

SKY VIEW LAKE



LAND OWNERS ASSOCIATION, INC.

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SKY VIEW LAKE

RULES AND REGULATIONS

2020

Updated Draft: As of January 1st, 2021

Community notifications and updates are posted on the Bulletin Board at the Sky View Lake mailbox area. Information is also posted on the Clubhouse sign, on the Sky View Lake website – www.skyviewlakepa.com – and, in some instances, on the [SVLboardnews](#) Facebook page.

Sky View Lake Rules and Regulations

The Sky View Lake Rules and Regulations created by the Code Enforcement Committee are designed to help community members live in harmony with one another while protecting the well-being and safety of the overall community.

To create the Rules and Regulations, the Code Enforcement Committee, comprised of community members, considered many differing viewpoints. These viewpoints included opinions expressed by Sky View Lake community members on numerous topics including at listening sessions or "Chats.", a review of the Sky View Lake Covenants and Bylaws, previous Rules and Regulations provided to the community over the past several years and the best practices of other local Pocono communities.

General Rules

The **General Rules** provided below are in place to guide community life at Sky View Lake and to help property owners be respectful of each other.

1) Property owners are responsible for their guests and tenants. All guests and tenants must follow the same rules as property owners. Property owners are ultimately responsible for any violations and fines of their guests.

2) Dues must be paid in full and all property owners must be in good standing prior to using any Sky View Lake common facilities, which includes the pool, lake and Clubhouse.

3) The Sky View Lake speed limit is 15 miles per hour. Be respectful of others. We want walkers, animals and everyone to be safe.

4) Bus drop off and pickup

- Please park in the mailbox parking lot for all bus drop offs and pickups. It is important that our children are safe.
- For the safety of all residents, guests and the traffic flow, no parking is allowed near the front entrance of Sky View Lake. If you park near the front entrance, it becomes unsafe for community members to come in and out of Sky View Lake during the drop off and pickup times.

5) Pool Rules

Pool badges must be displayed on owners and guest (Note: Badges will be provided at the beginning of the season to those who are in good standings; all dues, fines and fees are paid)

- Pool hours are 11am - 7pm every day from Memorial Day to Labor Day.
- Park in the Clubhouse parking lot - not in the grassy area.
- Sign in sheets are placed inside the Clubhouse. Please sign in each time you are at the pool.
 - Guests must also sign in and put the property owner's name on the sign in sheet.
- The gate to the pool must always be closed.
- No lifeguard is on duty at Sky View Lake - SWIMMING IS AT YOUR OWN RISK.
- Anyone under the age of 14 must be accompanied by an adult.
- Safety and flotation devices are strongly encouraged for small children.
- Children not potty trained, must wear "Swim Diapers".
- No Pets allowed in the fenced area around the pool. The exception being Service Dogs.
- No running, diving, or rough housing. If that occurs, you may be asked to leave the pool.
- No glass bottles allowed in the pool area.
- Pool furniture must stay in pool area.
- No smoking within the pool area – smoking is allowed only in the picnic table area.
- For your safety, leave the pool area during thunder and lightning storms
- The Clubhouse is open during pool hours. Sky View Lake has limited cleaning service, Bathrooms need to be maintained. Supervise young children during bathroom trips.
- The pool is a carry in, carry out designated area. All items brought into the area must be removed from the area when you leave.

6) Lake and Beach Rules

Badges must be displayed on owners and guest (Note: Badges will be provided at the beginning of the season to those who are in good standings; all dues, fines and fees are paid)

- No gas powered boats are allowed on Sky View Lake. Only canoes, kayaks, rowboats, paddleboats and electric motorboats.- Refer to [Sky View Lake Covenants #18](#)
- Follow all boating and safety rules required by the Pennsylvania Fish and Boat Commission. The Commission staff come into Sky View Lake to check that their rules are being followed.
- All boats, kayaks, canoes, paddleboards must be registered **at no cost** with Sky View Lake Land Owners Association.
- No Parking is permitted on the beach within the chained area.
To unload your boat drive down to the lake, remove the chain and unload your boat, then park outside chain area.
- Catch and release is only permitted in Skyview Lake (Wilson Creek Lake)
For your information per Pennsylvania law, a fishing license is required. Please be aware that the Pennsylvania fish and game rangers have issued tickets for fishing in Sky View Lake without a license.
- The lake and beach are carry in, carry out areas. All items brought into those areas must be removed from the areas when you leave.

7) Pets

- Owners are expected to clean up after their pets, especially in common areas of Sky View Lake. As per [State of Pennsylvania leash law](#) . You may be subject to a violation fine.
- No poultry, livestock or breeding of animals is permitted. Refer to [Sky View Lake Covenants #5](#)
- No Excessive barking
- You must pick up your dog excrement
- Dog roaming prohibited
- [Leash Law](#) applies
- Pets must be licensed and up to date on shots

8) Hunting /Firearms

- **Hunting is not allowed anywhere within the boundaries of Sky View Lake.**
- **Discharging of any firearms for target shooting is prohibited within the grounds of Sky View Lake**

For information about hunting regulations and locations in Pennsylvania, consult the Pennsylvania Game Commission.

9) Fires:

- Owners are permitted to have attended fires in a burn barrel, fireplace or fire ring
Note: The burning of household garbage including plastics or any other substance deemed hazardous by EPA is in violation of the Air Pollution Control Act and is prohibited.
- Fires are not allowed directly on the ground unless owners have called the local Fire Dept. to alert the authorities that the owners are planning to have an **attended** controlled burn- Call 570-296-7700 to inform fire department of a control burn and follow fire departments procedure.
- Fires are never permitted when there is a burn ban in Greene Township
Note: Smoke travels so be considerate of neighbors when having any fires
Persons in control of the property at the time of the burn are responsible for compliance with [Greene Township Ordinance No 49 Regulating Outdoor Fires](#)

10) Trash/Property Maintenance

- Dumping, burning of garbage or debris is not allowed anywhere on Sky View Lake property.
- Owners with a trash service must use trash containers with lids. Trash cans should be placed outside only the night before and remove the day of your pick up, this is the owner's responsibility to prevent the garbage from being scattered to other properties.
- Owners are not permitted to have excessive trash and debris on the exterior of their property, fines will be incurred. If it is determined there is excessive trash, the owner will be sent a warning letter by Sky View Lake. If the owner does not clean up the property, action will be taken to have the property's exterior cleaned up and the owner will be billed for the cleanup. Please refer to [Sky View Lake Covenants](#).
- All exterior trash must be removed from an owner's property before a Real Estate Resale Certificate can be issued by Sky View Lake for any real estate transaction, or subject to and fee will be applied a settlement.
- Lawns should be maintained by all home owners. Both seasonal and full time residents are responsible for maintaining their lawns. (check this one)?

11) Commercial Business

- No commercial business allowed to operate within Sky View Lake
- No short term rental (less than 1 year) includes, Private Home Rental, Home Away, Air BnB, and similar short term rental.
 - All long term rentals need to be reported to Sky View Lake LOA
 - Property owners will need to be in good standing in order to rent
 - Property owners will be responsible for violations and fines caused by their tenants

12) Recreational Vehicles Rules

- **All-Terrain Vehicle (ATV) / Recreational vehicle/ Golf Carts Rules**
 - Sky View Lake's All-Terrain (ATV)/snowmobile Rules (which include but are not limited to operating an ATV, UTV, snowmobile, side-by-side and dirt bikes, Go carts within the Sky View Lake community) are based on Pennsylvania's All-Terrain Vehicle Law and are as follows:
- **Registration with Sky View and Liability Insurance**
 - Any owner who operates an ATV vehicle/snowmobile at Sky View Lake must be registered with Sky View Lake LOA. Owner must provide liability insurance and waiver form - signed
 - \$10 for first vehicle, \$5 for each additional vehicle
 - Any owner who operates a Golf Cart at Sky View Lake must have insurance for their vehicle. In most cases, Golf Carts are insured on Homeowners' Insurance Policies

Safety

- It is illegal to operate an ATV/snowmobile or Golf Cart under the influence of alcohol or any controlled substance.
- The operator and passengers of an ATV vehicle/Snowmobile and Golf carts are strongly encouraged to wear helmets.
- ATVs/snowmobiles drivers must be at least 16 years of age.
- Children between the ages of eight and sixteen years can operate an ATV vehicle /snowmobile if they have completed a DCNR Safety Training Course and operate the vehicle under the direct supervision of a person who is at least 18 years of age.
- ATVs/snowmobiles and Golf carts must be equipped with an operating headlight and tail light during hours of darkness and periods of low visibility. The vehicle must also be equipped with an operating braking system and a muffler in good working condition.
- Under Pennsylvania law, children 12 years or older are permitted to operate Golf Carts.
- Vehicle operators should pay attention to the safety of all their passengers but especially to the safety of small children.

13) Speed and Designated Sky View Lake Locations

- The speed limit is 15 miles per hour on all Sky View Lake community roads.
- ATV's/snowmobiles or Golf carts are not allowed on the Sky View Lake beach area, Dam and spillway.
- ATVs/snowmobile and Golf carts may not be operated on private property without the consent of the owner.

14) Trees / Excavation

- Trees that are to be removed for any reason must be marked **prior to their removal** and Sky View Lake Land Owners Association, Inc. must be notified of the planned tree removal by emailing at skyviewlakeloa@gmail.com with subject line Trees or phone Sky View Lake number [570-676-0524](tel:570-676-0524)
- Any **clear cutting, timber harvesting** or **logging** are prohibited with the exclusions of building a home, garage or any structure
- The Association will reply to the owner in a timely manner if the trees can be removed. Email should be sent to skyviewlakeloa@gmail.com
- Owners who remove trees in advance of the Association's approval will be subject to fines. Refer to [Covenants Documentation #15](#)
- Excavation Refer to [Covenants Documentation #12](#) . No excavation shall take place without the written consent of the Skyview Lake LOA

15) Signs/Flags/Banners- See [Covenants # 23](#)

- No signs of any kind shall be displayed to the public view on any lot except a professional sign or a name and house number sign of not more than one sq. foot.
- Flags are permitted unless they contain explicit language or images

16) Excessive Loud Noise

- No excessive loud noise after 10:30pm
- This shall include:
 - Fireworks
 - Music
 - Gun fire

17) Trailers/RVs

- Trailers and RVs cannot be used as a permanent residence
- Refer to [Covenants #4](#)

Construction Rules

Greene Township in Pike County has jurisdiction over construction at Sky View Lake. Consequently, **prior to the start of any new construction** within Sky View Lake the following must take place:

- Completed building plans must be submitted for approval to Greene Township and Sky View Lake board **prior to any construction.**
- For your convenience, the following is Greene Township information:

Greene Township
Building/Code Inspector
Brink Hill Road
Post Office Box 243
Greentown, PA 18426
Phone: 570-676-9325

- Building permits prior to construction and occupancy permits after construction is complete are issued by Greene Township.
 - Trees that are to be removed for any constructions must be marked **prior to their removal** and Sky View Lake Land Owners Association, Inc. must be notified of the planned tree removal. The Association will reply to the owner in a timely manner if the trees can be removed. Owners who remove trees in advance of the Association's approval may be subject to fines. Refer to Covenants Documentation #15
 - A \$1,000 non-refundable fee needs to be paid to Sky View Lake Land Owners Association, Inc. for the use of the roads during construction, subject to approval by Sky View Lake LOA. Refer to Covenants Documentation
 - A \$2,500 deposit needs to be paid to Sky View Lake Land Owners Association, Inc. to ensure job cleanup. After completion of the construction and once the job site is fully cleaned up, the deposit is fully refundable. Refer to Covenants Documentation
 - Sky View Lake Rules and Regulations and the Declaration of Protective Covenants, Restrictions, Exceptions, Reservations and Conditions must be followed before, during and after construction.
 - Hours of operations- **Timeframe 8:00am – 9:00pm for Construction**
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Approved by the Board October 4, 2020
Date

Certified by Board Secretary Russell Yeckel
Signature

10-18-20
Date