

Rules for JME

Based upon the Protective Covenants, By-Laws, and Board Resolutions

General rules

- 1) No animals, livestock or poultry of any kind shall be kept on the premises, except for a dog or cat, provided it is not kept, bred or maintained for commercial purposes.
- 2) All dogs must be confined to an owner's property and must be walked on a leash. It is the pet owner's responsibility to pick-up and removed any excrement from the said animal from Jonas Mountain Estates roadways, easements, shoulders, common property, and other member's property. Furthermore, any animal that barks, bays or makes any noise continuously for a period of (10) minutes or more to the disturbance of any person at any time of the day or night is prohibited, and the owner WILL be fined.
- 3) No overnight parking of any motor vehicle is allowed on any Jonas Mountain Estates roadway.
- 4) No personal property (basketball-basket support, lawn tractors, items for sale, etc.) may be left or used on any Jonas Mountain Estates roadway at any time.
- 5) All ATVS, Dirt Bikes, and Go-Carts are prohibited on Jonas Mountain Estates roadways, easements, shoulders or common property.
- 6) No unregistered vehicle and no vehicle which is inoperative for a period of 30 days shall be kept on the premises unless it is placed completely in an enclosed garage.
- 7) No single or doublewide mobile homes and no trailers or house trailers are permitted to be placed upon the premises or used for residential purposes.
- 8) No signs of any type are to be erected on a property.
- 9) No door to door solicitations of any kind by non-members is permitted within the development.
- 10) No lot in the development shall be used or maintained as a dumping ground for rubbish, trash or garbage.
- 11) No property may be used or occupied for any trade, manufacturing, business or professional purpose.
- 12) No hunting or spotting is permitted within the development.
- 13) No speeding or texting while driving is permitted within the development. The speed limit is 25 mph.

Building in Jonas Mountain Estates

- 1) A Jonas Mountain Estates permit and a Township permit are required for all construction on a property. The builder must submit a permit application to the Arch. Control Committee, along with a valid Township permit and detailed plans of the project. The fee for new homes and additions is \$1000 of which \$650 will be returned at the end of construction period provided the Arch. Control Committee is

presented with a current CO from the township, all unused construction material is removed from the property, and no damage was made to the roads by construction vehicles. There is no fee for detached garages or sheds. The Architecture Control committee will review all applications and render a decision in writing within 10 days. No construction is to begin unless an approval has been received from the Arch. Control Committee.

- 2) Only single family homes are allowed. The dwelling must have a total of 1250 Square feet of finished living space and 1600 square feet of living space in the case of a two story dwelling.
- 3) The total of outbuildings and detached garages on a member's property is restricted to less than 1/2 the square footage of one level of the largest living space within the residence. The garage or outbuilding is restricted to one story. Fences are restricted to less than four feet high in a property owner's front yard.
- 4) ALL construction must be completed within one year of approval, and all unused construction material must be removed.
- 5) All lots are subject to a 10ft. drainage and utility easement adjacent to all lot lines.
- 6) No individual water supply or sewage disposal system is permitted unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the local, state environmental and health authorities. The effluent from any sewage disposal system is not permitted to be discharged into any storm drain, open ditch, drainage ditch, drain, or stream, and must be disposed of in such a manner as approved by state and local environmental health authorities.
- 7) No outbuilding or temporary building shall be placed on the premises with the exception of an aluminum or wooden utility shed, without being permanently anchored to a concrete slab.
- 8) Any building constructed with cement blocks must be finished in such a manner that the exterior of the building does not reveal the facing of such cement block or concrete block.
- 9) All construction related vehicles in excess of ten (10) tons in gross weight or greater than two axles are prohibited from entering Jonas Mountain Estates development during freeze/thaw conditions. This prohibition begins December 1st and ends March 31st or longer if a sign to this effect is posted at the entrance. Violations of this policy will result in forfeiture of that property owner's security deposit.
- 10) Chain link fences and fences higher than 4 feet in front of homes are prohibited. There is no rule as to whether the fence must be aesthetically pleasing.

Also please be advised about Ordinance No. 08-05 from the township. It states that if you want to burn on your property, then you must first call the Carbon County Communication Center at 1 (570) 325-9111 and see if there is a burn ban. If there is no burn ban, you must report your name and the place where you will be burning. Burning is only allowed between the hours of 7 am and 7 pm, and a person must attend the fire at all times, with a hose to control the fire. No toxic waste or garbage can be burned.