

MOOSIC LAKES CLUB
RULES AND REGULATIONS
March 2026

Moosic Lakes Club is a private Homeowner Association sharing common property including roads, lakes, beaches and common areas. Moosic Lakes Club is governed by Deed Covenants, Bylaws, Rules and Regulations and the ordinances, zoning rules of Jefferson Township, PA and The Uniform Planned Community Act of Pennsylvania.

Members, families and guests must adhere to these Rules and Regulations of Moosic Lakes Club which have been established for the general safety and security of Moosic Lakes Club members. They have further been established to preserve the natural environment of the lakes and the Woodlands. Community members should be knowledgeable of these requirements to better understand their rights and the need for compliance. Members are encouraged to contact the Board of Directors or relevant advisory committee with any questions or clarifications regarding these Rules and Regulations.

Definitions:

Community Owned Property shall mean the lakes, roads, road rights of way, and lake brims.

Commons or Common Area shall mean the Community Owned Property designated by the Moosic Lakes Club for use of all members.

Common Area Docks shall mean any structure, whether fixed, floating, on pilings, cantilevered or otherwise extending from the shoreline of a Common Area into the lake, including, but not limited to docks, lifts, swim platforms, gangways, ramps, or any combination thereof.

1. Community Owned Property

- a. No tree, shrubs or vegetation shall be cut or removed from or added to community property without the prior written approval of the Board of Directors.
- b. No signs of any type, including but not limited to “for sale,” “yard sale,” “posted,” “private property,” or political signs, shall be placed, erected, or maintained on any Community Owned Property, including at Common Areas and entrance areas to the Community.
- c. Property owners and their guests, as well as any hired plowing service, are prohibited from plowing, shoveling, dumping or using any other means of moving snow off their premises onto Community roads or the property of another member. Snow may be moved onto community property on the side of roads but must not be higher than 40 inches.
- d. No Community Members shall contact, direct, or instruct the Moosic Lakes Club legal counsel or contractors without written approval of the Board of Directors.
- e. Docks placed within the lake brim abutting privately owned lakefront property, and floating docks/swim platforms placed by a lakefront property owner in front of that owner’s property are deemed a permitted use within the Moosic Lakes Club Community and are personal property for the private use of the individuals who own said lakefront property.
- f. Common Area Docks:
 - i. For the safety of Community Members, beginning in 2026, any and all Common Area Docks must be registered with the Board of Directors and will have a registration fee of \$10.00. Please contact the Board of Directors for a registration form.

- ii. Common Area Docks are permitted at the sole discretion of the Board of Directors, and authorization or permission to place a Common Area Dock at a Common Area may be given, withheld, or withdrawn for any reason.
 - iii. In the case of docks owned or maintained by multiple members, the members shall appoint a representative to serve as the contact with the board to ensure compliance with these rules and regulations.
 - iv. Upon receipt of a Common Area Dock Registration form, if approved, the Board of Directors will contact its insurer to add the Common Area Dock to its coverage. If the Board of Directors is unable to obtain insurance coverage for any reason, it will inform the applicant of the basis for the refusal, and the Common Area Dock may be refused or the applicant may be required to obtain its own coverage and provide proof of insurance.
 - v. Common Area Docks must be maintained for safety by the registered owners of the dock and by registering the dock, the appointed representative agrees to defend and indemnify the Moosic Lakes Community for any and all claims, disputes, injury, or liability that may arise from the use of said dock.
 - vi. Common Area Docks may be used by all Club members, and no member shall have preference or rights of first use of Common Area Docks.
 - vii. Personal property, which expressly does not include Common Area docks, on or around the dock is for the use of the owner of that personal property and is not available for use by all Members.
 - viii. No member shall use placement of personal property on or near Common Area Docks as a means to prevent others from the use of a Common Area dock.
- g. Structures, improvements, plants, trees, and fixtures at Common Areas: Any structure, plant, fixture or item installed or added at or on a Common Area must be approved by the Board, and will immediately and irrevocably become the property of the Moosic Lakes Club, and the Board may modify or remove said structure at its sole discretion for any reason. The addition of any structure, plant, fixture or otherwise installed or added at or on a Common Area does not, under any circumstances, affect the ownership of or rights to the Common Area.
- h. Members should report any unmaintained or unsafe Common Area Docks to the Board immediately in a written complaint to the board (email, letter, or online form if you have one) that include photos, dates, and details (e.g., "broken pilings, missing flotation barrels, debris floating off the dock — hazard to boats/swimmers"). The Board will then contact the representative associated with the dock and decide the best course of action.
- i. "Runaway" docks create both safety and environmental concerns for the Community. Accordingly, all docks, whether permitted pursuant to Sections 1(e) or 1(f) above, shall contain identifying information such that the Community can identify to which Member the dock belongs in the event of the dock floating away to another part of the lake. If sufficient identifying information is not present when the dock is discovered, the Board has the right to remove and/or dispose of the dock, which cost will be paid for out of the Community's accounts or billed to the owner of the dock if said owner is discovered at a later date. If sufficient identifying information is present, the Board will contact the owner of the dock, and said owner will be given a reasonable time to remove the dock, after which the Board will do so and bill the owner of the dock.

2. Roads

Moosic Lakes Club is a family community with private roads with heavy foot and golf cart traffic. For the safety of the children and pets of our Community, please use caution when driving as our roads are the walkways for the Community.

- a. Excessive speed is dangerous for people and destructive to the Community roads.
- b. The speed limit is 15mph for all vehicles including snowmobiles, golf carts, and any motorized vehicles.
- c. Caution on the Community roads is in everyone's interest. Of most concern are individuals who walk, run, traverse, bicycle or drive vehicles on Community roads. Speeding is strictly prohibited.
- d. Non-member ATV's, snowmobiles and golf carts are prohibited within the Community.
- e. Overnight parking is prohibited on all community owned property unless otherwise authorized.
- f. Members are reminded that parking on the roads can create hazardous and dangerous conditions for other drivers, contractors, and walkers. During and following snowstorms, Members must not park on the roads in any way that would interfere with plowing or snow maintenance.
- g. Parking at the common beach area is permitted in designated areas only.

3. Lakes and waterfront

- a. All boats launched from trailers must use the main boat launch at the Community Center on the Big Lake or the lake water outlet of the Little Lake.
- b. Motorized watercraft of any description are strictly prohibited.
- c. Waterfront rules, as stated on the signs at or around Common Areas, must be observed. PA Boat and Fishing regulations apply.
- d. Cleaning supplies, soap, and shampoo are not permitted to be used in the lakes.
- e. Only members' boats with identifying stickers are allowed on the lakes.
- f. To further ensure the quality of the lakes, all boats must be properly cleaned and disinfected prior to being launched in the lakes or transferred between lakes.
- g. Debris of any kind is not to be discarded into the lakes; examples include: cigarettes, paper products, cans, bottles, leaves, grass clippings, Christmas trees or yard debris, etc.
- h. Private fish stocking of the lakes is prohibited.
- i. Live bait well water must not be discarded into our lakes or watercourses.
- j. Feeding wildlife within the Community is strictly prohibited.
- k. Any nonindigenous weed growth in the lakes must be reported to the Moosic Lakes Club. Please contact the Board of Directors or visit the Moosic Lakes Club website for more information.
- l. No bubblers of any kind are permitted to be used within the lakes.
- m. The Moosic Lakes Community owns a portion of the land between the lake and each property around the perimeter of each lake, the lake brim. Lakefront property owners in good standing are granted, by the MLC, the right to private use of the Community owned land in front of their property. The lake brim or shoreline shall not be altered or modified by cutting or removing trees, shrubs, or vegetation or expanded by adding stone, sand, dirt or wood without prior approval by the Board.
- n. All Main Beach rules posted or as enforced by lifeguards at the Community Center must be adhered to by all users of the lakes and Community Center Commons.
- o. Docks must be removed or pulled towards the shore before the first freeze.
- p. No boats without a sticker may remain on Community property between October 31 and April 1, and the Board reserves the right to remove or dispose of boats without a sticker at its discretion. Should it be required for safety or other reasons, the Board may contact the owners of boats with stickers to request removal of the boats during this period.

4. Pets

- a. Dogs or other pets are not permitted to run free within the Moosic Lakes Club Community.
- b. Owners are responsible for the behavior of their dogs and their guest's dogs at all times.
- c. Members are responsible for the removal of all dog excrement from roads or other Community Owned Property.
- d. Pets are not permitted at Common Areas during swim season when lifeguards are in charge and/or when other people or their guests are using Common Areas there.
- e. Any incidents involving pets should be reported to the Jefferson Township Police.

5. Respect for Moosic Lakes Club environment and neighbors

- a. No trees over 6 inches in diameter at the base shall be removed in the setback area in accordance with specific deed covenants. Property Owners should refrain from cutting all vegetation in the setback area.
- b. Burning of garbage and household trash is prohibited.
- c. Dumping of yard debris on Club owned property or drainage ditches is strictly prohibited. The Board reserves the right to require removal of yard debris at its own discretion should it create drainage or safety hazards for the community.
- d. Miscellaneous debris must be removed from properties, i.e., junked vehicles, appliances, pipes, recyclables, logs, branches and other yard debris.
- e. Commercial pesticides, insecticides and herbicides shall be only applied by a licensed, certified applicator and be in compliance with all safe water application methods. Members should take precautions that none of the applied material will enter the ditches or lakes.
- f. Vendors and solicitors are not allowed in the Moosic Lakes Community
- g. Respect of your neighbors includes an awareness of the playing of loud music, wind chimes and other noise emitting devices.
- h. Property lighting must be situated as to not flow on to adjacent property.
- i. Rental properties are not permitted within the Moosic Lakes Community.
- j. Hunting is strictly prohibited within the Moosic Lakes Club Community and is determined by the PA State Game Lands Commission.
- k. Campers, trailers or large commercial vehicles are not permitted within the Moosic Lakes Club Community per Jefferson Township zoning and ordinances. A link to Jefferson Township's Zoning page can be found [here](#).
- l. Civil conduct should be adhered to by all members, their families and guests. Inappropriate language, conduct, or violence is not acceptable and will be grounds for loss of "member in good standing" status. Violations could be reported to the Jefferson Township Police and repeated complaints or violations may result in fines from the Board.

6. Guests of Moosic Lakes Club:

- a. Guests of Club Members must be accompanied or in close proximity to a Member while boating on lakes within the Community or while using any other common facility.
- b. Members are responsible for their guests and will be responsible for any damage caused thereby.
- c. Guests must adhere to the rules and regulations of the Moosic Lakes Club which includes, but is not limited to boating, swimming, hunting and fishing regulations.

7. Safety:

- a. A licensed adult must supervise the driving of any golf carts or other recreational vehicles driven on Community Roads at all times.
- b. Members who rent the Community Center are required to be in attendance for the duration of the function.
- c. Moosic Lakes Club members are responsible for their guests at the Community Center
- d. Guests, family members and invitees must adhere to the rules and regulations of the Moosic Lakes Club.

8. Notification of Sale of Property:

- a. It is the obligation of all Moosic Lakes Club members/owners to notify the Moosic Lakes Club Board of any sale involving their property. Please contact the Board of Directors to notify the Moosic Lakes Club of an impending sale.
- b. It is also the obligation of the owner/seller to inform the buyer about the Covenants, By-Laws and Rules and Regulation of the Moosic Lakes Club.
- c. Members must obtain a resale certificate from the Board of Directors of the Moosic Lakes Club prior to selling their real property. Please contact the Board of Directors to obtain a resale certificate.
- d. All owner/sellers should inform the buyers of the Community Advisory Committee that was established to assist members with information and understanding of the Moosic Lake Club and Jefferson Township. More information regarding the Community Advisory Committee is available by request to the Board of Directors

9. Culverts:

In order to prevent erosion and properly maintain the Club's Roads, it is necessary that the culverts which lie beneath many of the driveways leading into individually owned lots be periodically inspected and cleaned.

- a. The culverts are the property of the Moosic Lakes Club.
- b. The Moosic Lakes Club will periodically conduct, or arrange to have conducted on its behalf, an inspection of culverts traversing driveways into individually owned lots.
- c. If, in the opinion of the Board of Directors, or its duly authorized Committee, the inspection reveals that a culvert is in need of maintenance repair or replacement, the Moosic Lakes Club will give notice to the adjacent lot owner of the findings for repair and the repairs will be performed at the discretion of the Board of Directors.

10. Compliance, Violations, and Fines

The Moosic Lake Club Board is empowered through its Covenants and By-Laws to enforce these Rules and Regulations which are non-exclusive. Failure to abide by the Covenants, By-Laws, and Rules and Regulation may result in financial penalties and/or suspension of the right to use common areas. Violations and penalties will be considered on a case-by-case basis. Property owners violating these rules and regulations will be responsible for all costs and fees incurred by the Club including attorneys while enforcing these Rules and Regulations.

All complaints must be in writing signed by a current member (as opposed to a delinquent or suspended member) and addressed to the Moosic Lakes Club Board of Directors at MoosicLakesBOD@gmail.com.

Complaints involving alleged violation of ordinances and zoning violations enacted by Jefferson Township should be made directly to the township with a copy to the Moosic Lakes Board. Jefferson Township's website can be found [here](#).

Violations of Commonwealth of PA Laws should be made to the appropriate State Agency with a copy to the Board of Directors.

Under Pennsylvania's Uniform Planned Community Act (68 Pa.C.S. § 5302), associations can levy reasonable fines for violations of rules/regulations after notice and an opportunity to be heard. The Board reserves the right to issue fines for violations of any of the rules above pursuant to the Act.

Website: Moosiclakes.org

Contact: MoosicLakesBOD@gmail.com.