

# **CRANDON LAKES ASSOCIATION FOR PROPERTY OWNERS**

## **RULES AND REGULATIONS**

### **SECTION**

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## **1. GENERAL PURPOSE**

There is a tremendous contrast between our mode of living and that of the cities and suburbs. As idyllic as Rural Lake Community living may be, some rules of conduct on the private roads are nevertheless required.

Thus, these Rules and Regulations are promulgated with a view to avoiding, as much as possible, infringement of individual freedom and privileges. Fundamentally, the Rules are intended to benefit each of us as individual property owners, as well as the Community as a whole.

Your Board of Trustees respectfully request your fullest cooperation in observing the Rules and Regulations and making them effective for the safety of our Community.

## **2. SECURITY**

The main purpose of the Security Patrol is to provide, to the greatest extent possible, a vital service in support of the tranquility and well being of individual members.

Little need to be said to emphasize the desirability of this project to insure the safety of all our residents.

Security will patrol all Lakes roads, observing and noting all motor vehicle violations, etc. Security will also see to it that all provisions of our Constitution and By-laws and these Rules and Regulations are abided by.

For your general information, Patrol personnel are uniformed and are equipped with FM hand held radios and other Security devices.

Headquarters is manned during patrol hours and has an answering machine for off hours.

## **3. CONDUCT**

Security Patrol personnel are to be obeyed at all times.

Excessive drinking, "rough play" and general rowdyism are strictly prohibited. Continuing or continuous violations of proper conduct are subject to sanctions, regardless of age.

Public laws prohibit the use of alcoholic beverages by persons under the age of 21 years.

Possession or use of drugs or other dangerous controlled substances prescribed by law are strictly prohibited. Evidence thereof will be promptly reported to law enforcement authorities.

**Loitering, undesirable gatherings, malicious mischief and vandalism are not to be tolerated and may be subject to criminal prosecution.**

#### **4. ENVIRONMENT**

**Littering and dumping are prohibited. Dispose of waste materials properly. You may not pour used motor oil on the roads. Our Townships have effective waste disposal areas for these materials.**

#### **5. VEHICLES**

**All vehicles are to be registered and operated within the community in strict conformity with applicable N. J. State Motor Vehicle Rules and Regulations.**

**By keeping speed to a minimum it will protect our roads and also the children of our Community. Security Patrol personnel are authorized to take suitable measures to halt observed hazardous vehicle operations in any area.**

**Bicycles operated during night time hours must be equipped with reflectors front and rear and also with night lights.**

**Use of snowmobiles on any property owner by CLAPO is strictly prohibited.**

**Operating ATVs is prohibited by State Law.**

**Parking on private roads is prohibited from November 1st to April 15th. Security Patrol personnel are authorized to have offending vehicles towed away, cost to be borne by registered owners.**

**Members in good standing will be furnished with stickers for vehicles identification. Stickers should be displayed on the left side rear window. All derelict, abandoned or unregistered vehicles are subject to removal from community roads and the cost thereof assessed against registered owners. Township ordinances also apply.**

#### **6. MISCELLANEOUS**

**Owners are responsible for activity of tenants and must advise tenant of CLAPO's Rules and Regulations.**

**To avoid misunderstandings on the part of tenants, a copy of CLAPO Rules and Regulations should be visibly displayed on rented premises.**

#### **7. PROPERTY IMPROVEMENTS**

**Driveways shall not be constructed in a manner that will interfere with roadway drainage patterns or road maintenance. Corrective measures will be the responsibility of the driveway owner. If it becomes necessary for CLAPO to make repairs, the homeowner will be assessed for the cost incurred for repairs.**