

Revised - 2012

**NORTHRIDGE
AT
CAMELBACK**

**COMMUNITY RULES &
REGULATIONS**

HANDBOOK

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GENERAL

Community enjoyment by all residents demands more than the average observance of common rules and etiquette. Rules and restrictions can seem petty and invasive to owners, but they serve a purpose. They prevent nuisance problems and preserve aesthetic harmony. Reasonable restrictions, consistently enforced over time, preserve property values and maintain a high quality of life for residents. We urge everyone enjoying the community's resources to cooperate and adhere to the following guidelines to insure the highest quality Northridge At Camelback experience for all residents.

Northridge At Camelback is restricted solely to Northridge Owners, Lessees, and Guests. Owners must notify Northridge Management when a guest is using a property and the owner is not present. In addition, all Lessees must be registered with the Management Office prior to their arrival.

Northridge At Camelback is a single family residential community. "Single family" shall mean a group of one or more persons, related by blood or marriage, who maintain a common household. No House or Lot shall be used for any commercial or industrial purpose except those Houses used by the Developer as model houses.

Northridge Owners are responsible for any damage caused by themselves, their minor children or their Guests or Lessees, and further shall be held responsible for any removal or damage to Northridge property caused by themselves, their children, their Guests or Lessees. This is in addition to fines imposed due to a violation of the Rules and Regulations of the community.

These Rules and Regulations are in addition to and in no way supersede the provisions of the Declaration of Protective Covenants and Restrictions.

RULES AND REGULATIONS

PETS

- (1) No animals, livestock, or poultry of any kind shall be raised, bred or kept except that dogs, cats, or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes.
- (2) Dogs, cats or other household pets shall not be kept or housed in outside doghouses, kennels, dog runs or sheds, but shall be kept and housed within the dwelling units.
- (3) Pets must be licensed, inoculated, leashed and kept under the owner's control at all times. **** UN-LEASHED DOGS ARE SUBJECT TO \$150.00 FINE PER PET PER INCIDENT****
- (4) Pet owners are to carry and use means to remove their pet's defecation IMMEDIATELY anywhere on the common areas. ****FAILURE TO CLEAN/REMOVE PETS' DEFECATION IS SUBJECT TO \$125.00 FINE PER PET PER INCIDENT****
- (5) Pet owners will be assessed with damages to landscaping or other real or personal property caused by their pets.
- (6) Pet owners are to be responsible for the timely removal of pet defecation from their lots. Consideration for our neighbors is of the utmost concern. The nuisance of flies and fecal smell is not pleasant.
****FAILURE TO CLEAN/REMOVE PETS' DEFECATION IS SUBJECT TO \$125.00 FINE PER PET PER INCIDENT****
- (7) No more than two (2) pets per dwelling unit are permitted.
- (8) Pets are not permitted at recreation areas, under any circumstances.
- (9) Northridge shall have the right to remove any pet maintained in violation of this rule and to recover the cost of such removal from the owner.

NUISANCES

- (1) No noxious or offensive activity shall be carried on within or about any House or Lot nor shall anything be done or permitted which shall constitute a public nuisance.
- (2) All Owners, Lessees or Guests should keep noise level to a minimum at all times, but particularly during the hours of 11:00 p.m. to 7:00 a.m.–weekdays, and 11:00 p.m. to 8:00 a.m.- weekends.
- (3) No Owner, Lessee or Guest shall permit or suffer anything to be done, kept or stored on any Lot, or in any House, which would increase the rate of insurance on any house or which would obstruct or interfere with the rights of others who own, lease or occupy Houses, or annoy them by unreasonable noises or otherwise, nor shall the Owners, Lessees or Guests of any House or Lot commit or permit any nuisance or illegal acts in or about Northridge.

- (4) No flags, banners, pennants, flashing lights, security lights or night lights lighted after 11:30 p.m., clothes line or any exterior laundry drying of any kind (other than American flags which may be displayed or flown on appropriate occasions) shall be permitted, kept, or maintained on any House or lot.

VEHICLES

- (1) No unlicensed or inoperative (whether licensed or not) motor vehicles, including but not limited to automobiles, trucks, motorcycles, all-terrain vehicles or off-road motorized equipment, shall be kept, parked or garaged at any time.
- (2) No motor home, travel trailer, boat, trailer, motorcycle, truck, panel truck, pickup truck, commercial vehicles of any kind or description, or any similar motor vehicle shall be kept, parked or permitted unless the same shall be kept within a wholly enclosed garage; provided, however, that licensed light-duty trucks shall be hereby prohibited.
- (3) No unlicensed individual may operate any vehicle within Northridge. Northridge shall have an unrestricted right to remove any such vehicle maintained in violation of this covenant. The Owner does release Northridge and any agent, servant, or employee from any and all liability for any such removal of such vehicle or any part thereof.

SPEEDING

- (1) Speed limit is not to exceed 20 mph. Use extra precaution during snow, ice and rainy conditions.
- (2) All Pennsylvania State Motor Vehicle laws apply within the community.

PARKING

- (1) No Owner, Lessee, or Guest shall cause more than two permitted motor vehicles, owned or leased by him or members of his household, to be parked in Northridge. All additional vehicles must be parked in the designated overflow parking lot. ****FAILURE TO COMPLY WILL RESULT IN A FINE OF \$25.00 PER VEHICLE AND WILL INCREASE IN INCREMENTS OF \$25.00 PER VEHICLE PER DAY****
- (2) Automobiles and all other personal motor vehicles contained herein, used in the ordinary course of daily living, shall be parked only in designated parking areas.
- (3) Vehicles are not to be parked on the main roads in the development. This rule is extremely critical during the winter months so that the snow plowing contractor can ensure the main roads are free and clear of snow and ice for emergency vehicles.
- (4) No major automotive repairs are permitted in the development.

RV LOT

- (1) Northridge has established and designated a separate parking area for motor homes, travel trailers, boats, trailers, and other recreational vehicles.
- (2) No vehicles with expired registrations and/or license plates may be stored in the RV lot. Northridge reserves the right to tow any vehicle with an expired registration and/or plates out of the RV lot at the owner's expense.

OFF-ROAD VEHICLES

No snowmobiles, off-road motorized equipment, or all-terrain vehicles, or any similar motor operated vehicle, shall be used or operated within any area of Northridge.

HUNTING & FIREARMS

- (1) No firearm of any type may be discharged within any area of Northridge. The term "firearm" includes "BB" guns, pellet guns and other firearms of all types regardless of size.
- (2) No hunting is permitted within any area of Northridge.

FIREWORKS ***ZERO TOLERANCE*******

Fireworks of any kind are prohibited within the community.

Fines will be immediately given to any tenant or resident for igniting any and all types of fireworks (including sparklers) and will increase in increments of \$100.00 as follows:

\$300.00 – FIRST VIOLATION
\$400.00 – SECOND VIOLATION
\$500.00 – THIRD VIOLATION

SIGNS

No sign, advertisement or other similar device of any kind shall be placed in or upon any House or Lot. Northridge shall have the right to remove any such item and to recover the cost of such removal from the owner. This prohibition shall include "for rent," "for sale," "open house" signs, etc.

HOLIDAY DECORATIONS

- (1) Electric light displays only are allowed during the year-end holiday season from December 1 through January 15 only, on the Homes, Lots and common areas.
- (2) The lights must be rated for outdoor use with no exposed wiring and must be turned off no later than 11:00 p.m.

(3) Decorative Seasonal objects (including the year-end holiday season) are prohibited on any House, Lot or common area. This also includes objects tied to decks, deck supports and large anchored blow up structures.

*****FAILURE TO COMPLY WITH THE ABOVE RULES WILL RESULT IN A FINE OF \$50.00 PER DAY*****

TRASH

Trash bags are not to be stored on any deck area, but removed immediately to the trash compactor. *****FAILURE TO COMPLY WILL RESULT IN A FINE OF \$25.00 PER BAG/ARTICLE*****

CUTTING OR REMOVAL OF TREES

No tree of a diameter of four (4) inches or more, measured three (3) feet above ground, shall be cut down, removed, or otherwise damaged without the prior written consent of Northridge.

EXCAVATION

- (1) No excavation can be made on any Lot, except for the purpose of building thereon, and only at such times as building operations are to commence.
- (2) No earth, sand, or rocks shall be removed from any Lot except as part of such excavation, without the prior written consent of Northridge.

FENCES

No fence, wire, painted stones, property line, or boundary line fences, walls or barriers, shall be erected.

CONDITION OF PREMISES

- (1) All Houses and Lots shall, at all times, be maintained in a neat and attractive manner and kept in good order and repair.
- (2) Exterior walls, doors, windows and roofs shall be kept and remain free and clear of all signs, banners, awnings, canopies, radio antennae or other such obstructions.
- (3) Window air conditioning units are prohibited.

SATELLITE DISHES

Satellite dishes, not exceeding one meter (39.4 inches) in diameter, may be mounted to the rear of a unit near the chimney area so that it is unobtrusive to neighboring units. Satellite Dishes may not be installed on the front of any unit. The approved roof location will provide the proper signal to the dish throughout the community.

ARCHITECTURAL CONTROLS

- (1) No alterations, changes, renovations, replacements, or redecorations of any of the exterior walls, doors, windows, roofs, color, appearance, or other exterior appurtenances of any House or Lot shall be made or permitted without the express prior written consent of Northridge.
- (2) Window air conditioning units are prohibited.
- (3) No basketball backboard or portable set up, play structure, tennis court or other temporary or permanent fixture shall be placed, erected, or maintained outdoors on any Lot or common area.
- (4) No House, Lot, building or structure shall be erected, constructed, altered, changed, renovated, replaced or redecorated without first obtaining the approval, in writing, of Northridge as to the location, elevation, plan, design and specifications of same.

ENFORCEMENT

ENFORCEMENT OF RULES:

- First Violation:** Notification/Warning Letter with time frame to rectify
Second Violation: Fine to be determined based on severity

ENFORCEMENT PROCEDURE

- (1) Violations are to be reported in writing to Northridge Management. The report should include all pertinent information, including date, time, location, violation and signatures of all witnesses.
- (2) Northridge Management will present all written violation reports to the Advisory Board for review and determination of the appropriate action to be taken.
- (3) If the offense is a maintenance, repair or storage violation, and if the resident does not respond and/or correct the violation within the stipulated time period, Northridge Management, with the approval of the Advisory Board, may cause said violation to be remedied and assess the Owner and/or Tenant or Guest for the cost to cure.
- (4) Fines will be collected by Northridge Management in accordance with the above stated schedule.
- (5) Northridge Owners are ultimately responsible for their minor children, Guests and Lessees. Any unpaid fine issued to an Owner, Guest or Lessee will result in the Owner being declared “not in good standing” and suspension of privileges will occur. Suspension does not relieve any Owner of the continued obligation to pay maintenance fees.

RECREATION AREA

POOL & TENNIS COMPLEX

The Northridge At Camelback Pool & Tennis Complex recreation facilities are private. Only homeowners, tenants and their guests may use the facilities. The Northridge At Camelback Operating Committee reserves the right to permit others to use the facilities of the recreation area.

1. Liability. As in all recreational settings, the facilities at Northridge at Camelback have many inherent hazards. Therefore, users assume all risks when using these facilities. There are natural and manmade objects, irregular variations in terrain and recreational facilities which present their own risks for the participant. Please use caution at all times to avoid injury or loss of personal property. Northridge At Camelback, Four Seasons at Camelback Development Company, its agents and employees have no liability for the use of the pool and tennis facility or for ground safety. In addition, Northridge At Camelback and Four Seasons At Camelback Development Company do not carry any form of accident, illness, death or dismemberment insurance on any homeowner, guest or renter. Northridge At Camelback homeowners, guests and renters must rely on their own individual health and accident insurance policy for any injury sustained while at the Northridge At Camelback Pool & Tennis Complex recreation area.
2. Pets. Pennsylvania state law requires that all pets be on their owners' property and be controlled by their owner at all times. **PETS ARE NOT ALLOWED** at the Northridge At Camelback Pool & Tennis Complex recreation facilities at any time.
3. Alcoholic Beverages. **ALCOHOLIC BEVERAGES ARE NOT PERMITTED** at any time at the Northridge At Camelback Pool & Tennis Complex recreation area except during Four Seasons At Camelback Development Company or Northridge At Camelback sanctioned activities.
4. There are **NO LIFEGUARDS**. Swimming and use of the pool will be at your own risk.
5. Proper I.D. in the form of Homeowner photo I.D., Guest Pass, or Lessee Pass is required for all residents when accessing the pool. There is a fee for pool usage for Lessees and Guests.

POOL RULES AND REGULATIONS

No lifeguard. Use pool at own risk.

1. No one is to be in the pool area except during scheduled operating hours and only when supervisory personnel are on duty. The pool attendant on duty may close the pool during scheduled hours for reasons of safety, weather, or maintenance.
2. No running, dunking, pushing, or horseplay of any nature is permitted in the vicinity of the pool.
3. Ball playing of any kind is not allowed in the pool area.
4. Diving is permitted only in the diving bell end of the pool.
5. Do not swim in the lap lanes when they are in use by swimmers.
6. Please refrain from holding onto the buoy lines.
7. Enter the pool with caution at all times.
8. Children under 13 years of age must be accompanied by an adult (16 years of age or older) who shall be responsible for the child. Non-swimmers must be accompanied in the main pool by an adult who can swim.
9. Use of the wading pool is for those children 8 years of age or under with an attending adult. The use of floatation devices is permitted with the approval of the pool attendant.
10. Small children (infants and toddlers) who are not toilet trained must use swim diapers or an equivalent. Diapers are not permitted in the pools. Strollers and playpens are allowed in the grassy area of the pool only but never on the concrete aprons surrounding the pool. **Diaper and clothing changes are permitted in the bathrooms only.**
11. Folding chairs, lounge chairs, and umbrellas are not allowed to be carried into the pool area. There is an ample supply of lounge chairs and tables with umbrellas for usage.
12. No pets are allowed in the pool area.

13. Smoking is NOT allowed in the pool area. Smoking is allowed in the designated smoking area located outside the bathrooms.
14. Food is to be consumed at the tables provided around the pool. Coolers, picnic baskets, etc. are allowed on the grassy area behind the pool. **NO GLASS.** However, coolers, picnic baskets, cans, bag lunches, bottles, etc. are not allowed on the concrete apron poolside.
15. We ask that tables are kept free and that any trash be removed from the tables upon completion of the snacks etc.
16. Regarding use of the diving bell:
 - a. Only one person at a time is allowed to be diving from the side of the pool. That person must complete the dive and swim clear before the next person may dive. Dive straight ahead and never toward the pool wall or ladders.
 - b. No diving is permitted in the shallow end of the pool. Flips, back dives, or other stunts are not permitted from the sides of the pool.
 - c. Use of the deep water areas of the pool is limited to those who can swim the width of the pool in a satisfactory manner. Qualification is at the discretion of the pool attendant and may be requested at any time.
17. Reserving lounge chairs in advance is strictly prohibited. Checking in to reserve a lounge chair and immediately leaving is also prohibited. In order to be checked in, the person or persons must be in attendance. No reserving tables in advance. Once you leave the pool area your table will be forfeited.
18. Children who cannot swim must be closely accompanied by an adult when utilizing the large pool. The use of floatation devices is at the discretion of the pool attendant.
19. Balls are prohibited in the pool and pool area. Ball playing of any nature is prohibited in the pool, and pool area. This includes the grassy areas.
20. Radios, boom boxes, etc. must be used with earphones as not to disturb others in the pool area.
21. The use of rafts, tubes, noodles, or any other floatation device is at the discretion of the pool attendant, particularly during high occupancy periods.
22. **Proper swimming attire must be worn at all times, this a family area.**

TENNIS RULES AND REGULATIONS

1. A court may be reserved for singles or doubles play by calling the Northridge Management office during business hours at 570-619-5576. Court time reservations may be made up to two days in advance. Only one advance reservation per day can be made for each member. Play is otherwise unlimited so long as players play through a reserve time before making another reservation for the same day.
2. Walk-ins will be allowed play on a space available basis. Every member of a playing group is required to check-in before playing or receiving their court assignments.
3. All players will be given a 10-minute grace period after which the court becomes available for reservation by another player.
4. If inclement weather delays or interrupts play, the schedule for reserved court times will not be altered. For example, if it starts to rain at Noon and continue until 2:00PM, by 3:00PM the court should be playable. The court reservations between Noon and 3:00PM would be cancelled and play would resume at 3:00PM for the 3:00PM reservation. Fee paying guests will be given a rain check rather than a refund.
5. Sixty minutes of play shall constitute a completed court reservation.
6. Only persons actually engaged in play may be on the court. Maximum of 4 at one time per court.
7. Please use receptacle provided for trash, tennis balls, can tops, cigarettes, etc.
8. Management reserves the right to ask anyone to leave the court area if the attire or court behavior does not meet with Northridge At Camelback standards.
9. Children under age 8 shall not be left unattended on the tennis courts.
10. Tennis Attire Guidelines:
 - a. Absolutely no tie-dyes, cut-offs, bathing wear or short-shorts, halter, bikini, tank, beach or swimwear.
 - b. Shirts must be worn at all times.

FITNESS FACILITY RULES & REGULATIONS

The Fitness Facility is located on the lower level of the Community Building which is situated next to the Pool/Northridge Management Building on Camelback Drive. State of the Art exercise equipment is available at the Fitness Center and includes the following: (1) Complete Multi-Gym System, (1) Treadmill, (1) Elliptical Cross-Trainer, and (1) Recumbent Bike.

It is available to all owners in good standing. However, there is a fee for all tenants and guests. **No one under the age of 14 may utilize the facilities. Ages 14 and 15 must be accompanied by an adult (21 years or older.)** All owners, tenants and guests wishing to utilize the facility must register with the Northridge Management office to receive their access code. Unlimited access during the hours of operation is provided to all deeded owners in good standing. Tenants and guests access codes are limited to the time period chosen by the tenant or guest as detailed in the fee scheduled below.

Proper fitness attire and sneakers or footwear are required. **NO JEANS AND/OR BATHING SUITS ARE TO BE WORN WHEN USING THE EQUIPMENT.** It is recommended that you bring your own towel.

HOURS OF OPERATION:

Daily: 9:00 a.m. to 9:00 p.m.

FEE SCHEDULE – Tenants and Guests:

	Adult	Student Member (Ages 14-21)
Daily	\$ 4.00	\$ 3.00
Weekly	19.00	16.00
Monthly	40.00	30.00
3 Consecutive Months	70.00	50.00
6 Consecutive Months	100.00	80.00
Yearly (Jan.1-Dec. 31)	150.00	100.00

Any individual, whether it be resident, guest or tenant, responsible for the willful damage to any equipment in the fitness center or the fitness center itself will be held responsible for all costs for the repair/replacement of the equipment and/or fitness center.

All persons using the fitness center, pool, tennis courts, or any other Northridge Community Trust-owned recreational facility and/or areas (collectively, “recreational areas”), assume all of the risks incidental to the use of such recreational areas. Northridge Community Trust, its agents and assigns, shall not be liable for any occurrence, accident or injury in connection with such use. No unit owner, tenant or any guest shall make any claim against Northridge Community Trust, its servants, agents, or employees, for or on account of any loss of life or personal injury or damage to, or loss of personal property, sustained as a result of, or in connection with any such use of the recreational areas. Each unit owner shall hold Northridge Community Trust, its servants, agents, or employees, harmless from any and all liabilities and any action of whatsoever nature by any renters, guests, invitees, or licensees of such unit owner growing out of the use of the recreational areas.

Any resident delinquent in their maintenance fees or any other charges imposed on a unit, will be denied access to the fitness facility. This includes all guests and tenants of the delinquent owner

COMMUNITY CENTER

The community room is available for rental by deeded owners, in good standing, only for private parties. Any owner delinquent in their maintenance fees will not be allowed to utilize this amenity. A rental of the community room will include the kitchen area and kitchen facilities. The fitness center is NOT included in the rental nor is the pool/pool area/or playground equipment.

Listed below is the Community Center rental fee schedule:

Room Rental (6 hours, including set up, event and cleanup).....	\$100.00
Additional Hours (up to 1:00 a.m.).....	\$25.00 per hour
Uniformed Security Guard (if serving alcohol).....	Billed at an hourly rate
Refundable Deposit.....	\$150.00

RULES FOR COMMUNITY CENTER RENTAL

1. All owners are responsible for actions and damages caused by any guest. Children must be controlled at all times.
2. Any resident serving alcohol for an event is required to have a Security Guard, in uniform, on duty during the event at an hourly rate. Owners will be informed of the cost prior to the event. These expenses are the responsibility of the owner.
3. The use of alcoholic beverages shall be in accordance with all State and Local alcoholic beverage control laws. Alcoholic beverages may not be sold on or consumed outside of the premises.
4. Reservations are on first come, first serve basis. Request must be made on forms available at Northridge Management Office, complete with rental fee, deposit fee, and security coverage expense, if applicable, and submitted 10 days prior to the date of the rental.
5. Occupancy should not exceed 50 person(s).
6. No tacks or staples may be used for decorating. Only masking tape (not scotch tape) may be used.

Confirmation of Receipt by Renter

I, _____, am in receipt of the Northridge at Camelback Community Rules and Regulations. I agree to abide by all rules and to ensure that all members of my group abide by all rules.

Renter – sign and date