	\$ 75.00
3. Before a permit is issued and construction begins, Builders and property owners must pay SLPOA all delinquent dues. Builders, contractors and property owners must also pay any outstanding fines for prior violations of SLPOA Rules and Regulations by Builders and contractors or their employees, and by property owners.
4. No building or structure, including water system and/or sewage disposal system, shall be installed without first obtaining the approval in writing of the SLPOA as to location, elevation, plan and design. SLPOA shall approve or disapprove the location, elevation, plan and design within fifteen (15) days of submission. Such approvals will not be unreasonably withheld.
5. No building shall be erected on any plot within fifteen (15) feet of the sidelines, forty (40) feet of the front line or twenty-five (25) feet of the rear line.
6. No lot may be cleared of brush, trees or anything else of an inflammable nature without the written approval of the SLPOA. This approval will specify the time and manner in which such clearing will be conducted. Offenses will be subject to a \$250.00 fine per incident.
7. No excavation shall be made on any lot and no earth or sand shall be removed from any site until all permits are obtained and exhibited at the building site.
8. No oil or gas well shall be drilled on any lot or any part of a lot. No excavation shall be made for the extraction of minerals.
9. Sewerage from all buildings shall be handled by a septic system installed by the owners/occupants and maintained at all times in a proper sanitary condition in accordance with legal requirements for a drain field. No privy vaults are permitted.
10. No tent, trailer, mobile home or other temporary structure of any kind may be erected on or moved to any lot or lots.
11. In addition to these rules, all premises and construction activities are subject to the rules, regulations, ordinances and zoning regulations of Dingman Township.

12. Once building operations begin, they must be completed within six (6) months.

13. Builders and contractors work hours are as follows:

Monday through Saturday	8:00 am to 7:00 pm
Sunday and holidays	11:00 am to 5:00 pm

Anyone working outside of these hours is subject to the following:

- a. First offense subject to a \$50.00 fine.
- b. Second offense subject to a \$100.00 fine.
- c. Third and subsequent offenses subject to a \$250.00 fine.

14. SLPOA reserves the right to close the roads (impose an 8-ton weight limit) within the community for up to eight (8) weeks in the spring at the Board’s discretion. Violations will be subject to a \$250.00 fine.

15. Commercial vehicles are not permitted to be parked overnight on any community street. Violations will be subject to a \$100.00 fine and the vehicle will be towed at owner’s expense.

16. SLPOA legal counsel and contractors are authorized to accept contact only from the Board of Directors.

17. SLPOA, Inc. and its successors and assigns shall have the right, after giving five (5) days written notice to the property owner, to enter upon any lot or lots upon which any structure or nuisance has been erected or maintained in violation of these rules, and remove such objectionable structure or nuisance without liability for any damage resulting from such action. In addition, all reasonable costs for such removal will be the responsibility of the property owner.

18. No signs of any type, including but not limited to “for rent” or “for sale” signs, shall be erected or maintained on any premises.

- a. A warning letter will be issued to the property owner identifying the violation and requiring the removal of signage with two (2) days.
- b. If the signage remains in place after two (2) days, the property owner is subject to a \$25.00 per day fine until such signage is removed.

19. **Dumping:** No builder, contractor or property owner shall dump solid or liquid refuse anywhere in the community. For purposes of this section, dumping is defined as disposing of any type of solid or liquid waste items anywhere but in proper trash receptacles. Examples include but are not limited to household trash, furniture, recyclables or building/construction materials. In addition the fines below, violators will be responsible for the cost of removal, clean-up and/or repair of damages to SLPOA common facilities and/or private property.

- a. First offense is subject to a \$500.00 fine.
- b. Second offense is subject to a \$1,000.00 fine.
- c. Subsequent offenses are subject to a \$2,500.00 fine per occurrence.
- d. Fines for this offense become second and subsequent in 48-hour intervals from first violation notice if the condition causing the offense has not been rectified. This violation may be renewed every 48 hours thereafter.

20. Lakes and Streams Littering or Dumping: Any builder, contractor or property owner littering and/or dumping into any of the lakes streams or ponds in the community will be subject to a \$500.00 surcharge in addition to the applicable fines and costs outlined in Section 20 above.

21. Drivers exceeding the posted speed limits on community roads will be subject to the following fines:

35 to 45 mph	\$25.00
45 to 55 mph	\$50.00
Over 55 mph	\$100.00
Failure to comply	\$100.00 plus court costs

23. Drivers failing to observe stop signs posted on community roads will be subject to the following fines:

a. First offense	\$25.00
b. Second offense	\$50.00
c. Third and subsequent offenses	\$100.00

24. Disorderly conduct is behavior that is disruptive, rude, threatening or violent in nature, or that challenges the authority of any authorized personnel, such as security, managers, pool manager, lifeguards, maintenance, Board of Directors, office and volunteer personnel, while in the performance of their assigned duties and tasks, and will have consequences. The fine for this offense shall be in addition to any cited violations within the Rules and Regulations when the above conditions apply.

- a.** First offense subject to a verbal and/or written warning.
- b.** Second offense subject to a \$100.00 fine.
- c.** Third offense and every other offense thereafter subject to a \$200.00 fine.