

**RULES AND REGULATIONS OF  
THE PARADISE FALLS  
LUTHERAN ASSOCIATION**

**PARADISE FALLS, CRESCO, PENNSYLVANIA  
18326**

**Updated September 2021**

This document contains the complete set of Rules and Regulations and includes the approved changes made during the 2020-2021 review and update cycle. Sections which have been reviewed and approved have highlighted headings. Major changes within the sections have been highlighted. Changes in style or sequence have not been highlighted as the content has not changed.

This set of Rules and Regulations replaces the 2019 set published in the PFLA Manual dated 2019.

## **RULES AND REGULATIONS**

The Paradise Falls Lutheran Association (PFLA) is a private community association. It is governed by the Board of Directors, which appoints committees to provide routine supervision of its functions in accordance with the Constitution, By-Laws, and directives of the Membership at their meetings, as well as regulations and traditions of PFLA.

As noted in Article VI, Paragraph J, of the Constitution, "The Board of Directors shall have the power to make and publish Rules and Regulations ... and shall have power to prescribe and enforce all penalties for violations or infractions of the Association's Constitution and By-Laws, of resolutions adopted by the Association or by the Board of Directors, or of any rules or regulations made pursuant thereto..."

As in all communities and organizations, rules are necessary for greater harmony. All of us desire the best for Paradise Falls; therefore, it is important that each person involved with our Association adhere to these rules and work with the Board and its committees to promote the welfare of Paradise Falls Lutheran Association.

A list of the officers and committees is communicated to the members and guests of PFLA through PFLA approved communications channels. Specifically, the By-Laws (Article III, Paragraph A) state that "Official announcements shall be sent by first class mail or electronically."

Note also that a list of officers, committees, activities, forms, the PFLA Manual, and other important information are located on the PFLA web site: [www.pfla.org](http://www.pfla.org). Questions, comments, concerns, and compliments should be directed to [pflainfo@yahoo.com](mailto:pflainfo@yahoo.com).

## **THE SEASON**

The summer season extends from the last weekend in June through Labor Day, the first Monday in September. During this period, the Tea Room is operational, lifeguards are available and activities are offered.

The summer season is observed as a "quiet time" where outdoor construction and chain saw usage is limited to emergency situations. See "CONSTRUCTION" and "CUTTING AND SAWING" sections in these Rules and Regulations.

## **FIRST AID KITS AND CARDIAC AUTOMATED EXTERNAL DEFIBRILLATORS (AED)**

There are first aid kits in the Tea Room, in the beach house, in the Sacristy at the back of Social Hall, and in the Lounge. An AED is in the Ladies Room in Gate Lodge.

## **TELEPHONES**

Members are to prominently display emergency numbers in a convenient location in their cottage, preferably on their main refrigerator door.

**List 911 as the first Emergency Phone Number.**

List your cottage street address.

The Caretaker should be notified immediately after a 911 call is made.

The number of the Caretaker/Association office is (570) 629-0442, in general, to be used for emergency use only.

Members are encouraged to communicate with PFLA via e-mail at pflainfo@yahoo.com.

A Membership Directory with phone numbers is updated, and distributed, at least annually.

## VEHICLES AND BICYCLES

1. PFLA roads are built for light use; and, parking facilities at the beach and Center are small. Please cooperate in limiting vehicle use within the Association.

2. All drivers are required to obey the speed limits. All vehicles are limited to 10 miles per hour, except where otherwise posted. A letter notifying drivers exceeding the speed limit will be sent by the Board. A fine may be levied against repeat offenders. Only licensed drivers may drive licensed motor vehicles on roads maintained by Paradise Falls Lutheran Association. Licensed means a currently valid license from their home state, province, or country. Drivers of vehicles not requiring a license or registration by the Commonwealth of Pennsylvania (PA), e.g. golf carts, bicycles, ATVs are exempt from licensing. Note that, according to Pennsylvania Law, children under the age of 16 are prohibited from:

- Operating an ATV anywhere other than on land owned or leased by a parent or guardian unless the child has a valid safety certificate or is under the direct supervision of a certified instructor during a certified safety training course.
- Operating an ATV across highways or connecting streets or on state forest or park roads designated for joint use (use by both motor vehicles and snowmobiles or ATVs) unless the child has a valid safety certificate and is under the direct supervision of a person 18 years of age or older.
- Driving an ATV on state or local highways, roads, or streets designated for joint use.”

This law is enforceable by both state and local police on both public and private property.

3. Automobiles, jeeps, trucks, golf carts, mopeds, ATVs, and motorcycles are allowed only on Association roads. Motorized vehicles may not be used on footpaths, hiking paths, or forested areas of Association property. The Property and Environmental committees and the Caretaker may use motorized vehicles on the trails for trail maintenance.

4. Motorized toys, motorized bicycles and skateboards, and small scooters are not considered motor vehicles in Pennsylvania.

5. Loud motor vehicles are strongly discouraged.

6. All members and guests must adhere to the “NO PARKING” signs along Beach Road. These parking restrictions allow for the safe passage of emergency vehicles at a few narrow points.

## ASSOCIATION PROPERTY, RIGHTS-OF-WAY, PROJECTS, AND ACCESS

1. Members shall not obstruct Association rights-of-way with obstacles or items of any sort (such as, but not limited to structures, stone walls, signs, stakes, landscaping, rocks, or debris). Items placed in Association rights-of-way by a member must be removed by that member upon written notice by the Board or Property Committee. If obstacles are removed by the Property Committee, all incurred costs must be reimbursed by the member to PFLA, alternatively, a fine or series of fines may be levied against the membership if the items are not removed upon request by the Board. The Association has the right to keep its rights-of-

way clear and unobstructed at all times. PFLA rights-of-way are as defined in the February 27, 2001 *Lands of Paradise Falls Lutheran Association Record Plotting and Monuments (June 2001, revised version)*.

2. The Association has the right to conduct work; including tree and shrubbery removal and pruning, drainage and road improvements, erosion control, and trail building on its property, including its rights-of-way, and members shall not obstruct, or interfere with the Association from conducting such work. Association property is defined as any property or lot not specifically assigned to a membership. Members who have adjoining lots assigned to their Memberships will be notified by the Property Committee with appropriate advance notice when they will conduct the work.
3. Members are not permitted to store or keep any personal property on Association property, such as trailers, campers, boats, cars, trucks, or other large items without permission from the Board of Directors.
4. Members are not allowed to construct or renovate trails on Association property, or make any other alterations to Association property without permission from the Board of Directors.
5. Members are not permitted to build or locate any structure, storage tanks, or other items, or place refuse on Association property.
6. PFLA may do all necessary tree removal, drainage and other work in its rights-of-way.
7. Members shall allow the Association free and unencumbered access on the Member's allocated lots for Association-related work, and access to adjoining Association property. Memberships will be notified in advance of any such work.
8. Members shall allow free and unencumbered access to their allocated lots by utility workers, including those from telephone, cable, and electric companies.

## TRAILS

1. New trails or expansion of any existing trails by members must be provided for review and approval to the Property Committee and then the Board of Directors prior to their development.
2. Trail work that comes within 75 feet or runs through a member's lot will require notice to the affected members prior to approval. The Association has right-of-way privileges for all lots. Members' lots shall not be entered during any trail planning or other work without first notifying the members affected.
3. Trail work requests by members should include:
  - The purpose of the trail
  - The envisioned users of the trail
  - A statement regarding possible use of the trail by neighbors to PF or others from outside PFLA
  - A statement on any required maintenance
  - An indication if the trail is visible to any memberships or public roads
  - An estimate of the time required to complete the proposed trail work
  - A listing of all costs to the Association for the trail development and maintenance

**SIGNAGE, FLAGS, BANNERS AND FENCES**

1. Members may not post any signs on lots or buildings without Board approval. This includes business-related signs, political signs, flags, banners, posters, signs, or other display items that provoke controversy. Exception: Members may post ADT or other security company signs.
2. Any and all "For Sale" signs posted by a selling member must say "Membership for Sale," and be of a design and size approved by the Board. "House for Sale" signs are not allowed.
3. "No Trespassing" and "No Hunting" signs, or other property postings may only be posted by PFLA.
4. The posting of any signs which would invite the public to enter PFLA grounds or a portion thereof is prohibited without the prior formal consent of the Board of Directors.
5. Members must post the township-approved street numbers on or near their cottage for emergency purposes.
6. Members are allowed to post or erect the names of the cottage or membership on their cottage, or "beware of dog" on their cottage.
7. Fences cannot be constructed without prior written approval from the Board. Solid fencing is not permitted, and chain link fencing is not permitted except as pet enclosures in a portion of a member's lot.

**FISHING REGULATIONS**

Our lake and stream are stocked each year before and during the fishing season.

1. Members, guests and renters of any age wanting to fish in the lake or stream must register annually at the designated PFLA cottage by presenting a current Pennsylvania fishing license (16 years of age or older) and receiving a badge (no charge for members). The designated cottage will be published in a PFLA approved communication.
2. All persons fishing on Association grounds must adhere to the Pennsylvania Fish and Boat Commission laws.
3. Guest fishing buttons will be issued at the designated PFLA cottage after prepaying a fee, predetermined by the Board of Directors, per day and presenting a current PA fishing license. (Under age 16 there is no daily fee, but a returnable \$5 deposit on the badge is required.) The schedule of fees will be posted on the bulletin board, and distributed to members annually. If the designated PFLA representative is unable to issue badges, members and their guests may contact the Caretaker to receive the badges.
4. Before fishing, a guest must have a member sponsor on the grounds who will be responsible for explaining the PFLA fishing rules and regulations and for the guest's conduct.
5. Only standard fly rods, fly reels, fly line with artificial flies, and streamers constructed of natural or synthetic materials are allowed in the stream between the dam and the Falls (no spinning and casting rods and reels, worms, spinners, spoons, eggs and bobbers allowed).
6. Paradise daily limits: Four (4) fish from the lake or two (2) from the stream and the base of the Falls, with minimum of 8-inch length at either location.
7. Guest pastors preaching at PFLA during July and August and staying in the PFLA apartment (as well as their spouses and children) shall be permitted to fish without a fee; however, they must register at the designated PFLA cottage, present a current PA fishing license, receive and wear a guest badge, and follow PFLA fishing regulations.

8. Members, guests, and renters must wear their PFLA badges so they are visible at all times while fishing.
9. Failure to comply with the above-stated regulations will result in the following actions:
  - First offense: Warning only with full knowledge of the Board of Directors.
  - Second offense: Possible loss of fishing privileges during the current season up to permanent loss of privileges, depending on the recommendation of the Hunting & Fishing Committee and the decision of the Board of Directors.
10. Memberships not in good standing do not have fishing privileges

## HUNTING REGULATIONS

Paradise Falls Lutheran Association has an active animal population in its woodlands, especially deer, bear, turkey and small game. Because this is essentially a residential community, strict regulations concerning hunting are in effect.

1. All persons hunting on the first day of regular deer season are required to attend the general meeting held the evening before to explain where on the grounds they will be hunting. All persons hunting on Association grounds are required to adhere to Pennsylvania Game Commission laws and all other Pennsylvania laws.
2. The Caretaker shall have hunting and fishing privileges on Association grounds.
3. Memberships not in good standing do not have hunting privileges.
4. A guest hunter must receive a guest badge at the prepaid daily fee, determined by the Board of Directors. The guest fee must be paid in advance before the guest can hunt on the grounds. The schedule of fees will be posted on the bulletin board, and distributed to members annually.
5. Member hunters are limited to one (1) guest per membership, and the identified Pennsylvania-licensed PFLA member sponsoring the guest must be present on the Association grounds while the guest is hunting.
6. Any game illegally killed by accident or intentionally must be reported to the designated PFLA cottage or a member of the Hunting & Fishing Committee and the local game warden.
7. Any hunter (member or guest) who is caught in the act of hunting without a current PA hunting license, killing game illegally, or destroying/damaging property will lose the privilege of hunting on Association property in the future.
8. Each hunter under the age of sixteen (16) must meet and follow the Pennsylvania hunting regulations and be accompanied by one (1) adult member with a current PA hunting license during the hunt (one-on-one).
9. Both members and guests must wear their PFLA badges so they are visible at all times while hunting.
10. In conformance with Pennsylvania State law, a firearm cannot be discharged within 150 yards of an occupied residence.
11. It is the responsibility of all members to support the PFLA hunting regulations by notifying a member of the Hunting and Fishing Committee of any violations.

12. Failure to comply with the above-stated regulations will result in the following actions:
- First offense: Warning only with full knowledge of the Board of Directors.
  - Second offense: Possible loss of hunting privilege during the current season up to permanent loss of privileges, depending on the recommendation of the Hunting and Fishing Committee and the decision of the Board of Directors.

## **FIREARMS AND WEAPONS**

The discharging of any firearm on Association property or membership lots is forbidden, except for hunting purposes during the hunting season, as prescribed by the Hunting and Fishing Committee.

Use of firearms on Association grounds, including membership lots must comply with the regulations in force by the Commonwealth of Pennsylvania and Paradise Township. Absolutely no firearms may be carried by anyone on Association grounds under any circumstances, except while hunting and specifically permitted by the Fishing and Hunting Committee.

## **THE LAKE AND BEACH**

The lake, the stream, and the Falls are valuable natural habitats and recreational facilities. Enjoy them thoroughly, but wisely. The beach is open to all members in good standing, their guests and renters. Lifeguards are generally on duty during the summer season during the afternoons when there is beach and swimming weather. Hours when the lifeguard is on duty are usually announced in a PFLA approved communication. When lifeguards are not on duty, swimming is at one's own risk. The following rules apply to the use of the beach and lake for swimming and boating. Rules for fishing may be found under the "Fishing" section. These Rules are also posted at the Beach.

1. Children under 10, if in the water, must be supervised by an adult or they will be asked to leave.
2. Persons under the age of 18 must use the "buddy" system (swimming in two's) when swimming beyond the rectangle formed by the docks. Persons over the age of 18 are encouraged, but not required to have a "buddy."
3. Tests are required for all swimmers under 16 years of age: to go beyond the ropes—2 laps between docks and 30-second float; to go to raft—5 laps between docks and 1-minute float.
4. All persons under 16 on floats between the ropes and the end of docks must have passed the 2-lap test and must adhere to the "buddy" system. All persons under 16 on floats beyond the rope and the end of the docks must have passed the 5-lap test and must adhere to the "buddy" system.
5. No pushing off docks and raft.
6. Motor-powered boats are not permitted on any part of the Lake.
7. Boats and paddle boards may not enter the swimming area as defined by buoys during posted swimming hours.
8. Children under the age of 16 who have not passed the 5-lap test must wear a Coast-Guard-approved vest while boating.

9. Children 12 years of age and younger on Pennsylvania waters, when underway in any boat 20 feet or less in length, and in all canoes and kayaks, must wear a life jacket.
10. Boaters are required, by law, to wear life jackets on boats less than 16 feet in length or any canoe or kayak during the cold weather months from November 1 through April 30.
11. All boats must have a USCG-approved wearable (Type I, II, III, or V) life jacket on board for each person.
12. Children under the age of 10 must be accompanied by an adult in a boat or float.
13. There is no swimming outside of the swimming area delineated by buoys.
14. Fraternizing with lifeguards is not allowed when they are on duty.
15. Running, throwing of rocks or sand, and littering are not allowed on the beach.
16. Swimmers will leave the water when lightning and thunder occur.
17. All drivers are required to obey posted speed limits on Beach Road.
18. No cars may park in the beach area (load and unload only). Handicap parking is available.
19. Only beach chairs, umbrellas, and the lifeguard equipment may be kept in the beach shed. Items must be stored in an orderly fashion.
20. Fishing in swimming area is not allowed when beach is open.

## **FIREWORKS**

Use of fireworks must comply with the regulations in force by the Commonwealth of Pennsylvania and Paradise Township on Association grounds, including Membership lots.

## **FIRE AND OTHER EMERGENCIES**

Paradise Falls will be in compliance with Paradise Township's ordinance 1987 Code covering "Outdoor Burning" Chapter 50, Sections 1 through 8 for all controlled fires.

In addition to the above ordinance and due to exposure to extreme fire loss, the following regulations apply to controlled fires on membership lots:

1. If the Pocono Mountain area is in a drought condition and the Chief of the Pocono Mountain Volunteer Fire Company or the Chairman of the Board of Supervisors of Paradise Township has prohibited any and all outdoor fires, there are to be NO open fires on Association grounds.
2. The fire must be supervised by an adult at all times.
3. A minimum of 20 feet of area around the burn pile must be cleared of all flammable material.
4. If the fire has spread beyond the 20-foot cleared area, the supervising adult must call "911" and request fire company assistance before he or she attempts to control the fire. Forest fires become uncontrollable very quickly and fire company response time is very important.
5. There can be no branches hanging over the burn area.
  - There must be a screen over the fire to prevent embers from floating into the woods.
  - The fire must not reach more than 10 feet in height.
  - There must be a pressurized garden hose at the fire that has sufficient length to reach completely around the fire area.



- When the fire is out, the ashes must be spread out and completely wetted down. Only when there is no more smoke and the area has been saturated by water can the supervising adult leave the fire scene.
6. The burning of household garbage, construction materials, and hazardous materials is not allowed.

There is a volunteer fire department in the vicinity that will respond to a call for assistance. A fire marshal is available for non-emergency consultation. Monroe County has implemented the 911 emergency system.

Each cottage is to be equipped with fire extinguishers and outside water hoses.

Paradise Township has adopted an ordinance that all residences in the township are to have smoke detectors in the sleeping area, and preferably others throughout the dwelling.

The following regulations apply to fires conducted by the Association:

1. Bonfires will be conducted only by responsible adults and only with prior Board of Directors' approval and prior notification to the local fire department.
2. Controlled fires for the purpose of debris disposal may be conducted by the Caretaker or by any member(s) of the Property Committee at the Shale Pit or at any other safe location. Stringent safety precautions will be followed to ensure that the fire(s) do not damage or endanger any of the surrounding areas.

## PETS

Dogs and other pets must be kept under control at all times and, if required by law, licensed and vaccinated for rabies. Pets should be tagged with the owner's name and contact information.

Dogs must be led on a leash when away from members' cottages. Pets are not permitted at the beach or in the swimming area. Members, their guests, and renters are to clean up after their dogs.

Members are to make all assurances that their pets do not disturb or threaten their neighbors and other Association members, such as with repeated barking, threatening behavior, or running onto their lots.

Violators are subject to a fine by the Board if corrective actions are not taken after two letters of notice are issued to the member.

## TRASH, GARBAGE, AND RECYCLABLES

### 1. Collection

PFLA provides household trash and garbage collection from a member's cottage every Monday unless the day is a state or federal holiday, in which case, pick-up is the following day.

Trash should be placed in sturdy garbage or recyclable containers, as approved by the Township. Recyclables (bottles, cans, jars, paper, cardboard) should be separated from regular trash.

Garbage and recyclables containers of individual cottages must be kept out of sight on non-collection days. All containers must be placed at the end of driveways for easy pickup from a PFLA road.

It is recommended that trash containers not be put out on Sunday night. If this is not possible, members are responsible for any spillage clean-up that is required due to animals or weather. Emptied containers must be removed by 7 pm on Monday. Failure to comply may result in suspension of pick-up services or a fine to the Membership. Do not leave garbage in plastic bags outside overnight.

2. Disposal on non-collection days or if the member will not be on site for next day pick-up

At times it may be preferable for a member to personally place household waste in the dumpsters at the Center near the garages.

PFLA contracts for garbage and trash removal from the dumpsters based on volume, not weight. Members should use the dumpster with stair access for regular trash and the designated recycling dumpster for recyclables. Plastic bags are not allowable recycling materials and cannot be placed in the dumpster. Recyclables should be in paper bags or loose.

3. Clean-up days (large household refuse)

Paradise Township has "clean-up days." During this time, large items, such as mattresses and furniture, are accepted by the Township. As a courtesy, PFLA assists members by collecting large, township-allowed refuse and delivering it to the Township for removal. Specific information for these pick-ups is communicated to members through a PFLA communication.

4. Limitations

With the exception of items allowed during the Township clean-up, large items, including but not limited to mattresses, lawn mowers, tires, furniture and appliances must be properly removed and disposed by individual members.

Hazardous materials, including but not limited to automobile/truck batteries, paint, motor oil and pesticides must be properly removed and disposed by individual members.

Construction materials must be properly removed and disposed by individual members or their contractors.

Proper, safe removal and disposal of these items is the responsibility of each member. Any such items found on Association property, including the dumpster area, will be disposed of by the Property Committee at the cost of the owner, if the items are not removed by the owner after being requested to do so by the Board of Directors or its representative.

## THE SHALE PIT

There is no dumping in the Shale Pit of trash, garbage, old appliances, tires, furniture or any other items. The Property Committee offers the following guidelines for the removal of trees and brush:

1. Members should use their trimmings, clippings, and small branches to start or add to their own compost pile, where these materials can decompose into valuable compost soil. Dumping of tree limbs, clippings and similar material may be allowed with Property Committee permission.

2. When Members contract to have trees taken down or trimmed, the contractor or service being used is to be responsible for taking the trees and branches away, so as not to dispose of them on Association property.
3. Dumping of unauthorized items in the Shale Pit shall result in a fine.

## **PROPERTY MAINTENANCE BY ASSOCIATION MEMBERS**

1. Association Members shall be responsible for maintaining or improving their property and Membership lots at their own expense. Association members also shall be responsible for keeping their cottages, outbuildings and membership lot(s) in a safe and well-maintained condition, and in a manner that is not deleterious to the overall appearance, appeal or image of PFLA, also at their own expense.
2. In the event that a cottage, outbuildings or lot(s) are not maintained (such as the presence of debris, piles of brush, construction materials or other items including those covered by tarps, refuse, overgrown lawns, machinery and equipment, garbage, temporary structures, abandoned, inoperable or unregistered motor vehicles, appliances, unkempt appearance, etc. visible from a public or PFLA roadway for three months or more); or an unsafe condition exists (such as one or more dead trees posing a danger to Association roads or buildings), the Board reserves the right to have the condition remedied at the full cost to the owner, or levy a fine or fines on the membership. Such action will be taken only after the membership has been notified twice in writing via registered or certified mail by the Board of Directors to make the necessary remediation. All membership properties and assigned lots are to be maintained to Township and PFLA requirements.

## **PFLA EQUIPMENT**

Association members or their guests or renters may not use Association tools, vehicles, machinery or equipment without permission from the Property Committee.

## **CONSTRUCTION**

Improvements to cottages and property are welcome, and with proper approvals, construction projects may be completed during the off-season. In the event of an emergency during the summer season, a member needs to notify the Security and Construction Oversight Committee and the Property Committee to obtain a variance to this rule.

External construction usually requires a building permit from the Township.

In addition to obtaining the needed permit, the member must also submit both a Membership Work Notification & Permit, and site plans/blueprints to the Security and Construction Oversight Committee, and must receive written authorization from the Board to proceed.

The PF Membership Work Notification & Permit form is available on the PFLA website. The Permit must be presented at least 30 days prior to the start date of any construction.

The Security and Construction Oversight and Property Committees offer these general guidelines concerning permitting and approvals:

1. Permits may be required from the township, and it is the responsibility of the membership to obtain such approvals or permits when required by law.

2. A township permit is typically not required for most interior remodeling and minor repair projects. The member should check with Paradise Township and the Security and Construction Oversight Committee if there is any doubt. A township permit, notification to the Security and Construction Oversight Committee, and written Board approval are required if:
  - The project involves the cutting of any structural beam or header or any loadbearing support wall.
  - The project changes any existing means of egress (exit).
  - The project involves work or service to the electrical service to the dwelling, which will require a permit and inspection by the power company.
  - The project involves installation of a new well or septic system or work done on an existing well or septic system (except for routine pumping of septic systems and replacement of well pumps).
  - The project involves the addition of sleeping rooms or bedrooms in the basement of a dwelling.
  - The project involves installation of new fences or walls.
  - The project includes swimming pool installations.
3. The erection of outbuildings, utility buildings, sheds, etc., usually requires a township permit, Security and Construction Oversight Committee approval, Property Committee approval, and written Board approval.
4. The Township and the Security and Construction Oversight and Property Committees require a plot plan showing existing buildings, proposed additions and septic systems in regard to distances from property lines and roads.
5. Setback requirements for new buildings erected on membership lots located on public roads, like Paradise Valley Road (Rt 191), are established by Paradise Township.
6. Setback requirements for new buildings erected on membership lots located within PFLA and not bounded by public roads shall be subject to the following set-backs:
  - a. 35 feet from the front of the lot or any PFLA road.
  - b. 15 feet from the side boundary of the lot.
  - c. 15 feet from the back boundary of the lot
7. Additionally, construction or erection of new buildings within PFLA and not bounded by public roads shall be subject to the following height restrictions:
  - a. Main buildings and additions to main buildings – 35 feet maximum height.
  - b. Outbuildings, sheds, garages, etc. – 20 feet maximum height.
8. Members must provide written notification to neighbor memberships on surrounding properties, both adjacent neighbors and neighbors across the street, of the request for construction permission, 30 days in advance of the desired construction starting date, and provide a list of neighbor memberships notified to the Security and Construction Oversight Committee. The Security and Construction Oversight Committee or the Property Committee may, or may not, at their sole discretion, solicit input from neighbor memberships prior to recommending approval or denial of the Membership Work Notification & Permit to the Board of Directors.
9. Paving may require a permit from the Township.
10. Township permits must be visibly posted at or near any approved construction throughout the duration of the project.
11. Construction that is conducted without proper approvals can result in an order to remove or re-do the construction, the levy of an appropriate fine, or both, as determined by the Board of Directors.

## **CUTTING AND SAWING**

Cutting of live trees, plants, or shrubbery or their removal or destruction by members or their contractors is prohibited other than on member's own lot(s). Chainsaws shall not be used by members or their contractors during the summer season except in emergencies, and with permission from the Property Committee. Association use of chainsaws is allowed during the season for emergencies and trail maintenance by the Property and Environmental Committees.

Members are not allowed to cut, prune or remove trees, plants or shrubbery on other members' or Association lots without prior permission. It is the responsibility of a member to determine property lot lines before cutting or pruning.

## **SECURITY**

Paradise Falls Lutheran Association is private property. Every member has the responsibility to inquire of strangers their presence on Association grounds.

Every year, especially in May and October, the entire Pocono area, including, at times, also PFLA, is visited by thieves who remove readily available and marketable fixtures and goods of all kinds from houses. Members, especially those who live here for the summer season and visit only occasionally during the remainder of the year, are urged to take every precaution to prevent a loss by theft.

The "break-in/steal/drive-away" specialists often leave your cottage in a shambles. They depend on fast transportation. To combat this partially, we must block off certain roads out of season, even if it may be inconvenient for some permanent residents. We also must challenge those unknown to us who enter our grounds, especially with a motor vehicle. The presence of our permanent year-round residents has done much to discourage thefts and has greatly increased our overall security.

## **VANDALISM AND LARCENY**

Members will be held accountable for their personal conduct and the conduct of their guests and renters on the grounds of Paradise Falls Lutheran Association. Any member, their guests or renters deemed by the Board to be responsible for committing an act of vandalism or larceny on the property of PFLA or its members will be assessed for all material damage and labor costs. Furthermore, a suspension of all grounds privileges for a period of time as specified by majority vote of the Board of Directors may also be enacted. A second offense may result in even more severe penalties up to and including expulsion from membership in PFLA if so deemed by a two-thirds vote of the Board of Directors.

## **HARASSMENT AND/OR INTIMIDATION**

Harassment or intimidation (including but not limited to frivolous legal action, the threat of legal action, hostile or violent actions, vandalism, real or implied threats and confrontational behavior), or the threat of harassment or intimidation, by any member or employee of PFLA (or by their friends, guests, renters or relatives), against PFLA, any of its members or the Board of Directors (including individual members) or employees will not be tolerated. For Association members, it will result in a suspension of all grounds privileges, including use of all PFLA facilities and attendance at all events, and other restrictions as made by the Board of Directors for a period of time if deemed by majority vote of the Board of Directors. A second offense or a disregard of the grounds privileges suspension from the first offense may result in even more severe penalties up to and including expulsion from membership in PFLA, if so deemed by a two-thirds vote of the Board of Directors.

Harassment of Association members or their guests or renters by any Association employee or contractor, including failure to provide normal member services to individual memberships, shall result in disciplinary action up to and including termination, as determined by the Board of Directors.

Harassment, threats, intimidation, confrontations, interference and disruptive actions by Association members, their guests or renters, or employees against contractors hired by the Association or individual members, and government or utility employees working on PFLA grounds or their respective rights-of-way will not be tolerated. For Association members, it will result in a suspension of all grounds privileges, including the use of facilities and roads, for a period of time if so deemed by a majority vote of the Board of Directors. A second offense or a disregard of the grounds privileges suspension from the first offense may result in more severe penalties up to and including expulsion from membership in PFLA if so deemed by a two-thirds vote of the Board of Directors. All concerns regarding work being done by contractors, government or utility contractors are to be taken directly to the Property Committee by the concerned Association member.

To promote peace and relaxation for its membership, repeated, loud and disruptive noise or music by members, guests, renters or pets, is not allowed. Fines will be levied for violations not corrected after receipt of two written notices to terminate action.

All legal costs incurred by PFLA in defense against frivolous legal action by an individual member or members against the Association or Board of Directors shall be reimbursed directly to the Association by the member or members taking the legal action. Any frivolous legal action taken by an Association member against any member of the Board of Directors for actions taken by that director to fulfill Association or Board sanctioned work shall be considered the same as action taken against the Board and Association, and all legal costs incurred by the Association, Board, and Board member(s) in legal defense shall be reimbursed directly to PFLA by the member or members taking the legal action.

All harassment or intimidation claims must be made directly to the President.

## **ASSOCIATION VEHICLES**

Only employees of PFLA are covered by insurance while riding on Association vehicles; others are, therefore, we regret, not permitted aboard.

## **ALCOHOLIC BEVERAGES, TOBACCO, AND DRUGS**

1. Alcoholic beverages are permitted on cottagers' property only. An exception will be made for Association or Ladies Auxiliary sponsored celebrations or gatherings when specifically approved by the Board of Directors, or for Member events held anywhere on Association property, including the Lounge, Social Hall, and the Tea Room. The carrying of open containers of any alcoholic beverage on PFLA grounds is not allowed.
2. No smoking is permitted in any of the PFLA buildings or on the beach.
3. The illegal possession and/or use of drugs of any kind in contravention of the existing laws of the U.S. Federal Government or those of the Commonwealth of Pennsylvania provides grounds for the immediate expulsion of the person from the Association by a 2/3 vote by the Board of Directors whether he or she be member or guest (invited or uninvited).

## **GUESTS**

Friends and members in good standing are more than welcome to share our joys at PFLA. Visits of more than ten guests to the grounds or to any cottage—if it is reasonably foreseen that the common grounds and/or buildings of the Association will be used by the guests—must be cleared in advance (at least 30 days) with the Property Committee.

The beach area and the picnic grove at the Falls are available to small numbers (10 or less) of guests, but only when the member accompanies them.

## **SOCIAL HALL**

Programs in the Social Hall are limited to those listed in *The Spray* or authorized by the Board of Directors. Church services are held Sunday mornings during the summer season and on the Sunday during Memorial Day Weekend, conducted by visiting and local pastors. Events may be announced by a pealing of the bell 15 minutes in advance, and at the beginning of an event. Smoking is never permitted in the Social Hall. The fee for all other use of Social Hall by members will be determined by the Board.

## **THE LOUNGE**

The Lounge was built in large part by the Ladies Auxiliary for PFLA from funds which they earned over the years, especially in their gift shop. Rules and Regulations for the use of the Adult Lounge are:

1. The building will be locked whenever not in use. Adult members desiring to use the facilities may do so by contacting a member of the Executive Committee, Property Committee or Caretaker. Keys may be obtained from a member of that Committee (officers of the Auxiliary) or the Caretaker. Such scheduled events will be posted in *The Spray*.
2. Private use of the facility may be obtained by contacting the Auxiliary President in writing preferably two weeks in advance. There may be an additional charge for non-members.
3. The rental fee for private use of the Lounge will be determined annually by the Auxiliary. Please contact the Ladies Auxiliary or Property Committee for cost and details of Lounge rentals.
4. No furniture or dishes, etc. may be removed from the Adult Lounge at any time without permission from the Ladies Auxiliary executive committee.
5. The building must always be left clean and neat. Nothing may be left in the refrigerator.
6. Groups of children or young people may use the Adult Lounge under the supervision of the Social Director or an adult member.

## **THE FALLS AREA**

How beautiful it is to have your own private waterfalls and picnic grove! Please help to keep the area that way. The Falls are open only to members, their guests, and renters. Swimming or boating in the pool at the base of the Falls is not allowed. Riding or sliding down the Falls also is not allowed.

## THE STREAM

Kayaking, canoeing, boating, or the riding of rafts in the stream is not allowed.

## GENERAL RULES ABOUT NON-MEMBERS' OCCUPANCY OF COTTAGES

These rules recognize and support the long-standing tradition of the use of members' cottages by unaccompanied guests, whether as rentals or non-compensated agreements. These rules and regulations have been updated to reflect both recent changes in local laws with regards to short-term rentals (defined as 1-30 days) and the increased use of social media to attract non-members to PFLA.

### Renting a cottage at PFLA

1. **What is "renting?"** Renting at PFLA is when a member accepts money from someone to stay at their cottage and they are not present. Friends and family, church groups or other groups that a member permits to use their cottage who make a donation either to PFLA or another charity are not considered renters.
  - a. **Short-term renting.** Short-term rentals are defined as 7-30 days.
  - b. **Long-term renting.** Long-term rentals are 31 days and over. Approval is needed from the Board for any rentals over 90 days.
2. **Who can rent their cottage at PFLA?** The member must be a member in good standing to rent a cottage or must get approval from the Board to rent.
3. **Rules for short-term renting at PFLA**  
The following rules, in addition to those in the section below (titled *Rules and Regulations for both Renters and Unaccompanied Guests*), shall apply when renting to non-members' for 7-30 days.

The member who is renting shall:

- a. Rent the cottage for a minimum term of seven (7) consecutive days, up to a maximum of thirty (30) days.
  - b. Rent the cottage only between Friday of Memorial Day weekend and Monday of Labor Day weekend.
  - c. Rent the cottage no more than six (6) times during this period.
  - d. Provide the PFLA Board of Directors with a copy of the member's current Short-term Rental License for short-term rental use of the cottage issued by the Paradise Township Zoning Officer in compliance with Chapter 114 of the Township Code titled The Short-Term Rental Ordinance of Paradise Township (Chapter 114). This should be on file with PFLA before the rental begins.
  - e. Provide the PFLA Board of Directors with a copy of current insurance covering rental use. This should be on file with PFLA before the rental begins.
  - f. Comply with all requirements under Chapter 114, as amended from time to time, which is incorporated here by this reference. Any violation of Chapter 114 shall also be deemed a violation of these Rules and Regulations and subject to PFLA violation fines.
4. **Unaccompanied guests using a member's cottage at PFLA**
    - a. Unaccompanied guests refer to people, outside of the members' immediate family, who the member allows to use their cottage without the member being present.
    - b. The rules in the section below apply to both renters and unaccompanied guests.



### 5. Rules and Regulations for both Renters and Unaccompanied Guests

- a. The member must register all renters and unaccompanied guests with the PFLA Board of Directors by submitting the *PFLA Renters and Unaccompanied Guests* form.
- b. Compliance with the governing documents of PFLA is required. A copy of the PFLA Manual must be present at the cottage. The member shall specifically discuss trash collection, beach rules, mail pick-up, speed limits, hunting rules and fishing rules with renters and unaccompanied guests before they stay at the cottage.
- c. Renting or other occupancy of a cottage by any non-member for more than 90 days shall require the prior approval by the Board of Directors of PFLA.
- d. The individual membership is legally and financially responsible for non-members' violations of the governing documents of the community and for any damage the non-members may cause either to persons or to property in the community.
- e. Members who disregard or violate these rules will be subject to a fine by the Board of Directors of up to \$200 per day of violation.

### MEMBERSHIP SALES

If it becomes necessary for a membership to sell their membership, the Association will assist, but cannot become directly involved. If the seller desires to have the Membership Committee show their cottages to prospective buyers, a fee of \$100.00 per year is due to the Association, payable in advance, for using the Committee's time in this way. Please read the Membership Committee's guidelines on the subject of selling cottages and acquiring lot(s), as outlined in this Manual.

### TRAILERS, MOBILE HOMES, CAMPERS, CONSTRUCTION OR MAINTENANCE, RECREATIONAL, AND UNREGISTERED VEHICLES AND BOATS

No non-garaged vehicle or towed items such as boats and trailers may be parked on the grounds of Paradise Falls Lutheran Association or stored or parked for more than one-month on membership lots without the permission of the Board of Directors. Owners of such or other non-permitted vehicles are subject to a fine or fines, as determined by the Board of Directors if the non-

permitted vehicle is not removed upon written request from the Board of Directors. An exception exists when these items are garaged or screened from view from PFLA and public roads or properly covered.

### SPORTS

PFLA maintains tennis, pickleball, basketball, volleyball, horseshoes, and shuffleboard courts that are for the use of members, their guests and renters. Members not in good standing are ineligible to use these facilities. Equipment for some of these activities is stored in the equipment shed at the Center and should be returned to that place after use. Rules and regulations for the use of the tennis courts are conspicuously displayed at that site.

Sports engagements in the Center and nearby areas are to be scheduled at times other than during the Sunday church services.

**ENFORCEMENT**

The Board of Directors will enforce these rules and regulations as authorized by the Constitution (Article VI, Section J), including, but not limited to direct reimbursement of costs from members incurred by PFLA because of that member's actions (including actual incurred costs plus Caretaker-related salary/wage costs), fines, assessments, penalties, liens on memberships, suspension of use of Association property, including facilities and roads, and those actions outlined in these rules and regulations.

All uncollected costs, assessments, fines or other levies due from a membership will result in liens applied against that membership for the amount due (See Article VI, Sections I, J and K of the Constitution). Failure to pay these liens will result in the actions proscribed in Article V, sections I and J of the Constitution.

Repeated failure to comply with these rules and regulations by any member or Membership may result in expulsion of that member or membership from Paradise Falls Lutheran Association.

Prior to such actions being taken, a letter will be sent to the membership stating the infraction of that membership or individual members included within the membership, and asking for corrective action or cessation of the infraction(s). If corrective action is not taken in a timely manner, or if the infraction continues or is repeated, the Board of Directors will take such action as is appropriate and stated in the letter to the membership.

The Board of Directors also will take all appropriate action against members or memberships that commit more than three violations of these rules and regulations up to and including suspension or termination of membership. The membership will be able to appeal the decision to the Executive Committee prior to such action.