

**HONEOYE LAKE PARK ASSOCIATION, INC.**  
**RULES AND REGULATIONS**  
**Effective June 2017**

The following Rules and Regulations updates are being submitted to the membership. An approval by 2/3 of the attending members at the Annual Meeting of June, 2017 was necessary and was secured for these changes to be adopted. They are intended to assure the enjoyment of all residents in the Honeoye Lake Park Association.

**The following rules and regulations are part of the Federal, State, local and DEC laws. They must be followed by all persons within the Honeoye Lake Park Association and CANNOT be changed or voted on by the Association.**

1. There shall be no harboring of livestock in Honeoye Lake Park. Dogs, cats, and rabbits are allowed. (Richmond: 200-15G6)
2. Dogs must be under control of a responsible person at all times. (Dog Control Law of the Town of Richmond)
3. Discharge of fire arms, air rifles and other explosive devices is strictly prohibited in Honeoye Lake Park. (New York State Firearms Law, Town of Richmond Code)
4. All owners and tenants are responsible for the upkeep of their property. Accumulation of building materials, trash, debris shall be cleared from the area in accordance with the zoning codes. (Richmond: 200-15G3)
5. All roadways must remain clear, including winter storage of docks, hoists and boats for safe operation of snow plow and fire safety equipment. (NY State Fire Code)
6. Fires must be attended at all times. No person shall maintain an out of control fire or create a nuisance to other residents. All fires must be extinguished before leaving the area. **DO NOT ALLOW COALS TO SMOLDER** (Richmond: 200-15G5)
7. Burning of trash, garbage, and toxic materials is strictly prohibited. (DEC; NY State Fire Code 760)
8. All roadways must remain clear, including winter storage of docks, hoists and boats for safe operation of snow plows and fire safety equipment. (NY State fire Code)

9. Visiting RV, including but not limited to motor homes, camper trailers, house trailers may stay no longer than 3 weeks total for any year. They must follow zoning codes. Remind guests before visiting about the size of our roads and space available for maneuvers. (Richmond: 200-37)
10. Unlicensed and unregistered motor vehicles are prohibited anywhere in Honeoye Lake Park. (Richmond: 200-15G3)
11. Spreading of oil on the roadway is strictly prohibited. Violators are subject to penalties of the NYS-DEC.

**The following rules and regulations have been established by the Honeoye Lake Park Association and must be followed by all residents and visitors of the area. A proposal to change these rules must be submitted in writing to the Board by (March 15) and agreed to by 2/3 of the people present at the annual meeting.**

- Any resident found to be violating these rules and regulations shall not be considered a member in good standing and shall have their privileges revoked.
- Any Non-residents creating a nuisance or mischief shall be asked to leave our area or local authorities will be notified.

#### **A. Home Ownership**

1. An annual assessment fee must be paid by all property owners. A payment is required for each property owned as stated in the tax rolls. Residents whose assessments are paid through the current period are considered residents in good standing. The due date for payment shall be February 1 each year, and the fee shall be delinquent if not paid by March 1 each year. Failure to pay will result in use restrictions and court action/liens.
2. Members in good standing have the privilege of using the beach, roads, shoreline and can apply to the Board for dockage or slip space.
3. No businesses are to operate within Honeoye Lake Park. Signs reflecting a business are prohibited. (HLLPA property deeds)
4. Camping trailers, motor homes, tents, house trailers and any other conveyance used as a residence is strictly prohibited.
5. Pets must be leashed when walking them. Owners of nuisance barking dogs are responsible for stopping the nuisance. Take supplies on dog walks to clean up after your dog and remove and dispose of all droppings. Dogs shall be under control at all times.
6. Owners who rent property must keep a record of the name and address of the renter and are to provide it to the Board of Directors upon request.
7. Tenants assume privileges of the owner. Tenants are expected to follow all rules and regulations set forth by the HLLPA, Inc. An owner shall have privileges revoked due to the actions of the tenant.

## **B. Property Maintenance**

1. Residents should arrange for grass mowing and neighbor-watch when away.
2. Keep road edges and corners of property clear of brush for better visibility.

## **C. Common Property**

1. Each owner of a fully constructed seasonal/year round residence in the Honeoye Lake Park tract and who is a member in good standing shall be entitled to one (1) slip space. A SLIP SPACE IS DEFINED AS ONE SIDE OF A DOCK, no wider than 12 feet from the dock and no longer than 50 feet from the shoreline unless approved by the Association. Such privileges ARE TRANSFERRABLE; the slip space remains with the residence when ownership is transferred through sale or otherwise, except that an owner who rents his residence can transfer slip privileges to the tenant for the duration of the tenancy. Exceptions to this will be made for owners of multiple properties. If you own two (2) properties = 2 slip spaces, three (3) properties = 3 slip spaces and four (4) properties = 4 slip spaces. An owner shall not have more than four (4) slip spaces regardless of number of properties owned.
2. Upon payment of all assessment fees owed to the Association, and once a slip space location is established and free from encumbering others, the spot shall be considered yours until you surrender it or the Association claims it for failure to meet the requirements of the Association. When a Honeoye Lake Park property is transferred to a new owner and that owner does not have a current slip space, the new owner will have the opportunity to apply for a slip space. This will be reviewed and assigned by the Association Board. Members are not allowed to select their own slip space prior to approval by the Board of Directors. If this should occur, you will be required to remove all your equipment. Due to the limited shoreline space, it is recommended that members share their docks. If dock is not shared, the Board of Directors may require the be moved to a new slip space location.
3. The shoreline is property of the Honeoye Lake Park Association. Docks are considered the owner's property and use of the docks without owner's permission is prohibited. The Honeoye Lake Park Association assumes no liability for the use of residents' docks.
4. No motor vehicles or boat trailers shall park on or along the roadways, shoreline and fire lanes. The Association has the right to remove any illegally parked vehicles and or trailers at the owners' expense.

5. New and replacement docks shall be no more than 48” wide and extend straight out from the shore, unless otherwise determined at the discretion of the Shoreline Committee. With the exception of an approved floating slip system, no decking is allowed parallel to the shore unless it is on the same side as your boat/hoist are and not to exceed the width of the hoist.
6. Additional permanent structures are not allowed on Association shoreline. All existing structures shall be maintained properly and ALL shoreline changes need to be submitted to the Association with the proper DEC applications. The Association has the right to require removal, modifications or relocation of said structure at owners’ expense. Any structure deemed unsafe and or unsightly if not modified, will be removed at the owners’ expense. All water equipment, including docks and hoists, shall be removed from the shoreline by June 1<sup>st</sup> and shall be removed from the water by November 15<sup>th</sup>.
7. All minors (children under the age of 18) are prohibited from the common grounds after 11:00pm unless they are accompanied by a parent or legal guardian.
8. The shoreline is owned and maintained by the Association.
9. Any homeowner deemed not in good standing shall no longer be entitled to a slip space.
10. A Shoreline Committee consisting of three (3) Board members and a minimum of three (3) residents will be formed. The Board shall delegate authority to this Shoreline Committee to manage issues involving the shoreline of the Association.

**D. Beach Areas**

1. There shall be no vehicles parked on the beach or in the park. This includes all motor vehicles, including but not limited to trucks, cars, jet skis, sailboats, water vehicle trailers, except to load or unload water equipment.
2. The launching and recovering of water vehicles at the park beach is permitted for members in good standing on a one time seasonal basis. (Spring/Fall)
3. The park gate shall remain locked from the second Saturday in June until Labor Day weekend. Other than an emergency, any access exceptions must come before the Board of Directors for review.
4. The beach area should remain clear and openly accessible at all times.

5. Swimming anywhere along the shoreline is at your own risk.
6. Confine beach fires to a ring area. Have a water bucket available for emergencies.
7. Residents are responsible to keep the beach and park area clear of all debris.
8. Camping is prohibited in any common area of the Honeoye Lake Park tract.

**E. Roads**

1. All traffic signs posted in Honeoye Lake Park tract are to be observed and followed.
2. The speed limit on all Park roads in **10MPH**.
3. With the exception of a handicap vehicle, all gas or electric powered Off-Road Vehicles are prohibited on Honeoye Lake Park shoreline, park and beach areas and absolutely no unlicensed or unregistered vehicles of any kind are allowed on the roads (NYS Motor Vehicle Law: 2403.3)