



Briar Hill North Association, Inc.

Rules and Regulations

The Briar Hill Association has adopted rules and regulations regarding the use of our community's facilities. Your current Board of Directors has compiled the attached list for your information. These rules and regulations should be copied and/or made available to all renters and guests. Feel free to submit suggestions and recommendations to the Board.

It should be understood that Briar Hill is a recreational community and rules, therefore, should have the purpose of assisting the maximum number of people to have the most enjoyment and safety possible. The Association is not a law enforcement agency. Any rules and regulations must have the support of all members. The offended party should deal with offences and potential safety problems on a personal level. In conversations the offenders should be reminded that these regulations do have the support of the general community.

Some of the rules parallel legal restrictions. We have tried to identify these where applicable.

Building or additions:

1. Fences, walls or other structures may not impede the right-of-way on the road.
2. Premises or buildings will not be used for trade, manufacture or business of any kind, or as a school, hospital or other charitable institution.
3. Dwellings and other structures must be at least ten (10) feet from the PP&L project line and shall not be located ten (10) feet of property lines. Township and PP&L regulations may have further restrictions.
4. Tents or temporary structures (e.g., trailers and mobile homes) shall not be permitted as living facilities.
5. No garage, building, or kitchen shall be constructed unless there is a main front dwelling on the lot.
6. Buildings shall be single-family dwellings and can have a detached car garage.
7. All buildings must have complete sanitary plumbing and septic tanks in accordance with existing state, county, and township requirements.
8. Driveways may be installed to the road, but it is the responsibility of the owner to take such steps as necessary to maintain drainage of water past the property.
9. Property owners are responsible for the cost of repairing any damage to the Association's roads caused by equipment used to carry out construction or excavations on their property. Briar Hill

North Association requires that all contractors provide the Association with a Certificate of Insurance before beginning construction/Excavation.

10. Raising of poultry or livestock is prohibited.

Miscellaneous:

1. Suggestions and complaints should be forwarded to the President of the Board.
2. Home owners should place their house numbers where they can easily be seen by fire and other emergency vehicles.
3. The speed limit on Association roads is 15 mph.
4. Trash and garbage – Property owners are responsible for the prompt removal of all trash and garbage. Several commercial contractors are available in the area. It is the responsibility of the property owners to make their own arrangements for these services. Burning of refuse is prohibited.
5. Residents must comply with burning bans issued by local authorities.
6. Pets should be under their owner's control at all times and not left to run free. Additionally pets should be leashed while on community roads, common land, and any lands that are not under their personal ownership. Owners are required to clean up after their pets, everywhere. Owners of all pets are to be fully compliant with the Commonwealth of Pennsylvania Dog Law.
7. Hunting and discharging of firearms is prohibited.
8. PP&L permits are required for cutting down trees (living or dead) , moving earth, building walls or patios on their property. PP&L property is considered any land lakeside of the project line. This includes lakefront property owners and common lands owned by Briar Hill. When in doubt PP&L should be consulted. If you do not have a copy of the PP&L Shoreline Policy please request one from the board. PP&L can and does prosecute and/or issue fines for not compliance.
9. PP&L dock, special mooring, and land use permits are required for all docks, ramps, picnic tables, etc. whether private or on property owned by the Association. Permits for all common-use lake accesses will be held by the Association, and not individual property owners. All common-use lake access areas including docks and slips are regulated by the Association's Dock Committee, which is appointed by and reports to the Board.
10. Owners that sell their property should inform the Secretary of the Board, or any Board member, of the sale so that proper records might be maintained. With the exception of common use docks, Lakefront land and dock permits must be secured from PP&L by each new owner.
11. Any vehicle licensed or otherwise, operated on Association property must be covered by adequate third party liability insurance and comply with the laws of the Commonwealth of Pennsylvania. The vehicle owner and/or operator thereof shall indemnify and hold harmless the Association, its officers, agents and employees from and against any and all claims and/or demands arising or alleged to arise out of the use of said vehicles in the Briar Hill North Development, and furthermore from any and all costs or expenses incurred by the Association in the defense or settlement of the aforementioned claims or demands.
12. All-Terrain Vehicles shall comply with Pennsylvania's All-Terrain Vehicle Law. For information about this law contact Snowmobile/ATV Section, PO Box 8553, Harrisburg, PA 17105. The phone number is: 717-783-9227; Location – Room 102, 400 Market Street, Harrisburg, PA.
13. All recreational vehicles are required to have an effective muffler system to control excessive noise. Use of these vehicles should be restricted to trails.