

Consolidated Rules and Regulations  
For the Association of Property Owners  
Of The Hideout, Inc.  
Adopted March 11, 1979  
Includes revisions through June, 2010

ATT:  
DISRUPTIVE GUEST POLICY  
Effective June 1, 2003

Guests that are convicted of crimes committed within the confines of the community, as a guest of a member, will not be permitted to access the community. Violators will be prosecuted for Defiant Trespass. The convictions of crimes relates to the following Pennsylvania Statutes:

- \* Any violation of Chapter 35 Or Chapter 37 of the Pennsylvania Crime Code
  - \* Drug Offenses (Controlled Substances) - Act 64
- \* Sexual Offenses as identified in Chapter 31 of the Pennsylvania Crime Code
  - \* Assaults as identified in Chapter 27 of the Pennsylvania Crime Code.
- \* A conviction for any felony committed within the confines of the community will result in a refusal for admission.

The Hideout will cooperate fully with the Pennsylvania State Police and the Office of the District Attorney on this matter.

Consolidated Rules and Regulations Adopted, Revised and Approved  
By the Board of Directors  
Forward

The Association Board of Directors has approved this comprehensive set of rules and regulations for the Association. These rules encompass all previously published rules approved by the Board. In addition, the various amenity area rules and operational practices have been formalized to assist the membership in understanding procedures to be followed when seeking certain services.

Community enjoyment by the entire membership demands more than the average observance of common rules and etiquette. We urge everyone enjoying the community's resources to cooperate and adhere to these guidelines to insure the highest quality Hideout experience for our membership.

One final note! These rules are in addition to and in no way supersede the provisions of the Declaration of Protective Covenants or the By-Laws of the Association. Any violation of these Rules and Regulations may result in an appearance before the Disciplinary Committee, established under the authority granted through Article IV, Section 10 of the By-Laws.

Sincerely,  
Board of Directors  
Date Approved: September 29, 1996

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Preface  
Authority of the Association of Property Owners Of The Hideout, Inc.

The Declaration of Protective Covenants of the Hideout, Article 10, Section C reads as follows:

Purposes:

The purposes of the Association are to promote the common interests of its members, to operate, maintain, repair and replace the common areas and to promulgate and enforce Rules and Regulations governing the use and enjoyment of the common areas.

Recorded: May 11, 1970

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Definitions

- Amenity: All common areas owned by the Association.
- Member: Those persons having membership rights in the Association in accordance with the provisions of the By-Laws.
- Owner: Any natural person, firm, corporation, trust or entity who holds fee title to a lot or an undivided interest in fee title to a lot; any person who has contracted to purchase fee title to a lot or an undivided interest in fee title to a lot under written

agreement, in which case the seller under said agreement shall cease to be the "owner" while said agreement is in effect; or any lessee of a lot under a recorded lease from the owner of fee title to said lot for a term of not less than fifty (50) years, in which case the lessor under said lease shall cease to be the "owner" while said lease is in effect.

- Tenant: A person or persons entering into a lease of a private home of a member. One couple and dependents, or not more than three unrelated adults, are considered "renters" for amenity use purposes. All others are considered "guests of renter."
- Guest: All spouses, dependent children and legal dependents of Class B & C Associate Members; invitees of members, Class A Associate Members and Tenants.
- Contractor: A person, company or corporation performing service within The Hideout. It will include the contractors employees and/or his agents.
- Vendor: A person, company or corporation delivering material, supplies or goods within The Hideout on a day-to-day basis.
- Motor Vehicle: A properly State registered and licensed vehicle powered with a motor or engine.
- Watercraft: This will include, but not be limited to boats, catamarans, canoes, inflatables, personal watercraft and trailer-conveyed boats of a larger size.
- Campers: Recreational vehicle/mobile homes, any vehicle, self-propelled or pulled, used for housing or travel.
- Hideout Employee: A person currently on the employment records of The Association of Property Owners of The Hideout, Inc., working for compensation either full or part-time.

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## Membership Identification for Use of Amenities

Purpose: Provide control of amenities for members and guests.

## Rules and Regulations

1. Members, upon payment in full of their dues, assessments, fines and charges, will receive vehicle/amenity identification cards.
2. Guests and tenants shall secure appropriate identification and pay fees in advance as required prior to use of any amenity.
3. Current membership identification must be obtained at the Registration Office by March 31 of each year and be properly displayed in accordance with the registration guidelines. (Amended February 18, 2006)

## General Rules

## Security and Rules Enforcement

## Guest/Renter Policy

Lakes-Marina-Snowmobile

Tennis Rules

Ski-Campground Rules

Golf Rules

Pools and Beaches Rules

Environmental Rules

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### General Rules

1. Hideout members are responsible for any damage caused by themselves, their minor children or their guests or tenants, and further shall be held responsible for any removal or damage to The Hideout property caused by themselves, their children, their guests or tenants.
2. The Hideout community is restricted solely to Hideout members, tenants, guests, contractors, vendors and employees. Members must notify the Security Department when a guest will be using the property and the member is not present.
3. All members, renters and guests must possess and display proper amenity identification at all times when using the facilities.
4. Advertising of only Hideout sponsored events and activities are allowed. Advertising for non-profits are allowed based upon prior approval from the Recreation Department.
5. The unreasonable operation of any kind of noise in such a manner as to disturb other individuals is prohibited. (Amended February 18, 2006)
6. The operation of motor vehicles, including motorcycles and watercraft, with loud or defective mufflers, or in a manner to produce or result in sound levels disturbing to others, is prohibited.
7. The disposal of trash, including recyclables, anywhere in The Hideout other than association maintained dumpsters or compactors provided for this purpose is prohibited and will be considered littering. Littering is prohibited in The Hideout and is subject to a fine of \$200.00. All members are to participate in our recycling effort.

8. Only household refuse may be discarded in containers provided at the dumpster/recycling center. No building material may be discarded in Association refuse containers.
9. The speed limit on Hideout roadways is 25 M.P.H., weather permitting, unless otherwise posted.
10. All Vehicles operating in the Hideout must display proper ID (passes/stickers) at all times. (Amended February 18, 2006)
11. Operating a motor vehicle or watercraft in the community while impaired or under the influence of alcoholic beverages or controlled substances is prohibited.
12. Verbal and/or physical harassment of staff and/or other members is prohibited. (Amended January 16, 2010)
13. Association amenities, facilities and common areas are closed at 11 p.m. or in accordance with posted hours. The association management may close certain common areas from use for any reason whatever including but not limited to safety, maintenance, ecology, aesthetics or community harmony.
14. Hunting within the community is strictly prohibited. Possession of firearms must comply with the statutes of the Commonwealth of Pennsylvania.
15. All motorized vehicles must be operated by a licensed driver and have a valid State registration.
16. Go-carts and all-terrain vehicles are not permitted on the roads or common areas of The Hideout. All operators and passengers of motorcycles, mopeds, etc., must wear all safety gear prescribed by the statutes of the Commonwealth of Pennsylvania.
17. Bicycles are to be equipped with a headlight and red rear reflector for night riding on the roads or common areas. Helmets are required for all operators and passengers.
18. Pets will not be allowed to enter any facility controlled or owned by the association. (Exception: guide dogs)
19. Pets must be licensed, inoculated, leashed and kept under owner's control at all times.
20. It is the responsibility of the owner of the pet to clean up and remove animal excrement of their pet.

21. No campers, watercraft or vehicles shall be left upon the designated common areas of the association without being properly registered.
22. Abandoned vehicles – If a vehicle remains on the property of the association for a period in excess of 48 hours, it shall be classified as abandoned, and the vehicle may be removed at the owner's expense.
23. After a period of 90 days, a vehicle, camper, watercraft or other personal property not claimed shall be deemed abandoned by the association and will be disposed of at management discretion.
24. Vehicles are prohibited from parking on any roadway in the community. Vehicles shall not park less than five (5) feet from the edge of any paved roadway in the community. Security Administrator may grant variance by exception.
25. Parking in a handicapped zone is prohibited unless the vehicle displays an authorized handicapped parking identification. Violators are subject to an automatic \$200.00 fine.
26. There will be an assessment of a \$25.00 service charge for each false alarm beginning with the third occurrence that may occur in the security alarm system of any private residence in The Hideout within the same calendar year. (Amended February 18, 2006)
27. The use of fireworks is prohibited in The Hideout unless approved by the Board of Directors (Amended June 5, 2010).
28. No open fires of any kind will be allowed within The Hideout except for barbeque grills whose sole purpose is for the preparation of food; and fires monitored by the association staff for sponsored recreation events.
29. The feeding of deer is prohibited in the Hideout effective January 1, 2011. The first violation will be a written warning. The second violation will be a failure to comply citation issued in the amount \$125. (Amended November, 2010)

#### Hideout Security and Rules Enforcement

The Security Department is responsible for the enforcement of the Consolidated Rules and Regulations, By-Laws and Protective Covenants under the direction of the Security Administrator.

1. The Security Department will respond to calls for service from members of the community and will escort and assist Fire, Police and Ambulance emergency personnel as required.

2. Commercial Vehicles: The following vehicles, or a combination thereof, shall not be permitted on any of the lots, amenities or common areas of The Hideout residential development:

A. Bus, trailer, mobile or motor home of any kind or nature (exception: watercraft or snowmobile trailer); emergency parking on lots for on or off loading only of these vehicles may be granted by exception by the Security Administrator.

B. Any vehicle exceeding 10,000 lbs. in unladen weight.

C. Any vehicle exceeding twenty one (21) feet in length.

D. Any vehicle exceeding the height of ten (10) feet. (Amended February 18, 2006)

All delivery vehicles shall be permitted on the roads of The Hideout development for the purpose of actually loading and unloading property or passengers, but the parking on the roads, lots, amenities or common areas of the development is prohibited.

3. Contractors will be issued bumper stickers as required by the Board of Directors. Contractors will be required to sign a registration form stipulating they will abide by all Hideout rules and regulations. Any licensed vehicle with signage owned by a contractor doing work with a valid building permit at a lot shall remove such vehicle after the established working hours (June 2010).

4. Guest passes will be issued to a guest for a period of not more than seven (7) days. This pass must be displayed at all times.

5. Renters renting for a period of more than 30 days will be issued a renter bumper sticker to be displayed on the passenger front bumper. All those renting for less than 30 days will be issued temporary passes to be displayed on the passenger side of the dashboard.

6. The Commonwealth of Pennsylvania Motor Vehicle Code applies to operation of vehicles on all roadways within the association.

(Amended February 18, 2006)

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## Guest Policy

Purpose: The association recognizes that due to the nature of The Hideout as a private recreational community, there will be many occasions when Hideout members and renters will invite guests to join them at The Hideout.

Policy: It is the policy of the P. O. A. to extend the use of The Hideout amenities to guests of members in accordance with our Rules and Regulations.

Definitions:

Guest pass - Auto identification card issued to allow access to a private home. This allows no amenity use. Guest amenity fee - The fee charged for use of amenity within the association.

Admittance of guests:

1. When the member is at The Hideout, guests will be admitted only on prior written or oral notice to the Security Officer at the gate.

2. When the member is absent from The Hideout, prior written notice of a member is required for admittance of guests, which shall include the following information:

A. Name of P.O.A. member and signature

B. Hideout address

C. Home address

D. Lot #

E. Name of guest(s)

F. Hideout phone number

G. Address of guest(s)

H. Home phone number

3. Pin Number is acceptable in lieu of written information described in #2 above.

4. Identification of Guests for amenity use

All guests shall be in possession of and display an amenity pass for the period of time they are guests in The Hideout in order to utilize amenities. Children of the age of 7 and under will not be required to have amenity identification. Identification badges will be issued at the Registration Office. Rental Policy Property owners are not permitted to rent their property to anyone, who within the last two (2) years has violated the rules and regulations and said violation constitutes a crime as defined in the Pennsylvania Crimes Code. The property owner/landlord maintains the ultimate responsibility for tenants' compliance with Protective Covenants, By-Laws and Rules and Regulations. Administrative fees may be set by the Board of

Directors each year. There will be a late charge for those not registered two days from the beginning of the rental period.

a. Any home that is rented must be rented in its entirety and many not be occupied in part by the owner during the rental period.

b. Property owners relinquish their amenity privileges during a rental period. Property owners with more than one lot shall be able to use facilities if they do not rent all their lots. Tenants shall acknowledge receipt of rules and regulations from the Registration Office and are responsible for compliance. Tenants who are not in good standing will be prevented by the association from using the amenities or from renewing the rental form. The association reserves the right to refuse entry to any tenant who has not complied with the rental policy. Renters shall be subject to disciplinary action for violation of Rules and Regulations of The Hideout.

### Lakes-Marina-Snowmobile

### Consolidated Rules and Regulations

### Amenity Rules

Notice: The use of all amenities is at your own risk.

### Snowmobile Regulations

1. All snowmobiles must be registered with the Registration Department each year prior to use and an annual decal affixed to the front of the snowmobile.
2. The use of snowmobiles on Hideout common properties is prohibited. All snowmobiles must comply with all Commonwealth of Pennsylvania regulations.
3. A Certificate of Insurance for the snowmobile having minimum coverage of \$100,000 liability and \$25,000 property damage must be provided to the Registration Department prior to receiving registration.

### Lake/Marina Rules

1. All watercraft owners are required to register their watercraft and pay the appropriate fee(s) with the Hideout Recreation Department. Additionally, All Owners of watercraft (20 horsepower or more) must have a minimum of \$250,000 liability insurance coverage and \$50,000 personal liability insurance. Owners of watercraft nineteen (19) horsepower or less (not including electrically powered) must have at least \$100,000 in liability insurance. Electrically propelled watercraft needs a state registration but does not require a certificate of insurance.
2. A certificate of insurance for the appropriate amount of liability coverage from the insurance company listing the P.O.A. as a co-insured party must be presented at the time of registration.

3. Personal watercraft and motors must be available for inspection accompanied by a current state registration.
4. The maximum size for any registered watercraft cannot exceed ninety (90) horsepower unless registered before June of 1983; personal watercraft, i.e., jet skis, wave runners, are subject to a maximum 85 horsepower, two stroke, or 110 hp with a four-stroke engine. For wave runners the maximum permitted horsepower is 110 hp, 4-stroke engine. (Amended February 18, 2006)
5. The maximum length of watercraft permitted on Hideout lakes is seventeen (17) feet unless registered before June of 1983.
6. All lake activities must comply with the Pennsylvania Fish and Boat Commission. For a complete listing of PA Fish and Boat Commission Safety Rules and Regulations contact Northeast Region office at 570-477-5717.
7. All power watercraft must travel in a counter-clockwise direction.
8. Double water skiing (including towing of two skiers/two tubes) on Fridays, Saturdays, Sundays and Holidays is prohibited.
9. The minimum age of the operator of a watercraft/PWC is regulated by the PA Fish and Boat Commission. No person 11 years of age or younger may operate a watercraft/PWC propelled by a motor greater than 10 horsepower. No person 12 to 15 years of age may operate a watercraft/PWC propelled by a motor greater than 10 horsepower without obtaining a Boating Safety Certificate, a copy of which must be on file at the Recreation Department. Furthermore, anyone 12 to 15 years of age may not operate a PWC with any passengers on board 15 years of age or younger.
10. All persons in a watercraft must be seated while in operation.
11. Launching and landing of water skiers from docks or shoreline is prohibited.
12. All power watercrafts must observe the one hundred (100) foot minimum swell speed regulations when operating near all regulating buoys.
13. Water Skiers directly ahead of or behind another boat are prohibited.
14. Each water skier (including tubers) must wear U.S. Coast Guard approved personal flotation devices.
15. When water skiing or tubing, there must be one observer facing (spotting) the skier or tuber at all times.

16. Water skiing and/or use of watercraft/PWC is prohibited before 8 a.m. and after sunset or when visibility becomes poor, exception: approved fishing tournaments. (Amended February 18, 2006)

17. All boating activity must cease on any lake during electrical storms or conditions that may result in personal injury.

18. All watercraft must be equipped with U.S. Coast Guard approved wearable personal flotation devices for each person on board.

19. Placing of buoys in Roamingwood Lake is prohibited except when authorized by Association management.

20. Inflatable rubber rafts, without attached motors, are to remain within one hundred (100) feet of the shoreline if they are approved to carry only two or less occupants. Rubber rafts approved for three (3) or more occupants may go beyond this limit and must be registered as a non-power boat with the Recreation Department.

21. Everyone sixteen (16) years of age or older fishing in The Hideout must have a current Pennsylvania fishing license. Fishing in The Hideout is subject to the fishing laws of Pennsylvania.

22. Docking facilities are reserved for all watercraft; these facilities are intended for temporary use only and are restricted to 15 minutes per watercraft.

23. All users of sailboats must maintain a proper lookout at all times.

24. Rowboats with or without motors are not to occupy Marina dock slips.

25. Motorized vehicles are not permitted on frozen lakes at any time.

26. Guests are not permitted to register any type of power watercraft for use on any Hideout lake.

27. Deerfield and Brooks lakes are reserved for fishing and non-power boating. Electrical trolling motors are permitted.

28. A fine of \$500 and the potential suspension of lake privileges will be assessed for the following infractions (Amended 1998) : Operating a watercraft on any lake which is in excess of established horsepower and length regulations; Misrepresentation of documents required for registration of watercraft.

29. Marina space renters failing to remove their watercraft by designated date set shall be subject to a fine of \$20.00 per day plus costs to remove and all subsequent costs incurred. This violation may result in suspension of future dock use.

30. Washing watercraft in the launching areas, beaches and lakes is prohibited.
31. Watercraft may not be anchored within 100 feet of any roped swimming area or park areas.
32. Personal watercraft shall not overtake or pass another watercraft within the 100-foot swell rule.
33. Personal watercraft operators must possess a Boating Safety Education Certificate pursuant to PA Commonwealth Statute, effective January 1, 2000. The Statute provides for a \$50.00 fine for the first offense and a \$200.00 fine for each subsequent violation of the Fish & Boat Commission Regulation. (Amended by the POA Board, April 29, 2000)
34. A mandatory fine of \$250.00 for the first offense and \$500.00 for the second offense will be assessed to anyone who has not successfully completed the Boater Safety Education Course regarding the operation of PWC's.
35. A mandatory fine of \$50.00 for the first offense and \$100.00 for the second offense for anyone who fails to possess a Boating Safety Certificate while operating a PWC.
36. A mandatory fine of \$500.00 will be assessed to anyone who operates a watercraft in a reckless manner. In addition, the Board reserves the right to suspend the Lake and Marina privileges of said violator.

**CAUTION: ALL FUELING AND RE-FUELING OF WATERCRAFTS MUST COMPLY WITH THE BOATER SAFETY HANDBOOK WITH REGARD TO VENTILATION AND FUELING.**

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#### Indoor/Outdoor Tennis

Two indoor, professional - level tennis courts are located in the Recreational Sports Complex on North Fairway Drive. Eight outdoor courts (6 lighted) are located throughout the community. There is a complete instructional program of clinics at four levels, private lessons are available, tennis camps and tournaments. For information call the Recreation Office.

#### All Tennis Rules and Regulations

##### General

1. Only members in good standing, using the respective name and lot number may make tennis reservations. Members may reserve courts for guests.

2. Each property owner is entitled to one (1) session of reserved play, one clinic and one private lesson each day per property owned. However, the Recreation office shall use its discretion to either restrict this entitlement during periods of heavy court demand or to make additional session reservations available to property owners when court time is available.
3. Reservations are available through the Recreation office on the day of play or one (1) day in advance.
4. Courts may be reserved in person or by phone during normal Recreation office hours. Any court, lesson or clinic reserved and not cancelled within one hour of scheduled court time and not resold will be charged in full to the person or persons who made the reservation.
5. Members reserving courts for play during peak playing hours are limited to using their own lot numbers per session.
6. Fifteen minutes late arrival will result in forfeiture of court time.
7. Failure to use reserved court time may result in loss of reservation privileges. However, there will be no penalty for reserved courts cancelled at least two (2) hours prior to reservation.
8. All persons using courts are required to have and display amenity badges.
9. Spectators must stay outside court areas. A maximum of four (4) persons per court at any one time is permitted.
10. Proper tennis attire is required. No street shoes, black-soled shoes, sandals, or bare feet are permitted.
11. No food or alcoholic beverages of any kind are allowed within court areas. Only water in appropriate unbreakable containers is permitted.
12. Smoking is not permitted on courts at any time.
13. Children under the age of 10 must have adult supervision.
14. No pets are permitted in the court areas.
15. Loud or boisterous conduct, profanity, racquet throwing, or abuse of the RSC equipment and/or tennis courts will not be tolerated.
16. The Recreation Department shall be the final authority on all tennis concerns.

## Outdoor Tennis

1. Outdoor tennis reservations are available at the Recreation Office on the day of play or one (1) day in advance.
2. Each property owner is entitled to one (1) hour of reserved play each day per property owned. Recreation management shall use discretion in regulating this restraint.
3. Courts may be reserved for play from 8 a.m. to 11 p.m. daily. Usage without lighted facilities is prohibited.
4. Fifteen (15) minute late arrivals will result in forfeiture of court time.
5. Phone reservations for outdoor play will follow normal Recreation office hours.
6. Reservations will only be accepted from members.
7. Members reserving court time are limited to using only their own lot numbers plus the lot number of one of their opponents and/or partners.
8. Spectators must stay outside fenced areas.
9. Proper tennis attire is required. No street or black-soled shoes are permitted. Shirts are required at all times.
10. Tennis courts are not to be used for any purpose other than tennis.
11. Beverages in proper plastic containers (sealed) are allowed on the courts. All other forms of food and beverages are strictly prohibited including alcohol.
12. No pets permitted in the court area.

## Indoor Tennis

1. All fees (court time, guest fees) must be paid prior to using the facility.
2. Reservations may be made one (1) day in advance.
3. Failure to use reserved court time may result in the full hourly rate being charged. However, there will be no charge for reserved courts cancelled at least two (2) hours prior to scheduled start time.
4. An RSC discount tennis pass may be purchased at the Recreation office for use during the winter season beginning November 1. The RSC pass is not transferable from the purchaser to any other individual.

## Clinics

1. The tennis pro will determine level of play for purposes of clinic participation.
2. All clinic reservations can be made one (1) day in advance and must be prepaid prior to the start of the lesson (cash or A.P.C.).
3. One clinic is available per lot per day unless open spots are available.
4. Members will be given priority for clinic reservation; guests will be placed on waiting lists and will be able to participate if space becomes available no sooner than one (1) hour before the scheduled start time.
5. Failure to attend a reserved clinic will result in the full rate being charged. However there will be no charge for reserved clinics cancelled at least two (2) hours prior to scheduled start time.

## Private Lessons - Outdoor

Outdoor private lessons are reserved through the tennis pro during the summer.

All outdoor lesson fees are payable to the tennis pro. In the case of rain, indoor court fees will apply.

Members will be given priority for lessons; guests will be permitted to take lessons only if space is available.

## Contracts

Contract time is guaranteed playing time scheduled each week on the same day and time. It is available during the winter season beginning November 1 at the indoor courts. Arrangements are made on a first come, first served basis at the Recreation office.

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## Ski-Campgrounds

### Consolidated Rules and Regulations

#### Ski Area Rules

1. Lift attendants, ski patrol and area staff is to have strict authority over the area.
2. Skiers approaching each other on opposite traverses shall pass to the right.

3. Skiers may not stop in a location where they will obstruct a trail or are not visible from above.
4. Skiers may not impede the normal passage of other skiers during loading or unloading of a lift.
5. Skiing is permitted only on designated trails during operating hours.
6. Swinging on chair lifts is prohibited.
7. Cutting into lift lines or pushing ahead is prohibited and may result in the loss of skiing privileges.
8. Non-compliance of any of the above rules may result in the loss of lift privileges and/or disciplinary action.
9. Foul language is prohibited.
10. No glass bottles on ski hill property.
11. Patrons must adhere to Responsibility Code and all signage.

#### Hideout Campground Rules

Purpose: The Hideout Campground is a facility offered to Members in good standing and their Guests. No year-round occupancy is permitted. Sanitary facilities are available from May 15 thru October 31; electricity is available May 15 thru November 30.

#### Rules & Regulations:

1. The Hideout Campground and its camping facilities are available only to Members in good standing and their Guests.
2. One site per Lot can be registered. Depending upon availability, additional sites may be registered to any Member in good standing.
3. Short term shall be defined as two (2) weeks.
4. Only Camping vehicles and tents defined as follows are permitted in The Hideout Campgrounds:
  - Towed type travel trailer - 40 foot maximum.
  - Fifth Wheel trailers - 40 foot maximum.
  - Motor home - 40 maximum.
  - Tents.

- Fold-out, pop-up, hard top or slide-out campers.
  - Camper vans.
  - Pick-up trucks with cap or camper body.
  - Passenger car-top camper.
5. Mobile homes, office or construction trailers are not permitted at The Hideout Campground.
6. Camping sites are available on a reservation basis only.
7. Member must make all reservations for Campground sites thru the Registration Department.
8. All camping vehicles & tents must first be registered at the Registration Department.
9. Before occupying a campsite, the camper will be required to sign a Camping Agreement approved by the Board of Directors.
10. To register your Trailer/RV for any site you will need to provide the following:
- A completed Campground Registration Form.
  - Payment.
  - A current copy of your Trailer/RV registration.
  - Proof of Insurance - \$300,000 for the RV or \$300,000 Personal Liability for trailers.
11. Sites are reserved for camping vehicles only. One passenger vehicle is permitted to accompany an RV on the pad. No parking is permitted on the roadway.
12. Short-term Campsites reservations will be taken at the Registration Department. The Member must make the reservation.
- Payment is due when the reservation is made.
  - A Short term Camping packet must be picked up by the camper at the North Gate Security Office.
  - A \$20 deposit will be required for the set of keys issued in the Packet. The deposit will be returned when the keys are returned to the North Gate upon departure.
13. Campers using tents are to use areas reserved for tents. Tents do not have use of electrical outlets.
14. Cars or other vehicles are not to be washed at the Hideout Campground.
15. An authorized Registration decal must be affixed to the right & back bumper of all Long-term camping vehicles. Tent registration decals should be fixed on a pole in the front of the tent. Parking permit is to be displayed on the Guest's vehicle.

16. Authorized Guests using the camping facilities are governed by the same regulation that applies to Members. Members are responsible for their Guests and the site.
17. Quiet time is observed between 10 pm and 8 am. Loud, boisterous noise (including audio equipment) is not permitted anytime.
18. Open fires are prohibited. Campfires are to be made in fire pits provided for that purpose. Propane stoves and charcoal grills are not to be left unattended. All fires must be extinguished before retiring.
19. Tarps are not permitted to cover trailers from Memorial Day until Labor Day. Exceptions will be made for emergencies.
20. Trash and garbage must be deposited at the dumpsters across from North Beach. All recycling rules must be obeyed.
21. Vehicle or portable holding tanks are to be emptied and flushed only at the Dump Station next to the Convenience Building.
22. The Speed Limit for all vehicles in The Hideout Campground is 5 MPH. Portable fender mounted mirrors are to be removed once the trailer is unhitched.
23. All roads within the Campgrounds are One Way. The direction of the road is marked within the Campground.
24. Pets are not permitted in the Convenience Building.
25. Loitering or playing in the Convenience Building is prohibited.
26. The Convenience Building is off limits to children under eight (8) unless accompanied by an adult.
27. Extension cords are not to be connected to the Convenience Building.
28. All campsites will be inspected by a Staff member as part of the checking out procedure, to insure the site has been properly cleaned.
29. Children under 18 will not be permitted to stay overnight without adult supervision.
30. Trees may not be cut or endangered.
31. Emergency -Emergency-Emergency-three blasts of a car horn signify an emergency and a call for help.

32. A courtesy phone is located at the entrance gates of the Campground.  
(Amended 4/09)

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### Golf Rules

1. All golfers must present proper identification when using the facility.
2. All golfers must register and pay green fees in the Pro Shop before starting to play.
3. Each golfer must have his/her own golf bag and the necessary equipment.
4. Spectators are not permitted on the golf course. Any exception will be at the discretion of the Golf Supt. (Amended February 18, 2006)
5. Bicycles are not permitted on the golf course.
6. Golfers attire shall consist of the following: **Proper golf attire is required at all times.**
  - **No tank tops, halters, undershirts, see through shirts or short shorts are permitted.**
  - **Adult men (18 and older) must wear a collared shirt or mock turtle neck shirt.**
  - **Blue jeans are not permitted on our course.**
  - **Ladies sleeveless shirts must have a collar.**
  - **Only soft spikes or sneakers are permitted. (Amended July, 2010)**
7. All rules of etiquette should be observed.
  - a. Slow players let faster players through
  - b. Take no longer than three minutes to look for lost golf balls
  - c. Before putting on the par threes, stand aside and allow the following group to hit to the green unless players on the next hole are still on the tee.
  - d. Replace all divots on the fairways and repair ball marks on the greens.
8. Keep power carts 30 feet from greens, tees and wet area.
9. U.S.G.A. rules apply except where local rules supersede.
10. League play must be approved by the Golf Director and/or Community Manager.
11. The Hideout Club Championship matches, when being played, have priority over any regular play or league play and should be permitted to play unimpeded.
12. Golf carts may be rented by those persons sixteen years of age or older.
13. Only two persons and two golf bags are permitted in a golf cart.

14. Children under the age of 13 must have written approval by the Golf Director or Golf Professional before using the golf course.

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### Pools and Beaches Rules

Coast Guard approved flotation devices are permitted in the pools and designated beach areas. Swimming aids may be used by the non-swimmer, only when accompanied by an adult who is in the water with the child, and only in the shallow end.

All non-swimmers and children under 13 years of age, must be accompanied by an adult swimmer at all times while in the pool and/or at the beach swimming areas.

The Hideout is not responsible for the loss of any personal property.

### Pool Rules

1. No food, beverages, and/or smoking: are permitted within the confines of the pool gates.
2. No diving is allowed in water less than five (5) feet deep.
3. Back dives and/or flips are not permitted.
4. Running, shoving, pushing, and horseplay are prohibited.
5. Adult swims are for people over 18 years of age. The lifeguard will determine the times of adult swims
6. No congregating around ladders and/or lifeguard chairs.
7. The kiddy pool is intended for non-swimmers and their accompanying adults only.
8. In the kiddy pool, infants must wear plastic pants or swim diapers. Children wearing only regular diapers are not permitted in the pools.
9. Balls are not permitted in the pools during: open swimming hours.

### Beach Rules

1. Lifeguard must be on duty in order to swim at designated beach areas.
2. No glass containers of any kind are permitted in the beach area.

3. No diving or flipping from floating dock; only jumps are permitted.
  4. All rafts not equipped to be safely occupied by three (3) or more occupants must stay within one hundred (100) feet of shoreline. Rafts are not permitted in the designated swim areas.
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### Environmental Rules

1. No improvement shall be made on any lot without prior approval of the Environmental Control Committee. This shall include but not be limited to houses, garages, additions, porches, decks, sheds, docks, landscaping, signs, driveways, parking areas (paved or stone) and culvert piping.
2. Every improvement, once begun, shall be completed within six months.
3. All improvements must conform to the Pennsylvania State Building Code, the Hideout Building Code and the Declaration of Protective Covenants of the Hideout.
4. All contractors will be limited to any work relative to construction or repairs, Mondays through Fridays, between the hours of 7 a.m. to 5 p.m. and Saturdays 9 a.m. to 5 p.m., except in an emergency and with the permission of the Environmental Control Committee. No work without special permission of the Environmental Control Committee on Sundays or Holidays. **Any licensed vehicle with signage owned by a contractor doing work with a valid building permit at a lot shall remove such vehicle after the established working hours.**
5. Each lot, whether occupied or unoccupied, and all improvements shall at all times be maintained in good and clean condition; management shall take necessary corrective action and bill property owner if they fail to comply with this regulation.
6. No sign shall be erected on any residential lot without Environmental Control Committee approval.
7. No tree over three inches in diameter may be cut down without prior written consent of the Environmental Control Committee.
8. No pier, dock or other structure shall be built without prior written permission of the Environmental Control Committee, which permission shall be a revocable license. Failure of contractor to observe this rule may result in revocation of their privilege to work within The Hideout.
9. Each owner shall keep drainage ditches and swales located on his/her lot free and unobstructed and in good repair.

10. All color schemes on any new or refurbished improvement will require review and approval by the Environmental Control Committee. A natural color scheme will set the standard for color review.

11. There shall be no improvements or landscaping made on residential lots within road right-of-ways without prior written approval of the Environmental Control Committee. All property owners are reminded that they are bound by the Declaration of Protective Covenants of The Hideout, The By-Laws, The Rules and Regulations and The Building Code.

All Contractors are reminded that they are also bound by The Declaration of Protective Covenants of The Hideout, the By-Laws, the Rules and Regulations and the Building Code, and violation of said documents may result in revocation of their working privileges within the Community.

### **ELECTION RULES**

**Approved by the Board of Directors**

**April 29, 2000**

***Updated 5/10***

**RESOLVED:** By definition the first responsibility of the Nominating Committee is to screen potential candidates. This means that it is their responsibility to ensure that people who are nominated wish to serve upon the Board of Directors if elected. By May 15 of each year, the Nominating Committee shall nominate for election at least two (2) more candidates than are necessary to fill the prospective vacancies on the Board of Directors, and shall notify each applicant of the Committee's decision immediately by regular mail. **The Nominating Committee may include the names of candidates nominated by petition to fill this quota.** This does not mean that the Nominating Committee has to approve all of the individuals that have expressed an interest in the position of Board of Director, although they may do so.

It would be a dereliction of responsibility for the Nominating Committee to merely rubber-stamp and approve all individuals who seek to become a member of the Board. The Nominating Committee must conduct a due diligence to determine whether the Nominating Committee as a whole feels that an individual is qualified.

Therefore it is established that all candidates for the Board of Directors be allowed to prepare a letter of 2500 words to be published in the July and August issues of the Hideabout and posted on the Hideout website commencing on or about June 15 of each year. In addition, each candidate may post a statement along with a picture on Channel 20 referring to our website for further statements from the candidate.

Prior to publishing and posting, the Nominating Committee shall have the authority to review each candidate's statement and challenge or question any statement that it believes to be inaccurate or untrue. The responsibility to prove the accuracy or truthfulness of each statement shall be the responsibility of the candidate.

Included in the candidate's affidavit shall be a statement that the candidate will abide by all rules established by the Nominating Committee.

The Candidate further agrees that violation of the above referenced rules will result in any or all following:

- Information about the violation of my affidavit and the guidelines will be published and otherwise disclosed to the membership by any means.
- Campaign posters and signs about my candidacy, or about the election for which I am responsible or could control, will be removed.
- The distribution within the Hideout of campaign literature about my candidacy, or about the election for which I am responsible or could control will be prohibited, and any such literature already distributed or deposited at any location will be collected or removed, with the exception of the Hideout Election Newsletter.
- The privilege of publication of my campaign statement will be prohibited in all Hideout Media.
- I may be subject to the Association's disciplinary process and a disciplinary sanction in accordance with Article 4 Section 10 of the Hideout POA Bylaws in the event a candidate refuses to sign or violates the agreement.
- The Nominating Committee shall publish a copy of the candidates' sworn affidavit in the election newsletter and shall further state which candidates have signed the affidavit and which candidates, if any, have refused to do so. In addition, the privilege to make reference to their candidacy on Channel 20, to publish their candidate statement in the The Hideabout or to post their statement on the Hideout web site will be prohibited.

Following the election, the Nominating Committee shall meet for the purpose of evaluating the election procedures, recommendations based on their findings, if any will be sent to the Board.

Candidate statements must be submitted to the Nominating Committee by a date and time set by the Committee. Candidate statements shall be opened only by the Chairperson of the Nominating Committee in the presence of other Committee members at a scheduled Committee meeting. Photocopies of the statements shall be

made by the Committee Chairperson and will be distributed to the Nominating Committee members only. If the statements are considered to be accurate by the Committee and follow election procedures, the statements shall be placed in an envelope and sealed. The Nominating Committee Chairperson will deliver the sealed envelope to be published.

### **HIDEOUT P.O.A. ELECTION/CAMPAIGN GUIDELINES**

1. Candidates must meet all Bylaw requirements.
2. Personal attacks on other candidates will not be permitted.
3. **All statements submitted to the Nominating Committee must be true and factually correct in order to be published.**
4. No election advertisements will be permitted in the Hideabout.
5. Response to questions of a general nature on the Hideout official website shall be allowed.
6. Candidates will be allowed campaign **two (2)** posters no larger than 11" x 14". Bring your posters, if you desire to use them, to the P.O.A. office. Staff will hang them. No signs, posters, or campaign literature shall be posted or distributed in any other location within the Hideout. Candidates are responsible for the costs of their posters. Only one poster will be placed in each permitted location.
7. Ballot position will be determined by the order in which letters of intent were received at the P.O.A. office.
8. The Nominating Committee will conduct a "Meet the Candidates" forum. Each candidate will be given an equal opportunity to answer members' questions and express their views at that time. Campaign literature may be made available to the membership by the Candidates at this meeting. Literature and/or handouts may not be distributed at any other time or location. Literature and/or handouts will be submitted to the Nominating Committee for review.
9. In addition to answering the questions formulated by the Nominating Committee, each candidate will be permitted to have printed in the Election Newsletter biographical data to the membership. Answers to questions and biographical data combined must be limited to no more than 2500 words.
10. Candidates may select 2 Hideout owners to serve as Election Monitors to assist in the official count of ballots.

11. **Submissions to the Hideout TV Station should be directed to the Nominating Committee.**

12. If you are a successful candidate, you will be requested to sign documents that will require a thorough background check.

Revised 05/10

**AFFIDAVIT**

I \_\_\_\_\_, Owner of lot(s) \_\_\_\_\_ agree that in return for free publication of my election letter in the Hideabout Newspaper, I will abide by all rules established by the Nominating Committee. All information supplied to the

Nominating Committee and submitted for publication regarding my employment, experience, character and length of property ownership with The Hideout is true and correct to best of my information, knowledge, and belief.

I have not been convicted of a felony or other crime, which would in any way jeopardize the liquor licenses which have been issued to The Hideout POA by the Pennsylvania Liquor Control Board or which would prevent me from being listed as an officer or director on such licenses.

I agree that I will resign from any position of employment that I may hold with the Hideout POA prior to my serving as a director of the Hideout POA, I will seek no position of employment or accept any compensation from the Hideout POA during such time that I am serving as a member of its Board of Directors.

The Hideout Bylaws states in Article XVII Section 1 Personal Service Restrictions "The Association cannot hire the spouse, life partner or other members of the household of a Director or of any Candidate for Director as an employee of the Association, other than as a temporary seasonal Association employee". I understand and further agree that my family and I will be bound by the Bylaw should I be elected to the Board of Directors.

Signed \_\_\_\_\_

Date\_\_\_\_\_

Notary Public\_\_\_\_\_

(Revised: 5/10)