

**COVE POINT CLUB, INC.
RULES AND REGULATIONS**

1. **Conduct** – All members will strive to ensure that courtesy, consideration and cooperation be extended in their dealings with fellow members and when using club facilities.
2. **Firearms** – The use of firearms or any other type of weapon (e.g. crossbow, bow and arrow) is forbidden within Cove Point Club.
3. **Noise** – Loud and boisterous conduct will not be tolerated, nor will conduct that infringes on other members' rights or privacy. Excessive noise of any type is prohibited during the hours of 11:00 p.m. to 7:00 a.m. on weekdays, and from 11:00 p.m. to 9:00 a.m. on weekends and holidays.
4. **Roads** – The speed limit on all club roads is 15 mph. All types of motorized all-terrain vehicles and snowmobiles are banned from Club roads and pathways. Electric powered golf carts or Neighborhood Electric Vehicles (NEV's) may be used by members on all Club pathways and roads. Gasoline powered vehicles approved prior to the adoption of these Rules and Regulations are grandfathered; however, if and when they are replaced, the replacements must be electric powered. Golf carts and NEV's may only be driven by persons with vehicle operating licenses (i.e. no young children). Unlicensed golf carts and NEV's are not permitted on public (PENDOT) roads. Golf carts and NEV's may be parked on CPC parking lots, subject to the limitations on the use of Villa parking areas contained in Item 11 below. During the winter months, Golf Carts and NEV's must be stored in a garage or off-site for Villa owners (under no circumstances shall golf carts and NEV's be winter stored next to Villa units or on Villa decks); and out-of-sight for homeowners.
5. **Boats & Trailers** – Boats and/or trailers may not be stored on members' properties from October 1 through April 15th unless concealed from public view. There shall be no overnight parking of trailers on roads, road shoulders, Villa parking areas or any other Club property. The only exception will be for trailers parked in the designated area (upper parking lot behind garages) as approved.
6. **Snowmobiles** – During the winter season November 1st through March 31st, snowmobiles will be permitted to be used for recreational purposes on the lake which can only be accessed from contiguous Cove Point Club lake front areas. They may be stored on visible trailers during the season and must be parked in such a manner so as not to interfere with normal parking of cars. **THE SNOWMOBILES MAY NOT BE OPERATED ON CLUB ROADS OR PATHS EXCEPT ON THE LAKEFRONT FOR ACCESS PURPOSES ONLY!**
7. **Construction** – No building or extension may be constructed or modified without prior Board approval, and must comply with the CPC Architectural Control Policies and Procedures. Building must be completed within on year of commencements, and any contractors' signs or equipment must be removed within 30 days of contract completion. Contractors working within Cove Point Club must comply with CPC Contractor Rues and Regulations.
8. **Clubhouse Usage** – The Cove Point Clubhouse may be reserved by deeded owners only for private functions during the spring, summer and fall months

by submission an application form, in advance, to the Board for approval. There will be a fee charged, as set by the Board, for private use of the Clubhouse. It shall be the responsibility of the user to clean the Clubhouse after use. The Clubhouse is normally closed during the winter months and therefore not available for use during that time.

9. **Recreational Facilities** – Published rules must be followed when using Club recreational facilities (e.g. marina, tennis courts, horseshoe pits). Club recreational facilities may only be used for their designated purpose.
10. **Pets** – A maximum of two domestic pets are permitted per CPC property. Dogs shall be on a leash at all times on CPC common property and shall not be permitted to make excessive noise, particularly at night. Members and guests are responsible for cleaning up after their pets.
11. **Parking** – Parking is restricted to designated areas only. Villa parking areas are for the use of Villa owners and guests only, and are limited to two vehicles per property.
12. **Livestock** – Raising or boarding of livestock or poultry is prohibited within Cove Point Club.
13. **Boat Docks** – Only members and property renters with assigned boat dock rights and their guests shall have access to docks. Boats not underway must be securely docked in the assigned slip, and any boat secured to any other dock area, other than temporarily, will be subject to a penalty. All CPC Marina Rules, P.P. & L. Regulations, and Pennsylvania Fish and Boat Commission Rules must be observed, including but not limited to observance of no-wake zone and no water skiing within 100 feet of all docks.
14. **Dues** – Any member with delinquent dues or assessments shall forfeit membership in Cove Point Club and, as such, lose voting rights, use of the Clubhouse, use of tennis courts and marina facilities, garbage collection and, where applicable sewer and water services.
15. **Trash** – Only household waste, preferably compacted, may be placed in designated Club dumpsters. All empty boxes and containers must be compacted or cut apart before being placed in Club dumpsters. Appliances, furniture and similar bulk items may not be disposed of in Club dumpsters.
16. **Property** – All Cove Point Club properties shall be maintained in a clean and tidy fashion in accordance with CPC Covenants.
17. **Beach Areas** – All beach areas are designated as swimming areas only. Glass containers of any description are prohibited. All trash must be placed in appropriate receptacles or otherwise removed. No parties may be held after sundown, and no fires may be lit unless as part of a Club sponsored or sanctioned event.
18. **Vandalism** – Any vandalism or intentional abuse of private or Club property within CPC will not be tolerated. Violators will be prosecuted to the full extent of the law, and members will be held responsible for any and all damages caused by their family members, guests, renters or lessees.
19. **Fireworks** – All fireworks are strictly prohibited within Cove Point Club.

20. **Litter** – Trash or refuse shall not be deposited anywhere on Club property other than in designated receptacles.
21. **Outdoor Drying** – Outside drying of clothes, towels, beach attire, etc. on Villa decks, outside walls, laundry poles, clotheslines or otherwise is prohibited.
22. **Trees** – No live tree within Club boundaries of more than 2” in diameter may be felled, except as part of an approved construction project. No tree, living or dead, on P.P. & L. property may be removed without prior permission of P.P. & L.
23. **Responsibilities** – Members who invite house guests or who rent or lease their properties at Cove Point Club are fully responsible for the actions and activities of their guests, renters or lessees. All members are responsible for posting or otherwise informing their guests or tenants of the rules and regulations of the club.
24. **Fire Hazards** – Members are responsible for the proactive avoidance of fire risks. As such, all space heaters, except electric units designed to operate on household current, are prohibited inside CPC Villas. Villa fireplace units shall not be used for the purpose of burning household trash. Each property within Cove Point Club which has a fireplace shall also have UL approved fire extinguisher.
25. **For Sale Signs** – Display of for sale signs within Cove Point Club is prohibited.
26. **Compliance** – Members failing to abide by Club rules and regulations shall be subject to penalty assessments as set forth in the By-Laws of Cove Point Club. For the purpose of Club rules and regulations, family members, guests, and tenants shall all be regarded as members, but matters relating to non-compliance shall be directed to the attention of the CPC property owner.

As approved by the Board of Directors of Cove Point Club at its Annual Meeting held on May 24, 2008.

Secretary