

WINONA LAKES PROPERTY OWNERS ASSOCIATION

RESOLUTION NO: WLPOA-4-19-2014-1

SUBJECT: **RECREATIONAL VEHICLE USE RULE**

DATE APPROVED: APRIL 19, 2014

WHEREAS, the Winona Lakes planned community includes common area;

WHEREAS, the Winona Lakes Property Owners Association (the "Association") holds legal title to the common areas, including its private roads and parking areas;

WHEREAS, the Association's purpose includes fostering, developing and maintaining the health and safety of its members and the general welfare of the owners;

WHEREAS, the Association is legally authorized to adopt and enforce rules for use of the common areas;

WHEREAS, it is in the Association's best interest to regulate activity at the Clubhouse;

NOW THEREFORE, be it resolved that the following Rule is adopted regarding use of the common areas:

GENERAL RULE: No recreational vehicle may be used on any Winona Lakes common area, including, but not limited to, its private roads and parking areas. "Recreational vehicle" means any snowmobile, dirt/trail bike, go-cart, mini-bike, moped, golf cart, 3- or 4-wheel all terrain vehicle (ATV) or utility task vehicle (UTV), as well as any motor vehicle that is not registered for on-highway use.

(a) Unit Owners shall be responsible for their own actions as well as the actions of any family member, tenant or guest.

(b) Violations of this Rule will be fined in accordance with the following schedule:

FIRST OFFENSE - \$250.00

SECOND OFFENSE - \$500.00

THIRD OFFENSE AND SUBSEQUENT OFFENSES - \$1,000.00

(c) The Association reserves the right, at any time, to pursue legal action to enjoin the violation of this rule by any person and shall recover attorney fees and costs incurred in the enforcement of said action.

(d) This Rule shall replace and supersede the Association's prior "Policy on ATV's and all other non-complying Pennsylvania Department of Transportation vehicles and devices." Fines assessed under the prior Policy for events that occurred before the enactment of this Rule, however, shall remain valid.



ROBERT T. FENLON
PRESIDENT, W.L.P.O.A