

Baxter Lake Recreation Area Association

4. Rochester and NH Fire Laws must be adhered to. Fires can be no larger than 2 ft. x 2ft. x 2 ft. and fueled only by wood. Fires are not to be left unattended. Each owner must obtain their own fire permit annually from the Rochester, NH fire department either in person or on-line.
5. Damage and destruction of campground property and facilities will not be tolerated. Cost of any repairs and any related fines or penalties will be levied against the Association member(s) responsible for the presence in the Campground of those causing the damage and will result in an automatic \$100.00 fine. Police may be notified.
- ISSUE #1

6. All pets, regardless of size, must be kept tied. When walking a pet, it must be on a short leash, 8ft. or less in length, and the person walking the pet must clean up after it. No pets are allowed on the beach, in the Lodge, in the Pavilion, or in the Garden area at any time. This applies even to pets being carried. ~~Dogs must not be left unattended. Excessive barking will not be tolerated at any time of day or night.~~
*** Rule 6 amended in Sept 2019 by approved motion to ban all livestock, except cats & dogs, within campground property effective Jan 1st, 2020
7. Unregistered, un-inspected, or disabled motorized vehicles are not allowed to be kept on sites at any time. Making vehicle repairs/maintenance in the campground is not allowed.
8. It is the responsibility of each Association member to maintain a neat and sanitary campsite. Rubbish, broken appliances, construction materials, disabled vehicles, or discarded furniture will not be kept on site's and will be disposed of properly. It is also the responsibility of all members to maintain the cleanliness and neatness of the common areas (roads, Lodge, Pavilion, beach restrooms, etc.)
9. Only usual weekly campground refuse is to be deposited in the dumpsters. It is the responsibility of the Association member to dispose of his/her personal scrap items (mattresses, refrigerators, tables, building materials, etc.). Anyone caught dumping trash or debris in the woods or other non-designated areas (this includes leaves in culverts or green areas) will be charged an immediate \$100.00 fine for littering. Leaves and tree limbs are to be disposed of in the area designated by the B.O.D. Remove leaves from plastic bags or other containers.
10. Positively no dumping of gray water, holding tanks, or porta-potties on campsites or in the bathrooms.
11. No Vehicles (cars, scooters, mopeds, ATV's, golf carts, etc.) are allowed on the beach at any time unless for an emergency or maintenance purpose. No ball playing, Frisbee throwing, running, fishing or 'horseplay' is allowed on the beach or in the water except for organized recreation. No swimming, fishing or playing on or near the boat docks at any time. The beach is closed for all purposes from 11:00 PM – 8:00 AM unless otherwise designated by the Board of Directors. Any child in the swimming area less than 12 years of age must be accompanied by an adult at all times. No cleaning of one's body, child, pet, or clothes at the beach. No use of cleaning agents or soaps is allowed in NH Lakes. Soaps contain ingredients which are often toxic to life in the lake.

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. 6 (p. 2): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

All pets, regardless of size, must be kept tied. When walking a pet, it must be on a short leash, 8ft. or less in length, and the person walking the pet must clean up after it. No pets are allowed on the beach, in the Lodge, in the Pavilion, or in the Garden area at any time.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).