

The Association of Property Owners of The Hideout, Inc. Consolidated Rules and Regulations

Adopted, Revised and Approved by the Board of Directors

Adopted March 11, 1979

Includes revisions through March 19, 2022

Please visit www.hideoutassoc.com for periodic updates

Foreword

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 ensure the highest quality Hideout experience for our Membership.

Please note, these rules are in addition to and in no way supersede the provisions of the Declaration of Protective Covenants or the Bylaws of the Association. Any violation of these Rules and Regulations may result in an appearance before the Disciplinary Committee, established under the authority granted by Article IV, Section 10 of the Bylaws.

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

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 Bylaws.
- **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 the 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:** Invitees of Members. *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 an Amenity within the Association.
- **Contractor:** A person, company, or corporation performing services within The Hideout. This includes the Contractor's 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:** Any vehicle powered by a motor or engine which the Commonwealth of Pennsylvania requires to be registered and/or licensed. Watercraft includes, but is not 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.

- **Household Pet:** Household Pets means domestic animals ordinarily permitted in a place of residence, kept for comfort, company and pleasure, such as dogs, cats, domestic birds, guinea pigs, white rats, rabbits, mice, and other similar animals generally considered by the public to be kept as pets, excluding fowl. For one (1) family residences, a combination of dogs or cats is not to exceed the maximum of five (5) total. Rabbits, domestic birds and other similar animals are permitted, where the total number of animals in one (1) place of residence shall not exceed five (5). All puppies and kittens over the set limit of five (5) shall be properly removed by the tenth (10th) week of birth. (Amended March 19, 2022)
- **Service Animal:** Under the ADA, a Service Animal is defined as a dog that has been individually trained to do work or perform tasks or do work for the benefit of or for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability. Under Pennsylvania law and (ADA), people with disabilities may bring their service animals to all public accommodations. (Amended March 19, 2022)
- **Emotional Support Animal (ESA):** Emotional Support Animals, also called companion animals, do not receive special training to perform tasks that assist people with disabilities, and are not limited to dogs. ESAs have a strong human-animal bond with their Owners, allowing them to give support to people with a mental, emotional, or psychiatric disability. In Pennsylvania, ESAs are not guaranteed access to public places and businesses in the same way that service animals are. (Amended March 19, 2022)

Public Safety and Administrative Rules

Public Safety Rules and Enforcement

A. Rules Subject to Fines

1. Parking in a handicapped zone is prohibited unless the vehicle displays an authorized handicapped parking identification. Violators are subject to an automatic \$250.00 fine and/or vehicle being towed.
2. 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)
3. If a person pleads not guilty for a citation and requests a hearing, money must be sent in first and if found not guilty, then the money will be returned. (Amended April 9, 2005)

B. Vehicle Rules

1. Commercial Vehicles: The following commercial 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 Public Safety 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)
 - e. 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 parking on the roads, lots, Amenities, or common areas of the development is prohibited.
2. 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.
 3. The speed limit on Hideout roadways is 25 M.P.H., weather permitting unless otherwise posted.
 4. All vehicles operating in The Hideout must display proper ID (passes/stickers) at all times. (Amended February 18, 2006)
 5. Operating a Motor Vehicle or watercraft in the community while impaired or under the influence of alcoholic beverages or controlled substances is prohibited.
 6. All motorized vehicles must be operated by a licensed driver and have a valid state registration.
 7. 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.
 8. No Campers, watercraft, or vehicles shall be left upon the designated common areas of the Association without being properly registered.
 9. 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.
 10. 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.
 11. 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. The Public Safety Administrator may grant a variance by exception.
 12. Contractors may obtain vehicle stickers at the Registration department annually. Contractors who chose to do this will be required to sign a registration form stipulating they will abide by all Hideout Rules and Regulations.
 13. 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.
 14. Renters renting for a period of more than 4 months will be issued a sticker to be displayed. All those renting for less than 3 months 29 days will be issued temporary passes to be displayed on the passenger side of the dashboard.

15. The Commonwealth of Pennsylvania Motor Vehicle Code applies to the operation of vehicles on all roadways within the Association. (Amended February 18, 2006)
16. The Hideout restricts usage by vehicles of more than ten tons gross weight during the spring thaw conditions. The thaw conditions shall be reviewed by Hideout management on a daily basis. Signs will be conspicuously posted at all the entrances advising when and where the restrictions are applicable. (Amended March 19, 2016)

Administrative Rules

A. Rules Regarding Community Members and Other People Accessing Hideout Property:

1. The Hideout community is restricted solely to Hideout Members, Tenants, Guests, Contractors, Vendors, and Employees. Members must notify the Public Safety department when a Guest will be using the property and the Member is not present.
2. Members, upon payment in full of their dues, assessments, fines, and charges, will receive current vehicle/Amenity identification material. Current Membership identification must be obtained from the Registration department by March 31 of the current year and be properly displayed.
3. All Members, Renters, and Guests must possess and display proper Amenity identification at all times when using the facility.
4. 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.
5. A property Owner will not be considered a Member in good standing until all dues and assessments are current on ALL properties owned. (Amended May 18, 2003)
6. Changes can be made to the proxy to reflect a spot for a Member to designate another Member in good standing to vote on their behalf at the Annual Meeting. (Amended July 12, 2003)

B. Rules Regarding Renters

*Complete rental rules and all rental forms are available on The Hideout website at:
<https://www.hideoutassoc.com/Rentals>.*

1. 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/or said violation constitutes a crime as defined in the Pennsylvania Crimes Code.
2. All rental properties must be registered with The Hideout P.O.A. annually at no charge.
3. Administrative fees may be set by the Board of Directors each year. There will be a late charge for rentals not registered and paid for a minimum of two (2) P.O.A.

business days prior to the beginning of the rental period. The P.O.A. business days are Tuesday through Saturday, 8:00 a.m. to 4:00 p.m..

4. Each and every rental requires the submittal of the completed rental form and fee payment to The Hideout P.O.A. a minimum of two (2) P.O.A. business days prior to the beginning of the rental period. Rental forms are available on The Hideout website at <https://www.hideoutassoc.com/Rentals>. The Hideout encourages that the forms be completed and submitted through the online process. Any rentals not registered and paid for will be considered "illegal renters" and may result in the issuance of citations under the following fine structure:
First Offense: \$1,000.00 fine
Second Offense: \$2,000.00 fine and 6-month suspension of rentals
Third Offense: \$3,000.00 fine and permanent ban on rentals
5. The property Owner/landlord maintains the ultimate responsibility for the Tenant's compliance with the Protective Covenants, Bylaws, and Rules and Regulations.
6. Any home that is rented must be rented in its entirety and may not be occupied in part by the Owner during the rental period.
7. 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.
8. Tenants shall acknowledge receipt of Rules and Regulations from the Registration department and are responsible for compliance.
9. Tenants who are not in good standing will be prevented by the Association from using the Amenities or from renewing the rental form.
10. Any violation of the Governing Documents by a renter subjects the Owner/Member to possible disciplinary measures before the Disciplinary Committee in addition to the specific citation fine. The Member may be additionally fined, and/or have privileges suspended, and/or be prohibited from renting the property in question for a period of time as determined by the Disciplinary Committee. When making their decision, the Disciplinary Committee shall consider the totality of the circumstances including, but not limited to, past problems, the severity of the infraction, the frequency of the infraction(s), the willingness of the Owner/Member to accept responsibility and work with The Hideout to remedy the problem, and any and all other information the Disciplinary Committee finds to be relevant. It shall be mandatory that a third violation of the Governing Documents shall result in referral to the Disciplinary Committee. If any property is transferred to a non-family Member, the violation history for that property shall be reset to zero infractions.
11. The Association reserves the right to refuse entry to any Tenant who has not complied with the rental policy.

C. Rules Regarding Guests

1. When the Member is at The Hideout, Guests will be admitted only on prior written or verbal notice to the Public Safety Officer at the gate.

2. When the Member is absent from The Hideout, prior written notice from 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. 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 relate to the following Pennsylvania Statutes:
 - a. Any violation of Chapter 35 or Chapter 37 of the Pennsylvania Crime Code.
 - b. Drug Offenses (Controlled Substances) - Act 64.
 - c. Sexual Offenses as identified in Chapter 31 of the Pennsylvania Crime Code.
 - d. Assaults as identified in Chapter 27 of the Pennsylvania Crime Code.
 - e. A conviction for any felony committed within the confines of the community will result in a refusal of admission.

The Hideout will cooperate fully with the Pennsylvania State Police and the Office of the District Attorney on all such matters.

D. Safety Hazards

1. The use of fireworks is prohibited in The Hideout unless approved by the Board of Directors. (Amended June 5, 2010) Exception: Sparklers will be permitted on Member's private property but prohibited at Amenities. (Amended June 11, 2011)
2. Recreational open fires on Member's lots are permitted as long as the fire is contained in a self-contained vessel designed and manufactured for this purpose and prudent safety precautions are taken. (Amended September 27, 2015)
3. Hunting within the community is strictly prohibited. Possession of firearms must comply with the statutes of the Commonwealth of Pennsylvania.
4. The discharge of any firearm defined as an instrument used in the propulsion of shot, shell, bullet or any other object by the action of gunpowder exploded, explosive powder, the expansion of gas or the force of a mechanical device under tension as well as any type of archery bow is not permitted in The Hideout. (Amended January 23, 2021, Motion 21-16)
5. Consistent with Title 18, Section 3505 of the Pennsylvania Consolidated Statutes, it is prohibited to intentionally or knowingly operate a drone to conduct surveillance of another person in a private place, operate in a manner that places another person in fear of bodily injury or to deliver, provide and transmit contraband. All exceptions

in the Statute shall apply. In accordance with Part 107 of Chapter 14 of the Code of Federal Regulations, drones shall be operated and registered consistent to Federal Aviation Administration rules and be marked on the outside with the registration number and flyer shall carry proof of registration. (Amended September 26, 2020, Resolution 20-64).

E. Domestic Pet Policies

1. Pets must be licensed, inoculated, leashed and kept under Owner's control at all times.
2. Dogs may be off leash when at the Dog Park amenity.
3. To use the Dog Park amenity, dogs must be registered annually.
4. It is the responsibility of the pet Owner to clean up and remove pet excrement.
5. Dogs are only allowed at the Dog Park and Walking Trail, if they are registered with the P.O.A., the Owners pick up after their pets, and they are leashed at all times with the exception of the Dog Park. (Exception: Guide Dogs).
6. It shall be a violation of Hideout Rules for any property Owner, including their family, Guests or renters to shelter or maintain more than five (5) pets (dog and cats combined total) on any Hideout property/dwelling lot unit. All puppies and kittens over the set limit of five (5) shall be properly removed by the tenth week of birth.
 - a. All pets, service animals, and emotional support animals, must be registered (non-Fee) through The Hideout P.O.A. on an annual basis (see annual P.O.A. Registration form). This registration does not pertain to the Dog Park amenity. All pets must be licensed from their state of origin including proper current vaccinations as required by law. (Amended March 19, 2022)

F. Disturbances

1. Verbal and/or physical harassment of staff and/or other Members is prohibited. (Amended January 16, 2010) The Board of Directors weigh in for Member-to-Member harassment.
2. The unreasonable operation of any kind of noise in such a manner as to disturb other individuals is prohibited. (Amended February 18, 2006)
3. Door to door solicitations of any kind are not permitted in The Hideout.

Environmental Rules

Environmental Control Committee (ECC) Rules and Enforcement

Please see The Hideout Environmental Control Committee (ECC) Manual for complete ECC definitions, rules and regulations. The Hideout ECC Manual is available on The Hideout website at: <https://www.hideoutassoc.com/Resources/Permits>.

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. Do NOT start work until you have an approved permit. Any lot improvement performed without securing the proper permit will result in the lot Owner being assessed a non-refundable \$250 fine. A non-refundable fine of \$500 will be assessed for a second violation.
3. There shall be no improvements or landscaping made on residential lots within road rights-of-way 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 Bylaws, Rules and Regulations and the Pennsylvania Building Code.
4. No tree over three inches in diameter may be cut down without prior written consent of the Environmental Control Committee.
5. 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. (Please see tree removal policies on The Hideout website).
6. No sign shall be erected on any residential lot without Environmental Control Committee approval. The term signs shall mean signs, banners, flags, or portrayal of such, which are forms of advertising or imply advertising, are not allowed in the community. This includes political material, names and companies, which clearly imply advertising. Excluded would be sporting and non-advertising banners/flags. (Amended January 23, 2021, Motion 21-15)
7. Advertising of any nature shall not be posted or circulated on the premises without obtaining the approval of the Community Manager and/or Environmental Control Committee (Covenants - ECC).
8. All color schemes will require review and approval by the Environmental Control Committee. A natural color scheme will set the standard for color review.
9. A Member is allowed to apply for an extension of one additional six-month period without a renewal fee on any normal ECC six-month permit. If the work is not completed after the extension period, an additional permit application with appropriate fee paid must be submitted and a new permit obtained. In addition, a no-fee permit will be required for replacement type projects overseen by the ECC. (Amended June 6, 2009)

10. 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 and holidays.
11. A property Owner is permitted to do home improvements on Sunday following the same regulations as Saturday. (Resolved June 11, 1999).
12. The ECC fine structure for any ECC violation is \$150. Repeat violations are cited and incur the same penalty as the initial offense plus a \$50.00 non-refundable administration fee. Total of fines will be in a cumulative amount (1st fine \$150.00, 2nd fine \$200, total \$350.00) All ECC citations must be corrected within 30 days or another citation will be issued. The second citation must be corrected within 14 days. Any citation may be appealed. The Land & Environmental Manager may use discretionary judgment for any extreme hardship case(s). However, repeat violators will be subject to appearance and review by the Disciplinary Committee for possible additional penalties. (Amended December 15, 2015)
13. Repeat offenders on ECC violations will be sent to the Disciplinary Committee for fining structure. (Amended June 14, 2002)
14. An emergency numbering system is mandatory as of September 1, 2002, adding that individual lot numbers be added to the lot Owners sign post. ONLY developed lots, those with houses, are required to have a sign post clearly displaying BOTH the lot and 911 numbers on both sides of the post. Undeveloped lots do not require a sign post. Mandatory compliance and implementation by lot Owner are required by July 1, 2017. (Amended July 30, 2016)
15. All new detached garages (maximum 600 sq. ft.) in The Hideout require a concrete floor per specifications below:
 - a. Construction of any detached garage in The Hideout will conform to the current International Residential Code (IRC 2009 Building Codes) as adopted by the Commonwealth of Pennsylvania.
 - b. Concrete slab shall be a minimum of 4" thick.
 - c. Concrete slab to be at least 3,500 P.S.I. compressive strength. If wire mesh is used it should be epoxy coated. Fiber-reinforced concrete is allowed.
16. A current as-built survey, indicating property lines, setbacks, and final locations of all permanent structures, is required for ECC permitting review/issuance as well as for residential resale inspection to occur. (Approved September 21, 2019)

Contractor Rules

*The Hideout Contractor Guidelines are available on The Hideout website at:
<https://www.hideoutassoc.com/Resources/Permits>.*

Listed below is a synopsis of various policies as adopted by The Association of Property Owners of The Hideout, Inc., (The Hideout) for Contractors working within The Hideout community. For a complete listing of all Rules and Regulations governing the construction of, and improvements to, properties within The Hideout, please stop by or call the P.O.A. Office (570) 698-4100, ext. 108, located on Antler Road, just inside the Main Gate.

1. For short-term contracting, a one-day or one-week pass, to be placed on the dashboard or rearview mirror of the vehicle being used by a Contractor, will be available for a Contractor to access The Hideout community. The pass may be obtained at the Public Safety office located at the entrance to the community and will allow Contractors to enter and exit the community during established Contractor hours for the term of the one-day or one-week period.
2. Annual Stickers for vehicles, permitting travel within The Hideout community during established Contractor hours, will be provided free of charge to any business vehicle belonging to a Contractor following the presentation of proper insurance, a PA Contractor's registration card and valid vehicle registration. These stickers must be renewed each year.
3. A gate access card may be purchased by a Contractor in exchange for a one-time fee. The gate access card will be registered with one specific vehicle and remain valid for the life of the same vehicle. Please note: A gate access card does not function as a form of vehicle identification. All vehicles with a gate access card must have proper vehicle identification as listed above. The gate access card permits the holder entrance into the community without having to wait for Public Safety personnel to manually open the gate during Contractor hours.
4. All Contractors working within The Hideout are required to maintain valid insurance as listed below:
 - a. Workers' Compensation Insurance as required by law.
 - b. Public liability and property damage insurance under which the Association and the Owner shall be named additional insured property protecting and indemnifying the Owner and the Association in an amount of not less than; \$500,000 for injury to any one person (including death). - (\$1,000,000 for personal injuries in any one accident. - \$500,000 for property damage).
 - c. Comprehensive automobile liability and property damage insurance of not less than \$300,000 to any one person and \$500,000 to any one person in any one accident and property damage of \$100,000.
5. All Contractors are reminded that Hideout Public Safety personnel enforce the Pennsylvania vehicle code with regard to the operation of vehicles on Hideout roadways. Contractors must obey all posted speed limits.
6. Permits are required for any alteration, interior or exterior, whether or not said alterations involve structural modifications or fees.

7. All Hideout community dumpsters are for household refuse only. Contractors are prohibited from using the dumpsters for construction debris.
8. 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. (Amended June 2010)
 - a. Any licensed/registered equipment trailer with or without signage, owned by a Contractor, actively performing work with a valid Hideout building permit, may leave the vehicle on-site during the normal work week (Monday 7am to Friday 5pm). The trailer should be parked as far in the driveway as possible. All trailers must be removed for all Hideout recognized holidays and weekends. All construction debris must be picked up and removed. If project work is suspended on the lot during the week, the trailer must be removed immediately. Non-compliance will result in a fine, and additional penalties for repeat offenses will be imposed up to and including loss of Hideout privileges. (Amended September 24, 2016)
9. Improvement Contractors are prohibited from working in The Hideout on the following holidays: New Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.
10. Contractor hours are as follows:

Monday – Friday	7:00 am through 5:00 pm
Saturday	9:00 am through 5:00 pm

Rules Regarding Improvements

1. Permits are required in The Hideout. In addition, local township permits may be required.
2. Any lot improvement performed without securing the proper permit will result in the homeowner being assessed a non-refundable \$250 fine. A non-refundable fine of \$500 will be assessed for a second violation. (Amended September 29, 2012)
3. No building permit will be issued if a Member is not current on dues and assessments on ALL the properties owned. (Amended May 18, 2003)
4. All permits issued by The Hideout shall be a revocable license. Upon a Member's failure to remain in good standing, all permits shall be revoked. The Facilities Manager shall be authorized to extend the permit in such instances where revoking said permit shall constitute an imminent danger to the Membership or to repair damage to the property. (Amended April 9, 2005)
5. Every improvement, once begun, shall be completed within six months.
6. All improvements must conform to the Building Codes adopted by the Commonwealth of Pennsylvania, townships, and local authorities, the ECC Rules & Regulations and the Declaration of Protective Covenants of The Hideout.
7. Homeowners/Contractors are required to replace all trees removed prior to or during construction of a new home or structure due to special circumstances and/or hardship designation. This tree replacement should be completed within six (6)

months of the issuance of a certificate of occupancy. (Amended September 16, 2006) (Refer to Tree Program September 2014 on the website).

8. The use of protective barriers for the containment of soil and debris during any construction activity taking place on a Member owned property is the property Owner's responsibility whether the work is being performed by themselves, a Guest, their renter or a hired Contractor. This rule also applies to any work activities being performed in our common areas, roads or any Amenity whether performed by our (maintenance and RS&W) personnel, or outside Contractors. (Amended April 19, 2008)
9. 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.
10. All Contractors are reminded that they are also bound by The Declaration of Protective Covenants of The Hideout, the Bylaws, the Rules and Regulations and the Building Code, and violation of said documents may result in revocation of their working privileges within the community.

Other Environmental Rules

1. 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 \$250.00. All Members are to participate in our recycling effort.
2. Only household refuse may be discarded in containers provided at the dumpster/recycling center. No building material may be discarded in the Association's refuse containers.
3. The use of all fertilizers and laundry detergents that contain phosphorus is banned in The Hideout. It is the property Owner's responsibility to ensure self-compliance as well as compliance for their Guests, renters, and any hired lawn maintenance Contractor. (Amended April 19, 2008)
4. The raking or blowing of leaves, grass clippings, twigs or any debris into our lakes, streams or culverts is banned. (Amended April 19, 2008)
5. Should it become necessary for RS&W to work in the easement area, the property Owner may be called upon to immediately remove landscaping.
6. The feeding of any wildlife within The Hideout is prohibited and is subject to an initial citation and fine in the amount of one thousand dollars (\$1,000.00). Please note the following exceptions:
 - a. Birds: Anyone who chooses to feed birds can do so **ONLY** if they use a bird feeder unit(s) that are kept at a minimum height of eight (8) feet above ground level. Violator(s) of this rule are subject to a citation and fine in the amount of one thousand dollars (\$1,000.00).

- b. Feral/Community Cats: The feeding of feral (community) cats may **ONLY** occur at P.O.A. approved and monitored TNR site(s), under supervised conditions, and only by approved TNR volunteer(s). Violator(s) of this rule are subject to a citation and fine in the amount of one thousand dollars (\$1,000.00). (Amended December 18, 2015)
7. Each Owner shall keep drainage ditches and swales located on his/her lot free and unobstructed, and in good repair.
8. Use of invisible electric fencing which will constitute compliance with The Hideout's rules & regulations and its use will be considered as having a pet under control. The committee is recommending that Members installing an invisible electric fence must first obtain a no-fee permit from the P.O.A. which will ensure proper installation, setbacks, and signage. Setback is established as 25 feet from front and 5 feet from sides.
9. Stones, boulders, trees, shrubs and other landforms or plant material on a lot shall not be painted, stained, or coated with manmade material or product (either transparent or opaque) that would change that feature's exterior appearance.
10. No signs, lights, reflectors or other objects are allowed to be permanently attached to a tree by use of a nail, screw, bracket or similar damaging means. Small objects such as bird feeders, bird houses, wind chimes, planters, decorations (holiday and the like) are permitted only if hung from a branch and without causing damage to the tree. Bird feeders must be at least 8 feet off the ground. Rope/string/holiday ribbons, bows, and lights may be loosely tied around a tree so as to avoid damage to the tree. All holiday themed decorations must be taken down no later than two (2) weeks after that particular holiday has passed. Any exceptions to this rule may be allowed pending ECC review and approval. Objects that may be permanently attached to trees which do not require ECC review and approval, and are intended solely for the purpose of tree safety/risk hazard are as follows: Lightning Rods, Brace Rods, Cabling Systems and their associated hardware, all of which are to be installed by a certified arborist or tree care professional and undergo routine inspections.

Amenity Rules

Rules for All Amenities

Amenities are reserved for the use of Members in good standing and their Guests.

1. Notice: The use of all Amenities is at your own risk.
2. Smoking is NOT permitted at Hideout Amenities, except in designated areas.
3. Guests and Tenants shall secure appropriate identification and pay fees in advance as required prior to use of any Amenity.
4. Current Membership identification must be obtained at the P.O.A. Registration office by March 31 of each year and be properly displayed in accordance with the registration guidelines. (Amended February 18, 2006)

5. All Guests shall be in possession of and display an Amenity pass for the period of time that they are Guests in The Hideout to utilize Amenities.
6. Children age six (6) and under will not be required to have Amenity identification.
7. Identification badges will be issued at the P.O.A. Registration office.

Recreation Rules

I. Activities for Warmer Weather

Pools and Beaches Rules

A. Rules for Both Pools and Beaches

1. Pools are available to Members, Renters and their Guests for swimming only when a lifeguard is on duty.
2. Every person must present proper identification (i.e., Membership badge) before using any facility.
3. Coast Guard approved flotation devices are permitted in the pools and designated beach area. Swimming aides for non-swimmers may be used providing each non-swimmer is accompanied by an adult swimmer in the water. All other swimming aids/devices are not allowed (except wading pool) or in the shallow end.
4. All non-swimmers and children under the age of thirteen (13) years of age must be accompanied by an adult swimmer at all times while in pool water and at the beach waterfront(s). (Amended February 18, 2006)
5. All accidents must be reported immediately to the Aquatic Staff and The Hideout Public Safety Department.
6. The Hideout is not responsible for any valuables or personal property left in the pool, beach, and bathhouse (dressing) area.
7. Snorkels and masks are permitted but must first be approved by the Aquatic Coordinator.
8. Non-power watercrafts are available to rent. You must be eighteen (18) years of age with proper identification.
9. It is not permitted to reserve space on the beaches or pool areas. Personal property such as blankets, chairs, umbrellas or coolers, left unattended for a period of longer than one hour will be removed from the beach or pool area by Public Safety or Aquatics staff if the Owner of the property cannot be located. (Amended April 8, 2006)
10. Smoking will be prohibited at all Hideout swimming areas except at posted designated locations. (Amended October 2, 2010)
11. Infants must wear plastic pants or swim diapers, children wearing only regular diapers are not permitted in the pools or lake.

B. Pool Rules

1. No food, beverages, and/or smoking are permitted within the confines of the pool gates with the exception of water in sealed plastic containers.
2. Diving is not allowed.
3. Back dives and/or flips are not permitted.
4. Running, shoving, pushing and horseplay are prohibited.
5. Adult swims are for people over eighteen (18) years of age. Times of adult swims will be determined by the lifeguards.
6. No congregating around ladder areas and lifeguard chairs.
7. The Wading Pool is intended for non-swimmers 42" and under and their accompanying adults only.

C. Beach Rules

1. Swim at your own risk at designated beach areas when NO lifeguard is on duty.
2. No glass containers of any kind are permitted in the beach area.
3. No diving or flipping from floating dock.
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.

Lake/Marina Rules

1. All watercraft Owners are required to register their watercraft and pay the appropriate fee(s) with The Hideout Recreation Office. Additionally, All Owners of watercraft (20 horsepower or more) must have a minimum of \$250,000 liability insurance coverage and \$50,000 personal coverage. Owners of watercraft nineteen (19) horsepower or less (not including electrically powered) must have at least \$100,000 in liability insurance. Electrically propelled watercraft(s) need a state registration but do not require a certificate of insurance.
2. A certificate of insurance for the appropriate amount of liability coverage from the insurance company listing The Association of Property Owners of The Hideout, Inc. 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. To decrease both the noise and oil pollution in Roamingwood Lake, effective January 1, 2014, all new gas-powered boats being registered for the first time in The Hideout must be equipped with FOUR STROKE MOTORS.

The maximum horse power remains at 90! The boat length restriction will remain at 17 feet, but will no longer be measured by the Recreation Office. Also, to eliminate concerns and confusion on how a boat's length will be measured before it can be registered in The Hideout, effective January 1, 2014 all new boats being

registered in The Hideout for the first time must present official documentation (copy of title or registration) from the state in which the boat is registered that shows that the boat's length does not exceed 17 feet.

Boats owned by a Hideout Property Owner and previously registered for Roamingwood Lake which are sold to another Hideout Property Owner for use on Roamingwood Lake, will be considered "grandfathered" and will be exempt from the Four Stroke Motor only restriction. (Amended September 28, 2013).

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.
7. All watercraft must travel in a counter-clockwise direction.
8. Double water skiing (including towing of two skiers/two tubes) is prohibited on Fridays, Saturdays, Sundays, and holidays.
9. The minimum age of the operator of a watercraft is regulated by the PA Fish and Boat Commission. No person 11 years of age or younger may operate a PWC (personal watercraft) and may not operate a powerboat greater than 25hp. No person 12 to 15 years of age may operate a watercraft 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 Office. 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 watercraft 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 personal watercraft(s) (PWC) are prohibited before 8 a.m. and after sunset or when visibility becomes poor. (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 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. Main Lodge docking facilities are reserved for all watercraft; these facilities are intended for temporary use only and are restricted to 30 minutes per watercraft.
22. All users of sailboats must maintain a proper lookout at all times.
23. Rowboats with or without motors are not to occupy Marina dock slips.
24. Motorized vehicles are not permitted on frozen lakes at any time.
25. Guests are not permitted to register any type of power watercraft for use on any Hideout lake.
26. Deerfield Lake and Brooks Lake are reserved for fishing and non-power boating. Electrical trolling motors are permitted. Ice skating is permitted and may only occur at Brooks Lake within the area designated by The Hideout and will be at the Member's own risk and expense. (Amended 5/15/21)
27. A minimum fine of \$500 will be assessed for the following infractions: Operating a watercraft on any lake which is in excess of established horsepower and length regulations; Misrepresentation of documents required for registration of watercraft.
28. Marina space renters failing to remove their watercraft by designated date set shall be subject to a fine plus costs to remove and all subsequent costs incurred. This violation may result in suspension of future dock use.
29. Washing watercraft in the launching areas, beaches and lakes are prohibited.
30. Watercraft may not be anchored within 100 feet of any roped swimming area or park areas.
31. No moving watercraft shall overtake or pass another moving watercraft within the 100-foot swell rule.
32. Personal watercraft operators and anyone born after January 1, 1982, must possess a Boating Safety Education Certificate pursuant to PA Commonwealth Statute, effective January 1, 2000. The Statute provides for a minimum \$50.00 fine for the first offense and a minimum \$200.00 fine for each subsequent violation of the Fish & Boat Commission Regulations. (Amended April 29, 2000)
33. A mandatory minimum fine of \$250.00 for the first offense and minimum \$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.
34. A mandatory minimum fine of \$50.00 for the first offense and minimum \$100.00 for a second offense for anyone who fails to possess a Boating Safety Certificate while operating a PWC.
35. 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.

36. Everyone fishing must display a current Membership Badge along with his or her Pennsylvania Fishing License (required of all persons 16 years of age and older). Violators are subject to fines by the Pennsylvania Fish and Boat Commission as well as the Association of The Hideout.
37. Open fishery to harvest fish per Pennsylvania State Fish and Commission Regulations but recommend Catch and Release. Follow State Guidelines with the following exceptions:
- a. Roamingwood Lake:
 - Use of Alewife and Golden Shiners for bait are prohibited.
 - Bass - Cut state limits in half. Therefore:
 - Jan 1 - Apr 17 and Nov 1 - Dec 31: 15", 2 (combined species)
 - Apr 18 - Jun 12 NO HARVEST
 - Jun 13 - Oct 31: 12", 3 (combined species)
 - Walleye - NO HARVEST (year-round)
 - No harvesting of Walleye or Grass Carp. A fine of \$125.00 per fish not immediately returned to the water will be imposed for failure to comply.
 - b. Deerfield Lake:
 - Use of Alewife and Golden Shiners for bait are prohibited.
 - No harvesting of Grass Carp. A fine of \$125.00 per fish not immediately returned to the water will be imposed for failure to comply.
 - c. Brooks Lake:
 - Use of Alewife and Golden Shiners for bait are prohibited.
 - No harvesting of Hybrid Striped Bass.
 - A fine of \$125.00 per fish not immediately returned to the water will be imposed for failure to comply. (Amended June 5, 2015)
38. Fellow Members for various recreation activities share the lakes in The Hideout. It is essential that all who fish clean up their sites before they leave. Litter, including bait containers, fishing line, and plastic and paper wrappers are unsightly and a potential danger to wildlife.
39. Members are urged to use extreme caution while fishing from rowboats or canoes. Coast Guard Approved Personal Flotation Devices are required for each occupant on all types of watercrafts on all waters in the state. Any boats using a motor must be registered with the PA Fish Commission. All boats used on any waters in The Hideout must be registered with the Recreation Department and display the current year's registration sticker.
40. Ice Fishing is only permitted at Brooks Lake within the area designated and will be at the Member's own risk and expense. Anglers 16 years or older must possess a current state fishing license and must abide by all Pennsylvania Fish and Boat Commission regulations. (Amended May 15, 2021)
41. Dock spaces involve a waiting list for Members that once selected dock space remains with the Member in good standing each year, contingent upon payment of the yearly season rental fee.

42. Lot numbers must be clearly displayed on all personal docks and bulkheads in a manner visible from The Hideout Lake on which it is situated.

Laurel Park Camping Facility Rules:

1. Laurel Park and its camping facilities are available only to Members in good standing and their Guests.
2. Laurel Park Camping Facility contains camping sites, storage sites, and tent sites. A Member may secure more than one site at the same time only if they register a different camping vehicle (as described in rule #2) for each site. If the demand for sites exceeds the number of sites available, Members who have multiple sites may be required to give up their additional sites to allow those Members being denied a single site the ability to obtain a single site. (Amended March 1, 2008)
3. Only camping vehicles and tents defined as follows are permitted in the Laurel Park Campground:
 - Towed type travel trailer – 40 foot maximum
 - Fifth wheel trailer – 40 foot maximum
 - Motor home – 40 foot maximum
 - Fold-out, pop-up hard top, or slide-out Campers
 - Camper vans
 - Pick-up trucks with cap or camper body
 - Passenger car-top camper
 - Tents
4. Mobile homes, office or construction trailers are not permitted at the Laurel Park Camping Facility.
5. Camping sites are available on a reservation basis only.
6. All Recreation vehicles, tents, and storage units must be registered with the Recreation Office. Members may store campers, box trailers, flat trailers or car trailers. No commercial trailers.
7. Power boats, boat trailers, personal water craft (PWC) are not permitted to be stored at your campsite. Storage is available for boats in the boat storage area for a fee.
8. Before occupying a campsite, the camper will be required to sign a camping agreement approved by the Board of Directors.
9. To register your trailer/RV for any site you will need to provide the following:
 - A completed Laurel Park Campsite 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.
10. Members must make all reservations for campsites through the Recreation department and all camping vehicles and tents must be registered.

11. Sites are reserved for camping vehicles only. One passenger vehicle is permitted to accompany RV on site. No parking is permitted on blacktop roadway.
12. Campers using tents are to use areas reserved for tents. Tents do not have use of electrical outlets.
13. Cars or other vehicles are not to be washed at Laurel Park.
14. An authorized registration decal must be affixed to the right front and right back bumper of all long-term camping vehicles. Tent registration decals should be fixed on a pole in the front of the tent. The parking permit is to be displayed on the Guest's vehicles. (Amended March 25, 2017)
15. 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. All sites must be maintained and kept clean and organized. (Amended March 25, 2017)
16. Short-term campsite reservations will be taken at the Recreation department. The Hideout Member must make the reservations.
 - Payment is due when the reservation is made.
 - A short-term camping packet must be picked up by the camper at the Recreation Office in the RSC Building between 8am and 5pm or other arrangements must be made. Checkout is before 11am.
 - A \$20.00 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 Recreation Department at the RSC.
17. Quiet time is observed between 10 p.m. and 8 a.m. Loud, boisterous noise (including audio equipment) is prohibited. (Amended February 18, 2006)
18. Open fires are prohibited. Campfires are to be made in fire pits provided for that purpose. Fires cannot be left unattended. No high combustible materials may be used to start or maintain the fire. Propane stoves and charcoal grills are not to be left unattended. All fires must be extinguished before retiring. (Amended March 25, 2017)
19. Trash and garbage must be deposited in the dumpsters near the Maintenance Building. All recycling rules shall be obeyed.
20. Vehicle or portable holding tanks are to be emptied and flushed only at the Dump Station next to the Convenience Building. All trailers or Campers with sinks and/or toilets must have portable disposable units if using The Hideout campground. (Amended March 25, 2017)
21. The speed limit for all vehicles in Laurel Park is 5 M.P.H. Portable fender mounted mirrors are to be removed once the trailer is unhitched.
22. All roads within the Laurel Park Camping Facility are ONE WAY. The direction of the road is marked within Laurel Park.
23. Tarps are not permitted to cover trailers from Memorial Day until Labor Day. Exceptions will be made for emergencies. (Amended March 25, 2017)

24. Pets are not permitted in the Convenience Building (with the exception of Service Dogs). Pets must be on a leash at all times. Owners must clean up after their pets.
25. Loitering, smoking or playing in the Convenience Building is prohibited. (Amended March 25, 2017)
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 campground staff member as part of the checkout procedure to ensure that the site has been properly cleaned.
29. Children under eighteen (18) years of age will not be permitted to stay overnight without adult supervision.
30. Trees may not be cut or endangered, ropes and cords must be removed when not in use.
31. **Emergency – Emergency – Emergency:** Three blasts of a car horn signify an emergency and a call for help.
32. Units in storage shall be on designated sites. (Amended February 18, 2006)
33. Units in storage shall be for storage only. No occupancy is permitted at a storage site. (Amended February 18, 2006)
34. Campsites will be subject to inspection. Any violations must be addressed within 30 days. After 30 days a citation will be issued. (Amended February 18, 2006)
35. Any unregistered units in storage will be removed and stored at the Owner's expense. (Amended February 18, 2006)
36. Insurance will be mandatory for all Campers and trailers in the Campgrounds with an amount to be determined by the Board. Said insurance must name The Hideout as an additional insured and insurer must agree to notify The Hideout of any cancellation of said policy. (Amended March 23, 2002)
37. All campers and trailers shall be parked on their designated pad.
38. Campers and trailers must be parked perpendicular to the roadway.

Cycling Safety Rules:

1. Ride on the right side of the roadway, with traffic.
2. Ride single file, never side by side.
3. Whenever possible, give a hand signal to let other riders or drivers know that you intend to turn or stop.
4. Obey Yield and Stop signs.
5. Keep hands on the handlebars at all times. Riding "no hands" is dangerous and unlawful.
6. Never carry another person on your bike unless it is a bicycle built for two.

7. Never hitch rides by holding onto cars or other vehicles.
8. Be sure to lock bikes at all times when unattended at Hideout facilities or programs.
9. Safety helmets are currently required for bicyclists age 12 and under by law, in Pennsylvania. They are required by The Hideout for all bicyclists.
10. 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.

RSC Fitness Center Rules:

1. Individuals must be at least 14 years of age to enter the Fitness Center.
2. Students Ages 14 & 15 must be accompanied by a parent/guardian while using the Fitness Center.
3. Students ages 14-26 qualify for student rate.
4. All students must show proof of age such as school photo ID and copy of birth certificate or driver's license with Amenity badge.
5. Anyone under 18 years of age must have a parent/guardian sign contracts.

RSC Fitness Center Responsibility Code:

1. Be courteous and considerate of others using equipment.
2. Wipe down equipment after each use. Sanitizer & paper towels are provided.
3. Remove all free weight plates from the equipment when finished.
4. There is a 30-minute limit on all cardio equipment if someone is waiting to use the equipment.
5. Sign-up sheets are located on the window ledges for the elliptical, treadmills, and stationary bikes.
6. If you do not have some type of contract, i.e. Fitness Membership, Golf Pass, Ski season pass, there is a \$5.00 fee for the use of the saunas.
7. Please, no cell phone conversations in Fitness Center workout areas.
8. Proper attire is required. Open toe shoes are prohibited.

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 their 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. Proper golf attire is required at all times. This entails:
 - a. No tank tops, halters, undershirts, see through shirts or short shorts are permitted.
 - b. Adult men (18 and older) must wear a collared shirt or mock turtle neck shirt.
 - c. Blue jeans are not permitted on the course.
 - d. Ladies' sleeveless shirts must have a collar.
 - e. Only soft spikes or sneakers are permitted. (Amended July 17, 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 a par three, 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, repair ball marks on the greens and fill divots on tee boxes.
8. Keep power carts 30 feet from greens, tees, and wet areas.
9. U.S.G.A. rules apply except where local rules supersede.
10. League play must be approved by the Golf Pro Shop Manager 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 with a valid driver's license or learners permit, accompanied by a valid licensed driver.
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 Pro Shop Manager or Golf Professional before using the golf course and be accompanied by an adult.

II. Activities for Colder Weather

Ski Area Rules:

1. The Recreation Manager, Ski Hill Manager, area Staff and Ski Patrol 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.

Ski Area Responsibility Code:

1. NO PEDESTRIANS ON ANY TRAILS, including Beginner slope and Tubing runs.
2. Always ski/snowboard in control to avoid others.
3. People ahead of you on the slope have the right of way. It is your responsibility to avoid them.
4. If you stop during a run, move to the side of the trail and make sure you are visible from above.
5. When merging with another trail yield to other skiers and snowboarders.
6. Skiers and snowboarders must always use devices to prevent runaway equipment. Snowboards are never to be used as sleds. Snowboards must have metal edges.
7. Observe and obey all posted signs and warnings. Keep off closed trails and stay only within trail boundaries. **Skiing through the woods is prohibited.**
8. Jumping is permitted provided it conforms to rule 2 of Your Code. No inverted ariels. Anyone who jumps in such a manner as to cause damage to themselves, others, or equipment may have their lift tickets revoked. **Jumping over snowmaking pipes is prohibited.**
9. Prior to using any lift you must know the procedures for loading and unloading. If you have questions, ask a lift attendant.
10. Respect The Hideout Ski Hill's natural environment. Discard waste in appropriate receptacles.
11. The Hideout Ski Hill is a family orientated area. Appropriate language and behavior is expected.
12. OFFENDERS RISK THE LOSS OF THEIR SKIING/SNOWBOARDING/TUBING PRIVILEGES.

Snowmobile and ATV Regulations

The use of snowmobiles, ATV's, golf carts, or other off road recreational vehicles on Hideout roads and Hideout common properties are prohibited. All snowmobiles and ATV's must comply with all Commonwealth of Pennsylvania regulations.

III. Activities for All Weather

Tennis Rules and Regulations

1. Courts are available for play during posted hours.
2. Only Members in good standing may make tennis reservations. Members may reserve courts for Guests.
3. Each property Owner is entitled to one (1) session of reserved play, one clinic and one private lesson each day per lot owned. However, the Recreation Department shall use its discretion to either restrict this entitlement during periods of heavy demand or to make additional session reservations available to property Owners when time is available.
4. Reservations are available through the Recreation Office on the day of play or one (1) day in advance. Courts may be reserved in person or by phone during normal Recreation office hours.
5. Members reserving courts for play during peak playing hours are limited to using their own lot numbers and one session rule.
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. Failure to use reserved court time may also result in the full hourly rate being charged. 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. Street shoes, black-soled shoes, sandals, or bare feet are prohibited.
11. No food or alcoholic beverages of any kind are allowed within court areas. Non-alcoholic beverages in appropriate unbreakable containers are 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 is prohibited.
16. The Recreation Department Manager shall be the final authority on all tennis concerns.
17. Tennis courts are not to be used for any purpose other than tennis, except with prior approval of the Recreation Manager.
18. Only outdoor courts with lighting may be used after dark. Please contact the Recreation Department to make reservations and payment.

19. All fees must be paid prior to using the facility.
20. RSC Discount Tennis Pass may be purchased at the Recreation Department office for use during the winter season. The RSC pass is not transferable from the purchaser to any other individual. The current term for the RSC Tennis Pass is from November 1–April 30.
21. The tennis pro will determine level of play for purposes of clinic participation.
22. All clinic reservations can be made one (1) day in advance and must be prepaid prior to the start of the lesson (Cash or Advanced Payment Card).
23. 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.
24. 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.
25. Outdoor private lessons are reserved through the tennis pro during the summer.
26. All outdoor lesson fees are payable to the Tennis Pro. In the case of rain, indoor court fees will apply.
27. Members will be given priority for lessons. Guests will be permitted to take lessons only if space is available.
28. 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 by filling out a court contract form before the deadline at the Recreation office. (Amended February 18, 2006)

Tennis Contract Rules

1. Contracts are available during regular weekday business hours of the Recreation Office. Evening hours are available on Tuesday and Thursday nights, special requests must be requested in advance to coordinate staffing and other planned activities.
2. All contract requests must be submitted on the Request for RSC Contract Time Form. Multiple requests for the same day and time will be resolved by order of requests then by a random draw.
3. The “prime” contract time is 9 -11 a.m. and will be equally distributed to all groups, with each group having at least one day in this time slot if possible.
4. **All contracts must be paid in full no later than the first day of play.**
5. Players requiring a substitute are responsible for acquiring their own substitute. Any substitutes playing for someone with an RSC pass that does not have an RSC pass themselves, are required to pay for their time of play. RSC passes are particular to an individual and their usage may not be transferred to others.

6. Contract dates will not be extended unless the RSC facility is closed due to an emergency, which may include wintry weather conditions.
7. The contract season begins the week of November 1 and will continue through the end of April. All contracts are eight weeks in length.
8. Contract representatives must supply the Recreation office with lot and phone numbers for everyone listed on the contract.
9. To renew a current contract you must submit a new contract request form two (2) weeks prior to the end of your eight-week contract period.
10. Valid ID badges must be presented to Recreation staff on each day of play.

Clubhouse and Licensed Premises Rules

1. In order to maintain the quality experience that the Members expect at The Hideout Clubhouse, Members and Guests should wear appropriate attire when dining.
2. We request your total cooperation in order to assist us in maintaining our facilities for the exclusive use of our Members. A valid Amenity Membership badge is required at all licensed premises.
3. Club Member – Non-dependent children and Guests of Members shall be considered Associate Members of the Association for the sole purpose of using and enjoying our licensed premises. The licensed premises Associate Members shall have no vote or right to notice of any regular or special meeting of Members. A Club Membership/Social Membership card shall be obtained from the Registration department and shall expire one year from issuance date. A Club Membership/Social Membership is a privilege granted by The Hideout and is not a right. It is granted or denied at the discretion of The Hideout. A Club Membership/Social Membership shall be revocable at-will by any Bartender on a temporary basis and by Management on a permanent basis. (Amended December 22, 2014)
4. Our licensed premises will not sell or furnish alcoholic beverages to persons showing visible signs of intoxication.
5. Our licensed premises will not sell or furnish alcoholic beverages to persons under 21 years of age to purchase, possess, or consume any alcoholic beverages.
6. Our licensed premises will not permit minors at the bar unless accompanied by a parent, legal guardian, or under proper supervision of an adult over 25 years of age.