



**RULES  
AND  
REGULATIONS**

**Including Amendments  
and/or Revisions through  
April 2024**

**Changes on pages 8,12,23**

## I. DEFINITIONS 3/24

The following terms and phrases shall be defined as follows, unless the context clearly indicates otherwise:

1.1 "**Association**" means the Lake Adventure Community Association, Inc., also referred to as LACA, a Pennsylvania not-for-profit corporation.

1.2 "**Board**" means the Board of Directors of the Association elected pursuant to provisions hereof and the By-laws.

1.3 "**By-laws**" means the By-laws of the Association.

1.4 "**Campsite**" means any numbered Lot in the community designated on a Plat to be used in accordance herewith for camping purposes.

1.5 "**Committee**" means any group (composed of LACA members in good standing) appointed and/or approved by the Board of Directors, authorized to perform specific advisory duties for the benefit of the Board of Directors.

1.6 "**Common Area**" means any and all real property designated as such on a Plat and all real property acquired by the Association, or otherwise, together, in each instance, with all improvements which may be at any time constructed thereon, including, but not limited to Roads, Utility Facilities, recreational and community facilities, lakes and parks.

1.7 "**Declaration**" means the First Amended and Restated Declaration of Restrictions, Covenants, etc., dated January 1, 1997, as the same may be amended or supplemented from time to time.

1.8 "**Development**" means all the real property comprising LAKE ADVENTURE, as shown on the Plats recorded by Lake Adventure Inc. in the Recorder's Office and identified thereon as Plat Maps of Lake Adventure, including any real property annexed thereto as provided herein.

1.9 **"Household"** means one or more persons, each related to the other by blood, marriage or legal adoption, or a group of not more than three (3) adult persons, not so related, who, in each instance, regularly and customarily reside together in the same house or home as a principal residence.

1.10 **"Improvement"** means any building, structure, outbuilding, including storage sheds and garages, streets, roads, driveways, parking areas, fences, retaining or other walls, decks, platforms, piers, patios, hedges, poles, antennae and any other structure, alteration to, or decoration of, real property of any type or kind. It shall also include skirting, landscaping, lighting and the alterations or reconstruction of the recreational vehicle.

1.11 **"Lot"** means any numbered, named or lettered tract of real property with such boundaries as are shown on a Plat within the development.

1.12 **"Owner"** means any person, or persons, who hold(s) fee simple title to any Campsite.

1.13 **"Permit"** means an application for any site "Improvement", recreational vehicle placement, or any other required situation. The property owner must obtain and return the completed form to the LACA Administration Office during regular business hours. A fee may be required.

1.14 **"Utility Facilities"** means all property, real, personal or mixed acquired or constructed by the Association and used or useful in connection with providing water supply service, sanitary sewage collection and disposal service and electric service to Campsites within the Development or providing such other services as shall be determined by the Association to be useful or necessary to Campsites or the Development.

## II. RECREATIONAL VEHICLES AND TENTS

### DEFINITIONS:

2.1 "**Recreational Vehicle**", ("**RV**") means a vehicular type of unit initially designed and factory-manufactured as temporary living quarters for recreational, camping, or travel use (and licensed or permitted to travel on state highways by the Commonwealth of Pennsylvania), which either has its own motor power or is mounted on or drawn by another motor vehicle. Recreational Vehicles shall include:

(a) **Travel Trailer:** a vehicular unit, mounted on wheels, of such size or weight as not to require special highway movement permits when drawn by a motor vehicle, initially designed and constructed to provide temporary living quarters for recreational, camping, or travel use.

(b) **Park Model:** A vehicular unit, mounted on wheels, of such size or weight as to require a special highway movement permit when drawn by a motorized vehicle designed and constructed to provide temporary living quarters for recreational, camping or travel use and of a size no more than four hundred (400) square feet. **(AMENDED 10/2006)**

(c) **Truck Camper:** a portable unit initially designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreational camping or travel use.

(d) **Motor Home:** a vehicular unit built on a self-propelled motor vehicle chassis, initially designed to provide temporary living quarters for recreational, camping or travel use.

(e) **Camping Trailer (Pop-up):** a vehicular unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the campsite and designed to provide temporary living quarters for recreational, camping or travel use.

(f) **Other:** such other temporary living unit, vehicular or otherwise, as shall be approved by the Board.

2.2 **Tent:** a movable shelter made of canvas or other similar new materials, supported by a pole or poles and designed and manufactured to provide temporary living quarters for recreational and camping use.

### **III. RECREATIONAL VEHICLES, TENT PLACEMENT AND IMPROVEMENT RESTRICTIONS**

3.1 The following restrictions shall be applicable to all campsites within the community and all campsite Owners and each Owner covenants to observe and perform the same.

(a) No improvement or any mobile home designed for permanent occupancy may be erected or placed on any campsite. All Recreational Vehicles in the Development shall be always maintained in a transportable condition.

- Examples:
- 1) removal of tires is prohibited
  - 2) trailer hitches must remain as per manufacturer's specifications
  - 3) trailer hitch can be removed but must remain under the trailer

(b) No Campsite shall be the primary and principal residence of the Owner, or any other occupant thereof, it being the express intention of the Association that each Campsite be used and occupied only for camping and recreational purposes by a Household. The campsite shall not be used as the basis for establishing residency for voting, driver's license, attendance at local schools, filing state and local tax returns or other similar uses. (see fine schedule)

The Association has the authority to request from any property owner, guest or renter proof of primary/permanent residency.

(c) Any Owner may be required to remove a Recreational Vehicle for a period of 24 hours, for health and safety purposes only, unless such Owner can establish a prior removal within the immediately preceding 12 months.

The decision for such removal lies solely with the Board of Directors.

(d) All improvements constructed or placed on any Campsite, or any Platform or Recreational Vehicle placed on any Campsite shall first have the written approval of the Board or its designee. Such approval shall be granted only after a written application has been made to the Association in the manner and form prescribed by it. The application to be accompanied by plans and specifications, where applicable, shall indicate the location of all Improvements proposed, the color and composition of all exterior materials to be used, proposed landscaping, and any other information which the Association may require.

(e) Any contractor performing any type of work inside Lake Adventure must

supply the Lake Adventure Community Association with a certificate of insurance for all work undertaken, as well as Workers Compensation insurance.

3.2 **Permits:** a **placement permit** for recreational vehicles, screen house, **gazebo and** platforms must be obtained from the Association and the Township. Needs to be approved prior to placement, showing the exact setbacks adhered to during placement of the recreational vehicle or platform. Placements are done at 9am and 1pm. The permit shall also contain the make, model number, size and VIN or serial number of the RV. **In the event that a gazebo is placed directly on the ground, a placement permit must be obtained showing the exact setbacks adhered to during the placement process.** (Approved 3/19/05)

**Fee:** There will be a Trailer Placement Permit fee, as designated by the Board, for each trailer delivered and/or relocated. This fee will be to help defray the cost associated with the Campsite Compliance Officer who has the responsibility of verifying that all placements are in accordance with their respective Trailer Placement Permits.

**Delivery:** Trailer delivery is restricted to the following days only: Tuesdays, Wednesdays, and Thursdays after the approval of the placement permit as explained above and further subject to Property Manager approval. The Compliance Officer is responsible for proper placement as shown on the Trailer Placement Permit.

3.3 **Placement:** All improvements must conform to the setback restrictions noted below. The individual site Owner shall be responsible for the continuing conformance to setback and easement requirements upon completion and final approval of the Association.

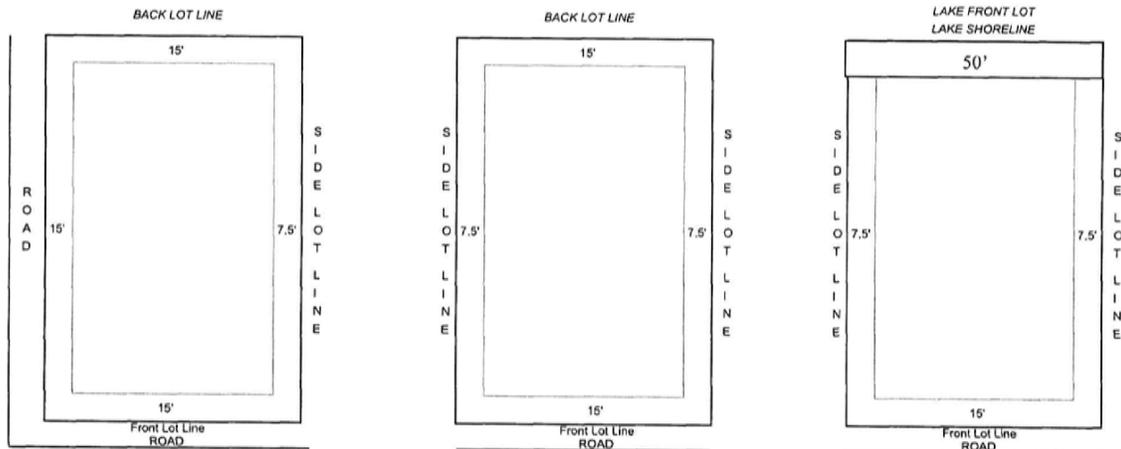
Any subsequent replacement or movement of same shall require a new approved permit.

(a) Setback Requirements: each Recreational Vehicle, Platform or Gazebo located directly on the ground placed upon a Campsite shall be at least:

- (1) 15 feet from the front Lot line or road(s) line(s).
- (2) 15 feet from the back Lot line.
- (3) 7-1/2 feet from side Lot lines; and
- (4) 50 feet from the shoreline of any body of water, using, in the case of a lake, the line resulting upon normal lake elevation.
- (5) No new incoming trailers, or their tip outs, may be placed over existing utilities. (8/2006 BOD) In the case of Recreational Vehicles, each of said setbacks shall be measured from the edge of

the tip-out/slide-outs.

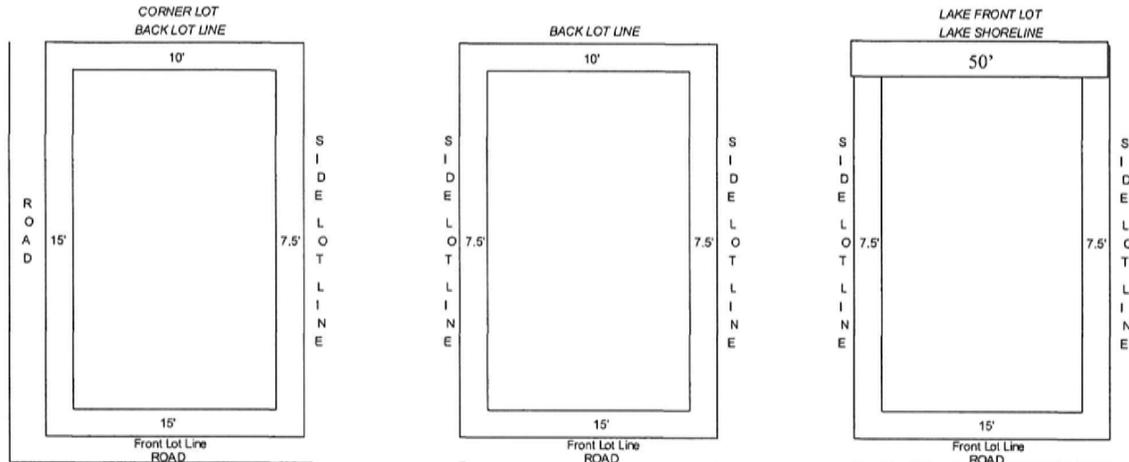
(b) **SETBACK REQUIREMENTS - EXAMPLES**



**Easements:** The following easements over each campsite and the right to ingress and egress to the extent reasonably necessary to exercise such easements are reserved for the Board of Directors or its designee. The individual property owner shall be responsible for conforming to the following easement requirements.

- (1) A **7-1/2 foot** wide strip running along the inside of each **side Lot line**, a **15 foot** wide strip running along the inside of the **rear Lot lines** and a **15 foot** wide strip running along the inside of the **front Lot lines** of each Campsite for the purpose of construction, installation, operation and maintenance of drainage courses, culverts, etc., and Utility facilities, including telephone, radio and TV transmission lines, if any, and including the accessory right to locate guy wires, braces or anchors, or to cut, trim or remove trees, shrubs or plantings wherever necessary.
- (2) A **50-foot-wide** strip running along the inside of all Campsite lines coincident with the shorelines of any lake or water course in the Development for the purpose of shoreline maintenance and public access.
- (3) A **15-foot-wide** easement running along the inside of all Campsite lines coincides (parallel) with Road right-of-way lines for the purpose of cutting, filling, drainage and maintenance of slopes and drainage courses.

## **EASEMENT REQUIREMENTS – EXAMPLES**



- (4) When property lines are questioned by the Owner, the Owner is responsible for establishing the corners of the property by a professional survey and shall bear all the cost of this survey.

- 3.4 **Easement Restrictions:** No improvements shall be placed on or within these easements without prior variance approval from the Board of Directors and Township. The Board of Directors may grant personal variances or adjustments from the provisions in the Declaration.

To obtain a variance, one must provide particular need or hardship and exhibit no immediate or long-range detriment to surrounding properties or common grounds. The granting thereof shall not be materially detrimental or injurious to Owners of other campsites (or others). The Board of Directors shall contact any potentially affected adjacent property owner(s) to ascertain and consider any possible objections (referring to requests for variances only).

Variances shall only be granted on an individual basis and are not transferable. Upon transfer of ownership, new property owners may reapply for re-issuance of any existing variance.

- (a) **Landscaping:** Permanent landscaping in easement areas is subject to removal if the need arises without recourse by the owner.

3.5 **Limit of Occupancy:** Except with the consent of the Board of Directors and Township or its designee no more than one Recreational Vehicle may be placed upon a Campsite.

- (1) The use of multiple recreational vehicles and/or tents is restricted to one of the following:
  - (a) One (1) recreational vehicle (Effective 4/22/16, as per Dingman Township): Only (1) RV is allowed on property as per Section 437F of the Dingman Township Zoning Ordinance.
  - (b) One (1) recreational vehicle plus one (1) tent.
  - (c) Two (2) tents (both tents must abide by placement restrictions).
  - (d) One (1) motor home when it is primary living quarters and one (1) tent.
  - (e) Tents on Buffer Lots - One (1) tent per Buffer Lot – 7-day renewable permit required (4/2024 BOD)

#### **IV. CAMPSITE IMPROVEMENTS AND RESTRICTIONS**

4.1 **Permits:** Prior to improving any campsite, a permit application must be secured from the LACA Administration Office. Once the application is completed in full and appropriate Association fees paid, it will be forwarded to the LACA Office for approval. Approval will be based on its conformance with Improvement Guidelines and Restrictions. A copy of the permit must be displayed and visible on site during the applicable period. Permit fees shall be determined by the Board of Directors.

The Association may disapprove any application:

(a) If it does not comply with the Lake Adventure Community Association's By-laws, including the amended Declaration of Restrictions, Covenants, etc. of 1/1/97 or the Association's Guidelines, Requirements, and these Rules and Regulations; or

(b) Because of the reasonable dissatisfaction of the Association with grading plans, location of proposed improvements on a campsite, location of a proposed platform or recreational vehicle on a campsite, finished ground elevation, color scheme, finished

design, proportions, architecture, shape, height, or style of the proposed improvement, and materials used therein; or

(c) If it violates any setback, or ordinance or statute, or encroaches upon any easement or right-of-way of record.

(d) Township permits, as well as LACA Permits are required for Trailer Placements, Decks, Screen Rooms, platforms, and retaining walls taller than 36" high.

4.2 **Final Site Improvement:** After completion of improvements, Lake Adventure Community Association's Campsite Placement and Building Inspector or authorized designee will inspect the improvement to assure compliance with previously issued permit before issuing a final site improvement permit. Every improvement must have a final site improvement permit on file.

4.3 **Time Restrictions:**

(a) No improvements may begin until applicable application is approved, and formal permit is issued to Owner. Approval or disapproval of the permit application will be given within seven (7) days of submission. (Be sure your contractor is reliable and aware of permit restrictions.)

(b) Any approved improvements shall be completed as approved within three (3) months following approval of permit.

4.4 **Permit Approval:** Notwithstanding the approval by the Association of plans and specifications or its inspection of the work in progress, neither the Association nor any authorized person acting on its behalf shall be responsible in any way for any defects in any plans or specifications or other material submitted to the Association, nor for any defects in any work done pursuant thereto. Each person submitting such plans or specifications shall be solely responsible for the sufficiency thereof and the adequacy of improvements constructed pursuant thereto.

## **V. GUIDELINES, SPECIFICATIONS AND REQUIREMENTS**

### **5.1 Storage Shed**

- (a) Shed is to be utilized for storage purposes only. Sheds shall not be used for occupancy.
- (b) Shed shall not exceed 80 square feet (total interior floor area).
- (c) Shed is to be no more than 10 feet in height (4/2019 BOD) to the peak or inside height measured from the floor.
- (d) Exterior walls must be 90 degrees from the floor platform to the roof.
- (e) The Shed's platform cannot be connected to the deck, RV, or to another platform.
- (f) Other than temporary electric (plug-in type), installation of any utility in the shed is not permitted. Heating or air conditioning is not permitted.
- (g) Shed must be kept in good condition and structurally sound.
- (h) Only one (1) shed is permitted on a campsite.

### **5.2 Deck**

- (a) Deck shall not exceed 300 square feet in total area (excluding ramps or stairs). Deck shall not obstruct removal of recreational vehicle or encroach upon placement restrictions.
- (b) Deck shall not be attached to the recreational vehicle.
- (c) Minimum wooden construction standards for decks: as per Dingman Township Requirements. (3/2023 BOD)
- (d) The length and width of ramps or stairways shall not exceed their necessity for use.
- (e) Only one (1) deck is permitted on a campsite.

5.3 **Platform (Screen house, Gazebo or Tent)**

- (a) Platform must not be attached to the deck, trailer or any other platform. It shall be its own freestanding structure. Platform should not exceed two (2) feet on all four (4) sides of its APPROVED structure.
- (b) A platform may be constructed for either a screen house, gazebo or a tent but not for more than one of the foregoing.

5.4 **Tent**

- (a) The maximum size shall be 196 square feet. (14 x 14)

5.5 **Awnings, Screen Houses and Gazebos**

- a) Awning and screening shall be roll-up or removable type when attached to the recreational vehicle.
- b) Awning and screen house roof must be removed from December 1st to April 1st each year. Any hard top roofs require Township approval. (3/2023 BOD)
- c) A freestanding screen house (four or more sided) or a three-sided screen enclosure must be commercially fabricated of aluminum and/or other materials approved by the Board or its designee. Wood built screen houses are permitted (10/2023 BOD). It may be placed on the deck, but the maximum size of the approved deck is still 300 square feet. Paint or vinyl siding may be used on screen houses. A color swatch must be submitted with the permit for approval. Color must be earth tones or matching the trailer.
- d) Three- sided screen enclosure, which abuts or attaches to the trailer (RV) must only use the deck, as its floor and structure cannot exceed the 300 square footage of the approved deck.
- e) Roof material for awnings and screen houses shall be limited to canvas, vinyl or cloth material.
- f) A freestanding gazebo (four or more sided) must be commercially fabricated of wood or plastic resin and/or other materials approved by the Board or its designee. A gazebo may be placed on the deck, but the maximum size of the approved deck is still 300 square feet.
- g) Permits are required for all screen houses and screen enclosures and gazebos.
- h) Free standing screen houses or gazebos shall not exceed 144 square feet total floor area.

- i) Only one (1) screen house, three-sided screen house enclosure or gazebo is permitted on deck or platform.
- j) Winterization panels on screen rooms – screen room panels can be placed on screen room no earlier than Columbus Day Weekend and must be removed by June 15 (BOD 3/24). The panels must be either plexiglass or vinyl and cannot be more than 1/8' thick. There is a one-time permit fee of \$10
  - a. Electric heaters or Wood Burning Fireplaces in screen rooms are restricted from use (see fine schedule)

#### 5.5 A **Skirting**

- (a) Deck: Skirting around deck is limited to lattice and only for decorative use.
- (b) Recreational Vehicle: Permanent installation of skirting around RVs is prohibited. Skirting around RVs is limited to lattice, fiberglass, vinyl or aluminum siding installed in a non-permanent and easily removed assembly.
- (d) Lattice may be backed by non-rigid, rollable type plastic.

#### 5.6 **CARPORTS**

A carport is defined as a covered structure used to offer limited protection to vehicles, primarily cars, from rain and snow. The structure can either be free standing or attached to a wall. Unlike most structures, a carport has only 2 walls usually.

Dingman Township Ordinance Section 437 Recreational Vehicles, Recreational Vehicle Parks and Campgrounds ND-2; Zoning District states: Carports are NOT a permissible use in the ND-2 Zoning district and therefore may not be constructed in Lake Adventure, as we are located in the ND-2 Zoning District.

The following restriction shall be applicable to all campsites within the community and all campsite owners to observe:

No carports may be constructed and placed on any LACA Lot. Carports should not be placed upon decks as a substitute for conventional gazebos or canopies to provide protection from the elements.

LACA has the authority to require that any such structure be removed immediately. Citations of \$100 per day will be issued for noncompliance. Failure to pay the citation will result in utilities being shut off until such payment is rendered.

Dingman Township also reserves the right to impose its own sanctions for non-

compliance.

#### 5.7 **EXTERIOR LIGHTING** (amended by the BOD 3/23)

The Lake Adventure Community Association's mission is to provide each community member with a quality camping/leisure experience in recreational vehicle living. The Association is constantly striving to maintain this mission along with preserving the natural beauty and environment of the Community. Based on this premise, the rules and regulations regarding exterior lighting are as follows:

- (a) No excessive lighting including floodlights or spotlights.
- (b) Only low-level wattage lighting is permitted after 11pm.
- (c) Lighting (including solar) is NOT permitted in/on trees.
- (d) All interior and exterior lights must be off when premises are unoccupied for more than 48 hours.

Citations will be issued for non-compliance. (see fine schedule) (3/2023 BOD)

#### 5.8 **Fences and Clotheslines**

- (a) All lots shall be kept free and open, and no fences, ledges, or walls shall be permitted thereon, unless constructed of natural or man-made (manufactured to resemble natural) materials, at a height of 36 inches or less, and approved by the Board or its designee. No solid (having no breaks or divisions), stockade nor privacy or modesty fences shall be permitted. Rail support posts are not to exceed 42 inches in height.
- (b) No clotheslines (or alike) shall be permitted on any lot at any time.

#### 5.9 **Landscaping**

- (a) Permit is required for roadside (within 15 feet of road) plantings of shrubs and/or hedging. Roadside plantings, shrubs or hedging are not to exceed 36 inches in height and must be so maintained.
- (b) Any changes in site topography such as excessive removal or addition of soil or gravel are an **improvement**, and, therefore, requires an **approved** permit, as determined by the Board of Directors or its