

- The Greenwood Lake & West Milford News and The Warwick Advertiser are our local newspapers, which provide in-depth reports on issues affecting the Town of Warwick and the Village of Greenwood Lake.

Association Activities

Throughout the year, IPA's volunteers organize numerous events, from flea markets and Halloween parties, fishing and swimming contests, to barbecues, bingo and other activities. In addition, volunteers are required for such essential seasonal projects as dock installation and removal. Dates for those activities and events can be found in IPA's Newsletters.

Commonly-owned Property

Driving and Parking on Indian Park Roads

ISSUE #1

1. The speed limit on all Indian Park roads is fifteen (15) miles per hour. This speed limit must be obeyed at all times since children often play in and near the roads. The hills and curves make it difficult to see a small child, pet, or approaching vehicle. Proper caution must be exercised at all times.
2. Unregistered and / or uninsured vehicles and / or vehicles not registered for use on public roads (dirt bikes, ATV's and off-road vehicles) are prohibited from all the Park's roads. Owners should refer to the applicable Department of Motor Vehicles statute.
3. No vehicle shall be parked on IPA's roads in such a way that it can cause obstruction to Police, Fire, Ambulance or Utility Vehicles responding to an emergency in Indian Park. IPA has authorized the Town of Warwick Police Department to enforce this rule.

At no time may an unregistered vehicle be parked on IPA roads or other commonly-owned property.
4. Commuters may park at the "A" Beach parking lot. "Designated Commuter Parking" is on a "first come, first served" basis and owners must obtain permission from IPA prior to using commuter parking. IPA reserves the right to charge an annual "commuter parking fee".

Absolutely no commuter or long-term parking is permitted at the Indian head at the main entrance to Indian Park from Monday through Friday. Cars violating this prohibition will be towed-away at the owner's expense.

MARKUP #1 ->

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

BOARD & COUNSEL REVIEW

Sec. III (p. 8): 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:

and near the roads. The hills and curves make it difficult to see a small child, pet, or approaching vehicle. Proper caution must be exercised at all times. 2. Unregistered and / or uninsured vehicles and / or vehicles not registered for use on public roads (dirt bikes, ATV's and off-road vehicles) are prohibited from all the Park's roads.

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).