

MARKUP #1 ->

LCPOA By-Laws Contents

Rules and Regulations

Section A: Guest and Guest Passes

Guest passes will be issued up to ten (10) guests per family *with a \$1 fee per guest. If group consists of ten (10) or more people, the member must contact the office and give notice at least 2 weeks prior to the event*

1. A member NOT in good standing may NOT be a guest of a member in good standing.
2. Other non-members as described in the CONSTITUTION, ARTICLE III, Section B, may NOT be guests.

Section B: Pets

All pets must be properly licensed in accordance with the Vernon Township ordinance and must be leashed at all times. No pets will be permitted in the beach area at any time.

Section C: Firearms

All members shall abide by N.J. State Statutes and Vernon Ordinances regarding Firearms.

Section D: Snowmobiles

All snowmobiles must abide by N.J. State statues and Vernon Township ordinances regarding licensing, registration, and operating laws.

Section E: Membership Identification

All members in good standing will be issued identification badges. *Identification badges should be worn at community events and for use of the beach.*

Section F: Vandalism & Illegal Dumping

Vandalism *and/or Illegal dumping to or on* L.C.P.O.A. property and possessions *may be* prosecuted by the L.C.P.O.A. to the fullest extent of the law. *Any person found guilty will be fined the cost of the damages and will lose membership privileges.*

Section G: Initiation Fee

Any new *member* will be subject to *\$1000.00* initiation fee on a per lot basis.

Section H: Motor Bikes, Off-Road Motorcycles, Mini-Bikes, Sport Bikes/Vehicles, Mopeds and three/four-wheel ATV's & E-Bikes/Scooters

All such vehicles must abide by N.J. state statutes and Vernon Township ordinances concerning licensing, helmets and speed limits. Use of unregistered, uninsured vehicles on L.C.P.O.A. lakes, roads or properties is prohibited.

Section I: Speed Limits

It is suggested that motorists drive no more than 15MPH on LCPOA owned roadways.

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

BOARD & COUNSEL REVIEW

Sec. III (p. 33): 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:

NOT be guests. Section B: Pets All pets must be properly licensed in accordance with the Vernon Township ordinance and must be leashed at all times. No pets will be permitted in the beach 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).

Updated 10/2026
Updated: 5/2023
Updated: 5/2018
Updated: 10/25/17
Updated: 5/2015
Approved: 5/13/15
Supersedes: 11/2013