

ISSUE #1

MARKUP #1 ->

- a. Dogs or other pets are not permitted to run free within the Moosic Lakes Club Community.
- b. Owners are responsible for the behavior of their dogs and their guest’s dogs at all times.
- c. ~~Members are responsible for the removal of all dog excrement from roads or other Community Owned Property.~~
- d. Pets are not permitted at Common Areas during swim season when lifeguards are in charge and/or when other people or their guests are using Common Areas there.
- e. Any incidents involving pets should be reported to the Jefferson Township Police.

5. Respect for Moosic Lakes Club environment and neighbors

- a. No trees over 6 inches in diameter at the base shall be removed in the setback area in accordance with specific deed convents. Property Owners should refrain in cutting all vegetation in the setback area.
- b. Burning of garbage and household trash is prohibited.
- c. Dumping of yard debris on Club owned property or drainage ditches is strictly prohibited. The Board reserves the right to require removal of yard debris at its own discretion should it create drainage or safety hazards for the community.
- d. Miscellaneous debris must be removed from properties, i.e., junked vehicles, appliances, pipes, recyclables, logs, branches and other yard debris.
- e. Commercial pesticides, insecticides and herbicides shall be only applied by a licensed, certified applicator and be in compliance with all safe water application methods. Members should take precautions that none of the applied material will enter the ditches or lakes.
- f. Vendors and solicitors are not allowed in the Moosic Lakes Community
- g. Respect of your neighbors includes an awareness of the playing of loud music, wind chimes and other noise emitting devices.
- h. Property lighting must be situated as to not flow on to adjacent property.
- i. Rental properties are not permitted within the Moosic Lakes Community.
- j. Hunting is strictly prohibited within the Moosic Lakes Club Community and is determined by the PA State Game Lands Commission.
- k. Campers, trailers or large commercial vehicles are not permitted within the Moosic Lakes Club Community per Jefferson Township zoning and ordinances. A link to Jefferson Township’s Zoning page can be found [here](#).
- l. Civil conduct should be adhered to by all members, their families and guests. Inappropriate language, conduct, or violence is not acceptable and will be grounds for loss of “member in good standing” status. Violations could be reported to the Jefferson Township Police and repeated complaints or violations may result in fines from the Board.

6. Guests of Moosic Lakes Club:

- a. Guests of Club Members must be accompanied or in close proximity to a Member while boating on lakes within the Community or while using any other common facility.
- b. Members are responsible for their guests and will be responsible for any damage caused thereby.
- c. Guests must adhere to the rules and regulations of the Moosic Lakes Club which includes, but is not limited to boating, swimming, hunting and fishing regulations.

7. Safety:

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

BOARD & COUNSEL REVIEW

Sec. 4 (p. 4): 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:

Pets a. Dogs or other pets are not permitted to run free within the Moosic Lakes Club Community. b. Owners are responsible for the behavior of their dogs and their guest's dogs at all times.

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).