Welcome To:

MEADOW RUN-MOUNTAIN LAKE PARK ASSOCIATION

2020 Board Members:

Juanita Krieger, President
Frank Haduck, Vice President
Ed Allen, Secretary
Mark Evitts, Treasurer

Michael Lowery, Director
Pauline Makowski, Director
Phil Myers, Director
John Weihbrecht, Director
Open Slot

NEW OWNER INFORMATION PACKET

NEW OWNER NAME:
MRMLPA ACCOUNT NUMBER:

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MAKE SURE TO VISIT US ON THE WEB AT
www.mrmlpa.com
FOR ADDITIONAL AND MOST UP TO DATE INFORMATION.

MEADOW RUN - MOUNTAIN LAKE
PARK ASSOCIATION

DEED COVENANTS

The following Rules and Regulations are found in every deed of all property sold at Mountain and Meadow Run Lake. Deed Regulations are legal and binding.

RULES and REGULATIONS in original deeds of all property sold at Mountain and Meadow Run Lake plots, in Luzerne County, Pennsylvania.

The above described premises are sold and conveyed by the above named grantors and purchased and accepted by the above named grantees as evidenced by the payment of said consideration and acceptance of this deed, and may not be sub-divided in less than single lots, and upon, under and subject to the express covenants and conditions that said premises are sold for private residential purposes only.

No temporary structure or automobile trailer shall be erected or permitted for the purpose of camping or otherwise.

Only one structure, which shall be a dwelling house, may be erected thereon, including garage, if any, which shall be attached to dwelling and not built separately.

No dwelling house shall be erected upon the same within the distance of forty feet from the lake front line of Lake Front.

Lots of the above described premises as shown upon the plot above recited.

Any dwelling house built or erected said premises shall cost at least $1,200.00 and that no tar paper or roll roofing materials shall be used as roofing or siding.

The plans and specifications of any proposed building to be erected thereon shall be submitted to, and approved in writing by the grantors, their legal representatives of attorney-in-fact before the work of such building is begun, that said building must be completed within one year after date of commencing the construction thereof.

No dirt, clay, or sand shall be removed from said premises in excavating thereon, but the same shall be used for grading and improving lot.

The said dwelling house when erected shall be painted on the exterior and maintained in a proper state of repair.

No outhouse, toilet or privy shall be erected on said premises unless incorporated in the residence above mentioned when erected and having connections for sewage disposal by means of a septic tank or sump which will meet the requirements of the State Board of Health.

No sewage shall be disposed of directly into Mountain and Meadow run Lakes on the tributaries thereof.

No out-buildings, or sign boards shall be permitted or maintained upon said premises, and no sump holes shall be placed within ten feet of either rear lines of said lot.

No fences of a height greater than four feet shall be erected thereon.

Occupants of said premises shall not engage in the sale of malt or spirituous liquors upon said premises, keep cows, poultry or pigs thereon, nor raise dogs for the market upon the same.

In the event of the formation or incorporation of an association of the lot owners on above mentioned plot of lots Mountain and Meadow Run Lakes, the occupants of the above described premises shall be bound by such rules and regulations concerning the use of Mountain and Meadow Run Lakes as to boating, bathing, ice skating and fishing, as may be duly formulated and adopted by such association or incorporation.

The grantors hereby also grant to the grantees, including houseguests when accompanied by said grantee, the right to the use of Mountain and Meadow Run Lakes for boating, fishing, bathing and ice skating purposes only, and also the privilege to use the bathing beaches and recreation areas as specified on said plot.

It is understood and agreed that no dock or boat house shall be erected upon said lake but that a removable float dock and one motor less boat may be maintained by the owners of each lot.

No power propelled boats shall be permitted on Mountain and Meadow Run Lakes.

It is understood and agreed that this conveyance contemplates a path between lake fronts and the lakes, which path the grantee agrees to maintain in good passable order. This last covenant shall apply to lake front lots only.

The foregoing restrictive covenants shall apply to the grantee, his, her, or their heirs or assigns.

MEADOW RUN - MOUNTAIN LAKE PARK ASSOCIATION

CONSTITUTION

Effective: August 28, 1949

Amended: August 23, 1975

Revised and Approved August 19, 1989

Amended: August 15, 2015

Article I: Name & Purpose

Article II: Membership

Article III: Board of Directors & Duties of Officers

Article IV: Meetings

Article V: Committees

Article VI: Election of Directors

Article VII: Quorum

Article VIII: Amendments to the Constitution

Article IX: Removal of Officers or Directors

Article X : Vacancy of Office or Board Seat

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Article XII: Liability of Directors

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ARTICLE I

Name and Purpose

Section 1. The name of this organization is the Meadow Run - Mountain Lake Park Association which is a non-profit corporation organized under the laws of the Commonwealth of Pennsylvania on August 4, 1949.

Section 2. The purpose of this organization is to protect the interests and property rights defined in the deeds of lot owners of Meadow Run and Mountain Lake, and to maintain and govern the lakes, roads, and common areas for the betterment of the community.

ARTICLE II

Membership

Section 1. All lot owners in the Meadow Run - Mountain Lake Park as shown on the maps prepared by C. L. Hartwell, Civil Engineer, of Wilkes-Barre, PA on May 20, 1940 are considered to be members of the Association, as all properties sold there are bound by certain common deed covenants which acknowledge the authority of the Association as well as other restrictions and privileges.

Section 2 .All members have the privilege of being heard in an orderly fashion at General Membership Meetings of the Association and have the duty to abide by the Deed Covenants, Constitution, and rules set forth by the Association in the By-Laws.

Section 3. A member in good standing is one who abides by the Deed Covenants, Constitution, and By-Laws and is current with all financial obligations to the Association. Members in good standing have the privilege to vote in elections for The Board of Directors, to vote on amendments to the Constitution, to serve on committees, and to serve on the Board of Directors.

ARTICLE III

Board of Directors

Section 1. The Board of Directors shall be composed of nine (9) members in good standing.

Section 2. Directors shall serve for a term of three (3) years. The terms were staggered at the August 28, 1949 meeting so that three (3) terms will expire each year thereafter. Newly elected Directors will begin their term on January 1st following the annual elections.

Section 3. The duties of the Board shall be: to manage the business of the Association in a manner consistent with the best interests of the Association and its members; to enforce and protect the Constitution, By-laws, and Deed Covenants; to pass such rules into the By-laws as shall be deemed necessary to maintain good order and to carry out the responsibilities of the Association.

Section 4. Directors and officers shall be non-salaried positions.

Section 5. Officers of the Association shall be: President, Vice-President, Secretary, and Treasurer.

Section 6. Officers shall be elected by the Board from among its members at the first Board Meeting of each year. A Director may run for and hold, if elected, only one (1) office in any year. Officers shall serve a term of one (1) year.

Section 7. Duties of Officers

A. President - To call and preside at all meetings of the Association and of the Board of Directors.

To see that the Constitution and By-Laws of the Association are enforced.

To see that rule of order is observed at meetings and to decide points of order.

To appoint committees with the approval of the Board of Directors.

To perform other duties as may be prescribed hereinafter in this Constitution and amendments thereto and in the By-laws.

To submit a report on the state of affairs of the Association at the end of each year.

B. Vice-president - The Vice-president shall temporarily assume the powers and duties of the President in the event of the absence or incapacitation of the President.

C. Secretary - To keep accurate minutes of the meetings of the Association and of the Board of Directors and to maintain a permanent file of all official minutes.

To carry out the correspondence of the Association with outside parties as directed by the Board.

To carry out written communication with the membership of the Association as directed by the Board.

To maintain a permanent file of all correspondence sent or received by the Association.

To hire, if necessary, a recording secretary, with the approval of the Board. Salary of the recording secretary to be determined by the Board.

D. Treasurer - To receive and account for all monies paid to the Association and to deposit said monies in Association bank accounts in a timely fashion.

To set up and maintain such bank accounts and other financial arrangements as shall be directed by the Board.

To make disbursements from Association funds as approved by the Board.

To maintain a permanent and complete financial record of the Association and to provide updated reports at each meeting of the Association and of the Board.

To prepare a complete financial statement at the end of each year for audit by a C.P.A. chosen by the Board.

To maintain a complete, permanent, and updated record of the financial status of all members.

ARTICLE IV

Meetings

Section 1. General Membership Meetings: a minimum of three (3) per year to be held in June, July, and August at the Community House at regular, well publicized times.

Section 2. Board of Directors Meetings: the Board shall meet at regularly schedule times as often as is necessary to conduct the business of the Association.

General members may attend Board Meetings to address specific matters, which may require action by the Board, only upon written notice to and invitation by the Board.

Section 3. Special Meetings: special meetings of the Association or of the Board of Directors shall be called when necessary by the President or by two-thirds of the Board of Directors.

Special meetings are meant to address specific matters of urgency and not the regular business of the Association.

ARTICLE V

Committees

Section 1. All members in good standing are eligible to serve on committees. All committees, except the nominating committee, shall be chaired by a Director.

Section 2. The standing committees and their duties are as follows:

A. Rules - The Rules Committee shall review the Constitution and By-laws as often as is deemed necessary and make recommendations to the Board of proposed amendments and revisions. The Rules committee shall also investigate and research any matters directed to it by the Board. The committee shall also ascertain that a complete and up-to-date copy of the Constitution and By-laws is posted in the Community House.

B, Protection - The Protection Committee shall make recommendations to the Board as to the protection of the rights, privileges, and restrictions found in the By-laws and Deed Covenants. The committee shall also carry out any enforcement measures directed by the Board.

C. Social - The Social Committee shall present a tentative calendar of events for approval of the Board of Directors on or before the April meeting of the Board. The committee shall also make recommendations as necessary to the Board and shall be responsible for the organization of social events.

D. Building and Grounds - The Building and Grounds Committee shall inspect the Community House and grounds (not including roads and dams) and make recommendations to the Board as to maintenance and improvement of Association property. The committee shall carry out any upkeep directed by the Board.

E. Membership - The Membership Committee shall make all reasonable effort to welcome new members into the Association as quickly as possible and shall provide new members with copies of the Constitution, By-laws, and any other pertinent information concerning the Association. The committee shall maintain a current listing of all members.

F. Health - The Health Committee shall report to the Board any real or potential health hazards observed in the area and make any appropriate recommendations. The committee shall also take samples of lake water at least once each year for bacterial and/or chemical analysis from any areas of the lakes deemed appropriate and make a report and recommendation to the Board.

G. Fish and Game- The Fish and Game Committee shall monitor the fish population and related lake conditions as well as any situations which relate to wildlife and report its findings and recommendations to the Board.

H. Roads - The Road Committee shall monitor road conditions and make recommendations to the Board as to upkeep and improvement of the roads. The committee shall carry out and/or supervise any roadwork authorized by the Board.

/. ***Dams*** - The Dams Committee shall closely monitor the conditions of the dams and review the annual engineer's inspection report and any other reports or correspondence from engineers and governmental regulating bodies regarding the dams. The committee shall keep the Board appraised of dam conditions and related matters and make appropriate recommendations to the Board.

Section 3. The Board may set up ad-hoc committees to deal with specific situations which may arise from time to time. These committees shall be chaired by a Director and shall follow the stipulations of the Board as to their purpose and powers. The continuing necessity of such committees shall be reviewed at the first Board Meeting of each year.

ARTICLE VI

Election of Directors

Section 1. Nomination: At the June General Membership Meeting, the Board will appoint a Nominating Committee of at least three (3) members in good standing, none of whom may be Board members. The committee shall elect its own chairman. The purpose of the Nominating Committee shall be to place in nomination at the July General Membership Meeting the names of members in good standing whom the committee feels would serve the Association well as members of the Board of Directors. The committee shall nominate at least as many candidates as there are positions up for election. When there is an unexpired term to be filled by election, the candidates for that term shall be clearly designated.

After the Nominating Committee submits its list of candidates at the July General Membership Meeting, the floor shall be opened for nominations from the membership. All nominated candidates should accept their nomination in person or by signed written statement if they are unable to be present. Nominations will then be closed by a motion and vote of the Board of Directors. The names of all candidates nominated at the July Meeting shall appear on the election ballots to be prepared by the nominating Committee which shall supervise the voting and tabulate the results.

Any candidate withdrawing him/herself from the elections shall do so in writing to the Board of Directors who shall inform the Nominating Committee. That candidate's name shall be removed from the election ballots. Should there be fewer candidates than the number of open terms due to withdrawals; nominations shall be reopened prior to the elections at the August General Membership Meeting. Only members present at that election meeting are eligible to be nominated. Anyone so nominated shall be added to the election ballots by the Nominating Committee.

Section 2. Elections: Elections shall be held at the August General Membership Meeting by secret ballot. One ballot shall be allotted per membership in good standing regardless of the number of properties owned or of the number of people listed as co-owners. Only those such members present at the election or represented by someone carrying their duly authorized proxy will be given ballots. The three candidates with the highest vote totals shall be elected to the Board of Directors. If there is an unexpired term up for election, the candidates for that term shall be clearly designated on the ballot and the candidate obtaining a plurality shall be elected to that term.

Voting shall be limited to the candidates listed on the ballot by the Nominating Committee. No write-in votes are allowed.

Section 3. Proxy:

In the event that a member is unable to attend a membership meeting at which a vote is to be taken on a document amendment, election, or other matter requiring membership approval, that member may vote through the use of a proxy, subject to the following requirements:

1. All proxies shall be submitted to the MRMLPA Secretary prior to the call of the meeting;
2. The absent member may designate the MRMLPA Secretary or some other member in good standing as the absent member's proxy.
3. Only directed proxies shall be used.
4. The Association shall develop official proxy forms for each meeting. No other proxy forms will be permitted.
5. Proxies shall otherwise comply with Pennsylvania law.
6. All properly submitted proxies shall be counted towards quorum.

A proxy shall be revocable at will, notwithstanding any other agreement or any provision in the proxy to the contrary; the revocation of a proxy shall not be effective until notice thereof has been given to the Board of Directors of the Association; no unrevoked proxy shall be valid after eleven (11) months after its execution; and a proxy shall not be revoked by the death or incapacity of the maker unless before the vote is counted or the authority is exercised, written notice of such death or incapacity is given to the Board of Directors of the Association.

ARTICLE VII

Quorum

Section 1. Quorum for a Board of Directors meeting shall be five (5) Directors.

Section 2. Quorum for elections or vote on amendments to the Constitution shall be twenty (20) members in good standing including the Board of Directors.

ARTICLE VIII

Amendments to the Constitution

Proposed amendments to the Constitution must be approved by a two/thirds (2/3) vote of the Board of Directors before the proposed amendments can be presented to the general membership. The proposed amendment must then be approved by two/thirds (2/3) of the membership in good standing present or represented by proxy at a meeting designated for such a vote. Ballots are to be allotted as stipulated in Article VI, Section 2. Once a proposed amendment is approved by the Board of Directors, as above, it shall be circulated in writing to all members with notice as to date, time, and place of the vote. If a quorum is not present at that time, the amendment may be passed by approval of two/thirds (2/3) of the Board of Directors. All amendments shall be posted as quickly as possible at the Community House.

ARTICLE IX

Removal of Officers or Directors

Section 1. Directors may be removed for violation of the Constitution, By-laws, or Deed Covenants or any actions or failure to act deemed serious and detrimental to the Association by a two-thirds (2/3) vote of the Board.

Section 2. An Officer may be removed by two/ thirds vote of the Board for dereliction of duty.

Section 3. Absence from three (3) consecutive meetings without good cause shall be sufficient grounds for removal.

ARTICLE X

Vacancy of Office or Board Seat

Section 1. In the event of a vacancy on the Board of Directors, the remaining Directors shall appoint a member to sit on the Board until the next annual election. At that election, the Association will vote for candidates nominated to fill the remainder of that term.

Section 2. In the event of vacancy in the office of Vice-president, Secretary, or Treasurer, the President shall appoint a Director to fill the remainder of the term of office subject to the approval of the Board.

Section 3. In the event of vacancy of the Presidency, the Vice-president shall assume that office for the remainder of the year and shall appoint a new Vice-president as noted above.

Section 4. In the event of vacancy of both President and Vice-president, the Secretary shall call a special meeting of the Board as soon as possible. At that meeting a new slate of officers shall be elected by the Board.

ARTICLE XI

Order of Business

Section 1. Order of Business shall be:

A. Call to Order;

B. Pledge of Allegiance (General Membership Meeting);

C. Minutes;

D. Treasurer's Report and Submission of Bills;

E. Report of Standing Committees;

F. Report of Special Committees;

G. Old Business;

H. New Business; and

I. Adjournment

Section 2. The President may occasionally vary the order of business if deemed necessary to insure a proper and efficient handling of business.

ARTICLE XII

Liability of Directors

Section 1. Directors of the Meadow Run-Mountain Lake Park Association shall not be personally liable for monetary damages as such for any action taken or any failure to take action unless:

A. The Director has breached or failed to perform the duties of his office under section 8369 of the Pennsylvania Directors Liability Act of 1986 Relating to standard of care and justifiable reliance; and

B. The breach or failure to perform constitutes self-dealing, willful misconduct or recklessness.

Section 2.The provisions of this section shall not apply to:

A. The responsibility or liability of a Director pursuant to any criminal stature; and

B. The liability of a Director for payment of taxes pursuant to local, state or federal law.

ARTICLE XIII

By-laws

Section 1. The By-laws shall be rules passed by a majority of the Board of Directors which shall govern the lakes, roads, facilities, and common areas of the Association as well as any other pertinent matters which require regulation by the Association in order to maintain good order and carry out the purpose of the Association and the duties of the Board as prescribed above.

Section 2. An up-to-date copy of the By-laws shall be posted in the Community House.

ARTICLE XIV

Fidelity Bond

A fidelity bond of a minimum of $10,000 shall be kept in force to cover all Directors who are authorized to sign checks for disbursement of Association funds.

MEADOW RUN-MOUNTAIN LAKE PARK ASSOCIATION

BY-LAWS *(RULES AND REGULATIONS)*

1993

GENERAL RULES AND REGULATIONS

Amended: 2010

1. All property owners must be a dues and assessment member in good standing in order to be eligible to vote in Association elections and to have a voice in the governing and policy making of the Association. Each property owner regardless of the number of lots owned shall be entitled to one (1) vote.
2. All property owners must abide by the rules and regulations of the Association as provided in the Deed Covenants.
3. No members or guests shall trespass on another owner's property either by foot or with snowmobiles or other vehicles without the consent of the owner.
4. All sewage disposal shall be in accordance with local and state regulations.
5. No use of dynamite shall be permitted at any time without permission of the Board of Directors.
6. No logs, wood, brush, grass, leaves, weeds or other refuse or fill materials shall be put into the lakes or on common areas without permission of the Board.
7. Owners will be held responsible for the observance of the rules by their guests and family members.
8. The promenade paths between the lake front lots and the lakes are to be maintained in good and passable order by the lake front lot owners as stipulated in the deed covenants.
9. The promenade paths are to be used only for walking around the lakes. No sunbathing, swimming, fishing or other activities are allowed without the consent of the lake front property owner.
10. The paths from the road to the promenade paths shall be maintained by off-lake owners who must use them for access to the lakes. Such maintenance is not to include tree cutting, land filling or any other significant changes in the land or shoreline of the paths unless such a plan is approved by the Board of Directors.
11. Property owners whose property adjoins the paths from the road to lakes shall not encroach upon the paths in any way or use them for storage or dumping of refuse.
12. The paths on Mountain Lake are to be used only for access to the promenade paths and to the lakes for boating purposes. No other activities are permitted.

13. The forty foot paths on Meadow Run Lake may be used for swimming, boating, fishing and sunbathing, but no picnicking or campfires are allowed.
14. Only registered motor vehicles in compliance with the laws of Pennsylvania are allowed on Association property. All operators of such vehicles shall be properly licensed or otherwise accredited by the Commonwealth of Pennsylvania. Speed limit on roads -- 15MPH. Pedestrians and bicycle riders have the right of way.

Use of Lakes / Docks

15. All lake front owners may anchor a floating dock in reasonable proximity to their property.
16. All off-lake owners may anchor a floating dock at the beach areas or at the 40 foot paths on Meadow Run Lake.
17. All Mountain Lake off-lake members may store their dock at the beach area but not block access to the lake shore. All Meadow Run off-lake owners may store a dock on the forty foot paths but must not block access down to the lakefront. All Meadow Run / Mountain Lake lakefront owners shall store their dock on their property.

Boats

18. One motor less boat per lot is permitted on the lakes. A lot is each lot as demarcated on the original Meadow Run - Mountain Lake Maps.
19. Off-lake boat owners will tie their boats in front of the lots directly in front of their property at a spot designated by the lake-front owners. Access to boats will be by common pathways unless other arrangements are made with lake-front owners. Boats may also be anchored at the beaches or 40 foot paths.
20. All boats shall carry and display any type of identification as may reasonably be required by the Board of Directors. Until further notice, boats shall have the owner's Association Account Number displayed on both sides in numerals at least three inches high and 1/4 inch in print width.
21. All Pennsylvania boating statutes must be observed.

Fishing and Hunting

22. All Pennsylvania Fishing and Hunting regulations must be observed.
23. No fishing from boats will be allowed in front of properties being used by sunbathers or swimmers. A distance shall be maintained at all times so that casting will not come within 50 feet of the shore.
24. Ice fishermen shall not erect any type of shed or shelter on the lakes nor leave any debris.
25. Hunters must respect private property and safety by maintaining safe distances from private property as set forth in Pennsylvania Hunting Regulations.
26. No discharge of firearms in or into the Park (includes the lakes and common areas).

Swimming and Boating

27. All swimmers and boaters engage in such activities at their own risk.
28. The Board of Directors may institute a reasonable system of identification of property owners, their family members and guests for purposes of maintaining security and identifying rule and deed covenant violators and trespassers.
29. All complaints against any property owner for any type of rules or deed infractions either by the owner, family or guests shall be reported in writing to the Board of Directors and signed by the person making the complaint or be reported for the record at a General Meeting.
30. Upon receipt of a complaint, the Board of Directors may take such action, as may be necessary, including legal actions and injunctions against the violator and suspension of the privilege of use of the lakes and other Association properties.
31. An alleged violator, upon receiving notification of a complaint, may request a hearing before the Board of Directors by immediately notifying the President or Secretary of the Board. Such a hearing shall be convened at a mutually agreeable time within one week of notice to the Board; however, this does not prevent the Board from initiating such legal action as may be necessary to maintain good order.

Social

32. Membership cards for social functions may be issued as dues are brought current each year. Cards will be valid until next year's dues due date (June General Meeting).
33. Only members in good standing, as defined by Article II, Section 3 of the Constitution are eligible to attend social functions in any capacity.
34. A valid social membership will cover the owner, their legally authorized representatives, and their children whose principal residence is with their parents. If there are multiple

owners of a property, each owner and family must obtain a separate membership. However, if a property changes to multiple owners only one initiation fee will be required.

35. Any immediate relative (21 years or older) who resides with a member at the Park is eligible for an associate social membership with the same dues and social privileges.
36. Guest fees for social functions shall be set by the Board.
37. If the Social Committee requests that reservations be made for a function, the reservation list will be strictly observed.

Dues and Assessments

38. All property owners shall be required to pay all dues and all assessments levied for the maintenance, repair, and safety of the streets, roads, lakes, dams, and all common areas and common facilities.
39. The Board of Directors shall determine the amount of annual dues and assessments on a yearly basis. All property owners shall pay their annual dues and assessments in full no later than the 1st day of June immediately following the date of the statement sent to them. In its sole discretion, the Board of Directors may allow any property owner or all property owners to pay the annual assessment or any special assessment in installments as determined by the Board.
40. In the event of the failure of a property owner to timely pay the annual assessment in full by the 1st day of June immediately following the statement date, a penalty equal to 6% of the amount due shall be imposed, together with a late fee of 1%.
41. In the event of the failure of any property owner to pay any installment of any annual or special assessment as and when due, the entire balance remaining of such assessment shall become immediately due and owing, together with a penalty equal to 6% of such balance and a late fee of 1%.
42. In the event any action is taken by the Association to collect or enforce delinquent assessments (either special or annual), or any installment(s) of either, plus any penalties and late charges, the costs and expenses of collection, together with reasonable attorneys' fees of the greater of $2,500.00 or 15%, shall be added to the amount due, whether or not court proceedings are commenced, whether or not any judgment is obtained, and whether attorneys' fees are incurred for litigation or legal advice. Collection costs and expenses shall include court costs and reasonable expenses incurred to enforce or collect delinquent assessments (as well as any late fees and/or penalties), including, without limitation, reasonable district justice, arbitration, and mediation expenses, and expenses for administrative, appellate, or bankruptcy proceedings.
43. If not paid in full as provided herein, all assessments, including special assessments, and installments of either, shall constitute a lien against the real estate as of the 1st day of July following the date of the statement. All late charges, penalties, attorneys' fees, costs, and expenses provided in these By-Laws shall be included in the amount of any

lien. The Association may enforce the lien against any lot by executing against such lot by foreclosure in like manner as a mortgage on real estate, and/or in any manner or in any action relevant provided under laws. In addition, such lien shall constitute a debt which may be collected by suit for breach of contract in any court of competent jurisdiction, and upon a conveyance of any lot subject to such lien. Each successive owner or owners shall, from the time of acquiring title, and their successors, heirs, representatives, and assigns, be held to have covenanted and agreed to pay all assessments, liens, and charges as provided in these By-Laws.

44. Any and all action taken to collect and/or enforce payment of delinquent assessments, late charges, penalties, attorneys' fees, costs and/or expenses, and/or the lien against any lot or lots shall be determined by the Board of Directors in its sole discretion.

45. In addition to dues and assessments for maintenance, repairs, and safety, the Board of Directors in its sole discretion may impose special assessments for construction, maintenance and/or repairs of common facilities, which shall be collectible and enforceable in the same manner as annual dues and assessments, except that the Board of Directors in its sole discretion may fix a due date for special assessments other than June 1st.

46. Recording of these By-Laws shall constitute record notice and perfection of the lien provided for herein.

47. To the extent permitted by law, any assessment lien shall be prior to all other liens and encumbrances on a lot except:
(a) Liens and encumbrances recorded before the recordation of the By-Laws.
(b)(l) Mortgages and deeds of trust on the lot securing first mortgage holders and recorded before the due date of the assessment, if the assessment is not payable in installments, or the due date of the unpaid installment, if the assessment is payable in installments.
(2) Judgments obtained for obligations secured by mortgages or deeds of trust under clause (b)(l).
(c) Liens for real estate taxes and other governmental assessments or charges against the lot.

48. Within 30 days after receipt of a written request, the Association shall provide to a lot owner a statement setting forth the amount of any unpaid assessments currently levied against a lot.

49. Membership dues are established by the Board of Directors annually. All unpaid dues from previous years will accumulate in the account without interest.

50. Additional fees will apply to certain services provided by the Meadow Run Mountain Lake Park Association:
-Resale Certificates - $100 to be paid by the Seller (Member)
-Returned Check Fee - $30

Property

51. The Meadow Run / Mountain Lake Park Association prohibits the daily, weekly, or monthly renting of property and lodging.

REMINDER:

Posted speed limits on all lake roads is 15 MPH.

OWNERS:

Please inform your guests of the speed limit on lake roads for two reasons:

1. Safety - our roads are heavily used by children and adults for pedestrian purposes.

2. Speeds higher then 15 miles per hour causes the gravel (which you are paying for) to run into the gutters, moving it from the main road surface for which it was intended. If you as an owner don't respect our roads and its speed limits, we can't expect others to do so.

General Lake Information

To operate ATVs and Snowmobiles on Lake Association roads and common areas, each vehicle MUST be insured, registered with the state, and have a valid Lake Association permit.

To obtain a Lake association permit, the following application and release forms must filled out and submitted to the Meadow Run Mountain Lake Park Association Protection Committee:

ATV/SNOWMOBILE REGISTRATION FORM – ***available at www.mrmlpa.com***

ATV/SNOWMOBILE RELEASE FORM ***-available at www.mrmlpa.com***

For more information on registering ATVs and Snowmobiles with the Pennsylvania DCNR, please use the following links:

Pennsylvania's All-Terrain Vehicle Law

Pennsylvania Snowmobile Information

Pennsylvania All-Terrain Vehicle Information

Visit the new Bear Creek Township website, for Township news and information:

BearCreekTownship.org