

**Lake Huntington Summer
Community Rules
(Revised December 2023)**

These rules are for the safe enjoyment of all who come to LHSC. Some of these rules are dictated by either the law or our insurance policies. Every renter must receive a copy of the rules and sign a rental application stating they have read them.

Insurance

- All shareholders are required to have a homeowner's insurance policy with minimum \$100,000 coverage.

Committees

- Each single line-item expense greater than \$500 that is not in the approved committee budget must be approved by the Board of Directors

Grounds

- Keep all grounds clean. No littering!
- 11 pm to 9 am are quiet hours; keep noise to a minimum. Please pay particular attention to noise by young children in the morning and teenagers at night.
- Speed limit on the Community road is 5 mph at all times.
- Fireworks are not allowed except under strict adult supervision during the July 4th celebration.
- Fires are allowed only in protected containers or pits and require adult supervision and a nearby hose.
- The Board of Directors, in its sole discretion, may prohibit any activity or use of equipment, or require adult supervision of any activity.
- Personal outdoor items such as furniture, hammocks and toys should be placed near your bungalow and not disrupt paths or common space.
- Trees may not be removed or pruned without Board approval; see Buildings Code.
- The Casino may not be used for private or fee-based events, without prior written approval of the Board.
- Vehicles are not allowed within the community's outer ring road between the Friday of Memorial Day weekend and Labor Day. Outside of these dates vehicles may enter the inner community road to load or unload with a 30-minute time limit.

Pets

- Dogs must be on a leash at all times on the grounds of the community, including on the dock.
- Droppings must be collected immediately, unless in the wooded areas surrounding the community.
- Dogs are not permitted on the tennis courts.
- Pet owners are responsible for any damage caused by their pets.

LHSC Pool Rules

- The pool may only open when a lifeguard is on duty or when a responsible adult (age 21+, a competent swimmer), is present and willing to be attentive.
- The lifeguard or other responsible adult must lock both gates when they leave the pool.
- Swimming when no lifeguard is present will be at your own risk.
- Children under 12 must have an adult in the water with them unless they are in the shallow end or have passed the deep-water test. The lifeguard administers the test on request.

- Children under 12 must be supervised by an adult who is responsible for their safety whether or not a lifeguard is on duty.
- No diving, no running or rough play in or around the pool.
- Please be considerate of others. Limit use of cell phones. Do not use amplified music. Do not smoke in the pool area.
- No food, glass containers, or pets to the pool area. Babies' diapers should have a protective outer layer.
- The lifeguard or adult pool supervisor has the full authority to close the pool due to unsafe weather, to prohibit any activity on safety grounds and to enforce the pool rules.

In case of emergency call 911- and/or contact the lifeguard, who will call 911. If necessary, obtain the semi- automatic defibrillator located in the casino on the back wall, turn on and follow voice commands.

Rentals (see members handbook for additional rental details)

- The rental of each unit is limited to three parties for a combined maximum period of one month (31 days) between Memorial Day and Labor Day. A renter is limited to renting from one shareholder for a maximum period of one month (31 days) between Memorial Day and Labor Day.

Lakefront

- There is no lifeguard at the lake, swim at your own risk.
- Children under 14 are not permitted to swim or fish without supervision by a responsible adult (age 21+).
- Life preservers are required in boats, consistent with NYS law.
- Boats docked at the lake must be in active use and well maintained.
- The New York State Department of Environmental Conservation requires fishing licenses for anyone age 16 and over who is holding a fishing rod.
- No dogs are permitted at the main lakefront at any time. Dogs are permitted at the Elvin lakefront at all times.

Laundry

- Laundry hours are 9 am to 11 pm.
- If repairs are needed, contact LHSC Grounds and Maintenance; **under no circumstances** should a shareholder (non-Board member) or renter directly call for service.

Bungalow and Utilities

- Smoke detectors and fire extinguishers are required in all units. A smoke detector is required in every room. The smoke detector in the kitchen must be a combination detector: one that detects both smoke and carbon monoxide.
- LED light bulbs are strongly encouraged.
- Heaters should be used sparingly.
- Water heaters should be set to pilot when units are not occupied, even for short periods. Shareholders should instruct renters how to do this.
- Members of the Board of Directors or contractors employed by LHSC may enter bungalows to inspect for compliance and for emergencies.

- Every shareholder must store the key(s) to enter their units in a lockbox and provide the lockbox combination to the LHSC Board or, if using a combination lock, provide the combination to the LHSC Board
- Due to the danger of bears and other wildlife, the feeding of birds, including hummingbirds, whether with bird feeders of any kind, or by placing food on the ground, is not permitted.
- To clarify shareholder versus Community responsibilities as stated in Section 18a of the Proprietary Lease, the Board approved the following on 9/26/2023 and recorded it in the minutes:
 - Shareholder vs Community Responsibilities
 - Building Structure - The language in section 18a of the Proprietary Lease says “The Lessee shall keep the interior and exterior of the apartment (excluding any piers or foundation on which the apartment rests) in good repair...”. The Board interprets this phrase as written, that all structural elements except the foundation or concrete pads or sono tubes, and all non-structural elements, are the responsibility of the Shareholder. This includes the beams, joists, etc. – basically everything made of wood except the piers is the responsibility of the Shareholder.
 - Extermination – Damage caused by pests to anything other than the piers or foundation are the responsibility of the Shareholder, and each Shareholder should have their units inspected as needed to determine if any pest control services are required.
 - Site Conditions – Each Shareholder purchased their unit in the condition in which it was found at the time – close to the ground or with a lot of clearance, in a wet or dry area, etc. Just as with buying a property anywhere else it was each Shareholders responsibility to assess the condition of the unit before purchase.
 - Shareholder vs Community Responsibilities – Electrical, Plumbing and Gas
 - Propane Gas – The Community is responsible for the propane gas feed up to the entry point into the unit, and including the grounding of the gas line. The shareholder is responsible for the gas line from the entry into the unit and to the fixtures.
 - Electrical – The Community is responsible for the electrical service up to and including the point at which the overhead service feed attaches to the building or to a community meter if one is attached to the building. The shareholders are responsible for all wiring, panels, etc. from the attachment point at the building, or from the Community meter if one is attached to the bldg.
 - Plumbing – The Community is responsible for waste lines below the unit, and for supply lines until they enter the unit. Shareholders are responsible for all piping within their walls that attach to fixtures in their unit. Clogs at fixtures, even if related to the buildup of rust from sections of older galvanized water lines, are the responsibility of Shareholders.
 - Shareholder vs Community Responsibilities – Electrical, Plumbing and Gas
 - Shareholders are responsible for maintaining their units so they remain structurally sound and are not subject to conditions of general deterioration.
 - Roofs should be free of debris and should be replaced at the end of their useful life.
 - Siding, trim, etc. should be maintained in good condition, and gutters and downspouts must be installed and maintained so that rain water is routed away from the building.

- Units should be painted as needed and lattice work should be installed under any part of the building where there is a large space between the unit and the ground.
- Debris should not be allowed to accumulate under units.
- The Board may contact Shareholders to request they do work to address problems found during periodic exterior inspections. If Shareholders are not responsive to these requests the Board may take whatever actions are provided for in our rules.
 - **Process for Deciding Responsibility for Repairs**
 - Shareholders Asking for Reimbursements for Repair Work – If a Shareholder arranges for repair work which they subsequently believe is the responsibility of the Community to pay for, they must timely submit with their request for reimbursement clear documentation describing the work done, the cost of the work, and the reason they believe the Community is responsible.
 - Repair Work Arranged by the Community and Billed to the Shareholder – During the Opening, and at other times, the Community may have to arrange and pay for Shareholder-responsible repairs where there isn't time to first notify the Shareholder. In these cases, the Community will bill the Shareholder for the cost of the repairs and will provide a copy of the invoice detailing the work and the charges.
 - G&M Committee – Questions about responsibilities for repair work will be referred to the G&M Committee who will confer and provide a recommendation to the Board.

Garbage

- Recycling must be sorted as outlined in signs and handouts. Please review the rules carefully, since they differ from other counties and New York City. Make sure that renters understand the rules.
- **DO NOT LEAVE ANY LARGE ITEMS** by the garbage collection areas. Large items must be taken to the dump or held inside the unit until the Community arranges a dumpster for this purpose.
- Composting is encouraged in designated areas and is allowed only in those areas.

Construction

- Most construction activities require Board review and approval. Most construction activities are not permitted during the summer. See the Community's Building Code for details before planning any construction.
- Any independent contractor retained to provide services on the Community's property, including work inside the units, must provide an insurance certificate for the benefit of Lake Huntington Summer Community, Inc. evidencing that the contractor has at least \$500,000 of insurance currently in force.

Nominating Committee (Passed at a LHSC Board meeting on 8-19-21)

- For many years the nominating process for board membership at LHSC has been an ad hoc process. The Nominating Committee historically was self-appointed and perpetuated itself, with the same people serving for many years and passing membership around a small group in the community. This proposed procedure will allow for a continuous rotation of new members onto the Committee and thus represent more sectors of the community.
- Each year, the out-going board president will become the chair of the nominating committee and will serve as chair until the next out-going president is available. The second and third members will be on a rotating two-year term, appointed by the Board. In the event the out-

going president cannot serve in the capacity of Nominating Committee chair, the Board of Directors will select a former board member to serve as chair of the committee until the next out-going president is available.

Water Heater Procedure

1. The water heater is in the shed in the rear of most units or is an on-demand type attached to the rear or side outer wall of the unit.

For tank heaters:

2. when you arrive, it should be in the “pilot” position. Following the directions on the tank carefully, turn the dial to “on”. If you have any doubts about lighting the heater, ask for help from a neighbor.
3. Leave heater on the lowest possible setting that gives you adequate hot water (energy-saving setting).
4. Most units share a common heater with their adjacent (attached) unit. Consult your neighbor about the setting if both of you will be away for more than a day.
5. Gas spent heating water is paid for by everyone, so remember to turn the setting to “pilot” when the units are unoccupied.

Lake Huntington Summer Community Rental Rules

1. The rental of each unit is limited to three parties for a combined maximum period of one month (31 days) between Memorial Day and Labor Day. A renter is limited to renting from one shareholder for a maximum period of one month (31 days) between Memorial Day and Labor Day.
2. The rental fee per week, payable by the shareholder to LHSC, shall be \$30.00 per week up to a maximum of \$120.00 for 30-shareholders and \$50.00 per week up to a maximum of \$200.00 for 45 and 60-shareholders.
3. Applications for rentals must be submitted for approval at least two weeks in advance. Rental fees must accompany the application. The Board must reply within 10 days of receipt of the completed application.
4. Prospective renters must sign a statement acknowledging acceptance of community rules and waiving liability before rental application can be considered complete.
5. Owners may not rent if they are in arrears in maintenance payments, or if any other bills owed to the community are outstanding.
6. Rental parties shall normally be limited to a maximum of five persons, including guests.
7. It is the intention of the Board that no more than 1/3 of all units be rented in any given month. If this number is exceeded, the Board will then meet to consider a course of action.
8. Under the provisions of the Proprietary Lease the Board has the right to reject any rental applications "for any reason or for no reason". The shareholder's right to appeal is detailed in the lease.
9. A LHSC Renter Liaison Committee will operate during the summer months to welcome renters, explain rules, report violations, and maintain a log of all usage of bungalows by non-owners.
10. Non-paying visitors who are not immediate members of the families of cooperators are considered guests. Rules concerning guests apply only when cooperators are absent when guests are staying in their bungalows.
11. A rental shall be defined as a four-night or more occupancy of a unit by one or more non-shareholders without at least one member of the shareholder's family present. The rules for rentals will apply whether or not compensation is involved for anyone except grandparents, parents, siblings or children. That is, if a friend occupies the unit as above with or without compensation, the shareholder must follow the rental procedures.
12. In order to limit traffic in the community, during their absence cooperators may have guests staying in their bungalows once during a season up to a maximum of three nights. Any stay by guests beyond that period will constitute a rental as set forth above.
13. The right of absentee owners to rent will be circumscribed. Absentee owners will normally be defined as cooperators whose members fail in a given year to attend at least one full shareholder meeting and to be present at the community for a minimum of two additional weekends. An absentee owner may not rent during the next season.
14. The Board may impose a penalty of double the LHSC rental fee due if there is failure to comply with all requirements. Violation of rental rules may result in suspension of rental privileges for the following year. The Board will consider special circumstances if brought to its attention in writing prior to any possible violation.