



MCA
RULES AND REGULATIONS
APPROVED
BY THE
MEMBERSHIP

(ESTABLISHED: 8-30-97)

Updated 7/27/24

**AMENDED: 7-5-1998, 9-4-1999, 7-1-2012,
6-30-2013, 7-20-2014, 07-03-2016, 07-02-2017,
06/30/2018, 07/04/2021, 07/02/2023, and 7/27/24**

VEHICLE REGULATIONS
SECTION 100

- 101** All Motor Vehicle Laws of the Commonwealth of Pennsylvania are in effect within MCA Property.
- A. All posted and board approved road signs must be obeyed.
- 102** Maximum speed for all vehicles, including bicycles etc, within MCA Property is 10mph.
- 103** No vehicles are permitted in or on pavilion, miniature golf course, sidewalks, tennis courts, concrete pads, comfort stations or where posted.
- 104** Unlicensed persons under the age of sixteen (16) are prohibited from operating a golf cart and/or golf course maintenance vehicle within MCA property.
- A. A fee of \$100 shall be imposed per violation.
- 105** All recreation vehicles, including bicycles etc., must be identified with member's lot number.
- 106** A. Every golf cart **must** be insured, or be able to provide Financial Responsibility, as per PA Motor Vehicle Code. **(Please make sure that your insurance specifically covers your cart's use on MCA Property.)**
B. Current, yearly golf cart stickers will be issued by the office upon **proof of coverage**. Stickers must be displayed on every cart.
- 107** A. All people riding on golf carts must be properly seated.
B. A child may not steer or operate a golf cart from beside or on the lap of an adult.
- 108** Golf carts and/or golf course maintenance vehicles must be equipped with working headlights and taillights. Lot numbers must be displayed on the front and rear of a golf cart and/or golf course maintenance vehicles no less than three (3) inches high.
- 109** Electric golf carts and/or golf course maintenance vehicles will be required to pay a fee. Lot number, 3" high, must be displayed on the front and rear of golf cart.
- A. Must display yearly proof of payment sticker as well as yearly financial responsibility sticker. (See also 106B).
- 110** Bicycles, driven after sundown, must have a working headlight and reflectors; front, rear, and sides.
- 111** Any child, age twelve (12) and under must wear an approved bicycle helmet when riding a bicycle, as required by State Law.

- 208 No fires will be permitted on windy days or when “Dry Woods” conditions exist. Water source shall be kept handy near fire site.
- A. All fires must be extinguished or covered prior to retiring for the day or leaving the campsite.
- 209 All garbage must be kept in a tightly covered container, and properly disposed of when leaving the campground.
- A. No garbage may be left outside of the dumpsters - \$100 fee will be assessed, per offense.
- 210 No littering of any type is permitted.
- 211 It is unlawful for a person less than twenty-one (21) years of age to consume, or possess alcoholic beverages. For the first offense, there will be a thirty (30)-day, in-season, suspension. A second offense will result in one year suspension.
- 212 Possession, use and/or distribution of illegal drugs or substances, if said action results in prosecution by State or Federal Authorities, will result in immediate, indefinite suspension from the campground. Use of medically prescribed medications is exempt.
- 214 No burning of hazardous material including but not limited to: leaves, greenery, plastics, construction materials, or household trash.
- A. A fee of \$25 for the first incident shall be assessed; for a subsequent offense, they will double to \$50; for second subsequent offense, the fee will double to \$100, and so on.
- 215 No dumping of fire-pit ashes outside of the ‘clearly marked’ designated area.

UTILITIES
SECTION 300

- 301 Only persons approved by MCA management shall alter, modify or tap into MCA sewage systems.
- 302 It is the responsibility of the Association member to provide a closed, leak-free hook-up from the RV to the sewage tap with the appropriate schedule 40 sewer pipe and rings to prevent the escape of sewer gas. Flex lines are prohibited.
- A. Ten (10) day notice will be given to comply; a fee of \$25 will be assessed each week until the member’s RV comes into compliance.

- 315 MCA overhead electric wiring will not be repositioned or modified to accommodate any RVs relocated or entering the campground (Motion #08222020-005).
- 316 It is the leaseholder's responsibility to ensure adequate clearance of MCA's electric lines prior to placement of RV (Motion #08222020-006).

GENERAL
SECTION 400

- 401 Second refrigerators, (other than those in the RV's) and Beer Meisters shall be required to pay a fee. Refrigerators and Beer Meisters, for which a fee has been paid, are permitted only in sheds or on enclosed, lockable porches.
- 402 All air conditioners, unless covered, shall be required to pay a fee. Upon payment, a sticker will be issued and must be displayed on RV so that the sticker is visible from the road.
- 403 Each MCA lot shall not exceed two (2) air conditioning units (assessment cost per unit). Air conditioning is limited to the RV and fully enclosed porch only.
- A. Violation of rule #403 will result in a \$150 fee for the first violation. Lot will be re-inspected after 15 days from the date of notification to determine compliance. Failure to comply on or before 30 days from the original date of notification will result in an additional \$300 fee. Any subsequent violations will result in disciplinary action by the Mediation Council/Board of Directors.
- 404 Washers, dryers, dishwashers and garbage disposals, are not permitted on a member's lot. Sinks, showers and commodes are permitted only in an RV.
- 405 It shall be the responsibility of each member to maintain his campsite. Beginning on May 1st, a ten (10) day written notice shall be mailed out. After that time, a fifty (\$50.00) dollar fee, plus time and labor cost, as established by MCA Management will be assessed to the lot owner for each grass cutting done by MCA.
- A. The same shall apply to the removal of leaves and/or debris removed by MCA.
- 406 Only one (1) RV and one (1) tent shall be permitted on any campsite. No buses and/or homemade campers will be permitted.
- 407 The subletting of a campsite is not permitted, and violation of this rule will result in a fee of \$500 for the first offense and the termination of the member's lease for a subsequent offense.

- 417 The hearing board, at its discretion, may grant reasonable extensions of the timeframe when warranted.

ARCHITECTURAL
SECTION 500

- 501 Construction, excavation, alterations, or modifications must not begin without first obtaining an MCA Building Permit. MCA Architectural Committee will notify the lot/leaseholder if the permit also needs to be submitted to Brady Township.
- 502 A five hundred (\$500) dollar annual assessment will be levied on anyone building without a permit, or revising the issued permit in any way which has not been approved by the Architectural Committee or the Board of Directors. After each 30 days, a fee of \$100 monthly will be enforced until compliance is met.
- A. Where a building permit is required by Brady Township, the Member must obtain and pay for the permit, and the failure to do so will result in the Member being liable for all costs including attorneys' fees incurred by MCA
- 503 Application for a Building Permit may be obtained at the office during normal business hours. Sketch shall include overall dimensions, materials to be used and the location on the lot. If a member's request is in conformance with existing rules and regulations, a one (1) year permit shall be issued, within fourteen (14) days of application. Issuance and acceptance of Building Permit shall grant permission for Architectural Committee and board of Directors to enter onto member's lot and inspect construction while in progress, and when completed. If permits are also required from Brady Township, members must drop/pick up the permit and no work shall begin without an approved Brady Township permit.
- 504 The permit shall be visible from the road while work is in progress. When work is Completed, or permit has expired, member must return permit to the office within 7 days. The Architectural Committee shall inspect the project. If additional time is required for the completion, members shall apply for another permit. A copy of the permit and sketch shall be placed in a permanent file in the office. The final inspection must be signed by the Architectural Committee, and Brady Township where required.
- 505 Sheds shall be limited to one hundred (100) square feet in area and ten (10) feet from the interior top of floor to exterior peak of roof in height. No cellars or basements are permitted. Masonry products shall be used only in pads. One shed per lot. Non-compliance will result in the Member being required to remove any shed not meeting these requirements.
- 506 Concrete or cement footers shall not be installed for porches, shed, or deck.

- 517 Wheels, tires, and tongues shall not be removed from an RV. Exterior of the RV shall remain as manufactured.
- 518 The Hearing Board, at its discretion, may grant reasonable extensions of the timeframe when warranted.

RECREATIONAL, SOCIAL & SPORTS FACILITIES
SECTION 600

- 601 The pavilions are available for use by any campground member in good standing on a first come, first-serve basis after coordinating with the Committee activities schedule. A signup sheet is available at the office and shall be used to reserve the Lakeside Pavilions, Main Pavilion, and Dining Room.
- A. Subject to availability, the Adult Lounge is available at no charge on a first come, first served basis through the office.
- 602 Additions and/or modifications to the Social and/or Sports facilities shall be approved by the Board of Directors.
- 603 Campfires or cooking fires shall not be permitted on common or public areas of the campground, except at the pavilion areas where facilities are provided and when registered at the office. Only Committee's shall sponsor the Community Campfire and must abide by BOD approved policy.
- 604 Policies for the use of common facilities will be board approved and shall be posted at each facility and obeyed. Members are liable for damage to common facilities.
- 605 Fishing is not permitted in the swimming area of the lake, from either lakeside, the island or from a boat.
- 606 The softball field in "E" Section is for the enjoyment of all members. The Social Committee shall have priority over the ball field when scheduling events or sports activities. **HARDBALL IS NOT PERMITTED.**
- 607 Horseshoe courts, bocce courts, volleyball courts, and the shuffleboard courts on common property are for the enjoyment of all of the members.
- 608 No activity shall be permitted on the lake, a portion of MCA property, when weather conditions such that freezing temperatures exist or when icy conditions exist. This prohibition is intended to include but is not limited to ice skating, ice fishing and activity on the lake in the winter months.
- 609 Children under twelve (12) must be accompanied by their parent(s) or responsible guardian when attending dances.

- A. *RV Trailer Releases* are required for any trailer being moved from one lot to another.
- 803** Members shall obey the instructions of the Security, Fire, and Medical personnel. Members and guests not involved shall remain clear of the scene of the emergency and keep Channel 1 of the CB radio open.
- 804** Gate cards, which shall be issued only to immediate family members, are and shall remain the property of MCA Camplands Association. Please reference the Office Policy regarding the cost of gate cards.
- 805** Before permitting entry of guests, guards shall check the vehicle registration, issue a car pass and retain the visitor's pass. This car pass shall be displayed on the inside of the windshield on the left side at all times.
- 806** Members are responsible for the conduct of guests and are liable for damages committed by guests, including vendors and contractors to whom entry was provided, either directly or indirectly with a pass or a gate card.
- 807** Any altercations, disturbances, vandalism, theft, harassment or fighting shall be prohibited on MCA Property.
- 807A** - Verbal or physical abuse of MCA Staff or their agents shall be subject to penalties prescribed herein.
- 808** Any violations of the *Rules and Regulations* or *By-Laws* shall be handled in accordance with *Procedures for Hearings on Violations of Rules and Regulations or By-Laws*, attached hereto.

BASKETBALL & TENNIS COURT RULES
SECTION 900

- 901** Bicycles, tricycles, roller skates, roller blades, scooters, skateboards or other riding toys or vehicles are NOT permitted on basketball or tennis courts.
- 902** Use of basketball or tennis court is restricted to one (1) hour if others are waiting to use the court(s).
- 903** Tennis shoe hockey, with a ball, is permitted on the basketball and tennis court.

SWIMMING POOL & LAKE SWIMMING
SECTION 1000

- 1001** Instructions of MCA Pool/Lake Security staff shall be observed.
- 1002** Diving into pool is NOT permitted.
- 1003** Swimming shall only be permitted at MCA pool during posted MCA pool hours.
A. The MCA Lake swimming area is “swim at own risk” daily from 8am – 8pm.
- 1004** Horseplay or playing ball in the swimming area of the lake and/or pool is NOT Permitted when crowded conditions exist.
- 1005** Oversize rafts are NOT permitted inside of lake swimming area and/or swimming pool when it is determined crowded conditions exist by MCA Pool/Lake Security staff.

Procedures for hearings on violations of Rules and Regulations or By-Laws
SECTION 1100

- 1100** A Complaint for the violation of the *MCA Rules and Regulations* or *By-Laws* may be filed by any of the following:
- a. A member in good standing with MCA.
 - b. The Board of Directors.
 - c. The MCA Security Manager.
 - d. MCA Security personnel.
- 1101** The Complaint filed shall be substantially in the form attached hereto.

1107 Upon receipt of the Accused's response indicating a preference in hearing type or upon expiration of the time period for response, the Secretary of the Board of Directors shall provide to the Accused and the Complainant a Hearing Notice, in the form substantially attached hereto, a minimum of fifteen (15) days' in advance of the hearing. The Hearing Notice shall be provided to both the Accused and the Complainant in the same manner as the Notice of Complaint is provided to the Accused as outlined in Rule 1105.

- 1108** For purposes of clarity, in the event that the Accused does not wish to appear before the Hearing Board, no Hearing Notice will be provided to the Accused. In this event, Hearing Notice shall only be sent to the Complainant following the procedures outlined in Rule 1107.
- 1109** It shall be the obligation of the Accused and the Complainant to provide notice of the hearing to any witnesses that wish to appear.
- 1110** The Hearing Board, after having established a quorum, shall conduct all hearings, using the procedures established herein.
- 1111** The Hearing Board, at its discretion, shall select either the attorney for the Association or one member of the Hearing Board to act as Chairman. The Chairman shall preside over the hearing and rule on the evidence or objections presented.
- 1112** The Complainant and the Respondent shall have the right to be present at the hearing, to testify, to present witnesses, to cross-examine those individuals appearing and to be represented by an attorney if so desired. The MCA Security Manager shall have the ability to appear on behalf of any MCA Security Personnel identified as Complainant in the event of the MCA Security Personnel's unavailability.
- 1113** The hearing shall be open to all Members of the Association, unless otherwise requested to be closed by the Accused or Complainant. The Accused, the Complainant and relevant witnesses shall be permitted in the closed hearing.
- 1114** Any member of the Hearing Board or the Association Attorney may question or seek additional information from the Accused, Complainant or any witness.
- 1115** The testimony and evidence at the time of hearing shall be confined to the alleged violation set forth in the Complaint. Technical Court rules of Evidence shall not apply, however, testimony and evidence shall be relevant to the matters alleged in the Complaint.
- 1116** The order of the hearing shall be as follows, for clarity, the matters contained within A & B may be presented in any order determined by Complainant or Accused with the only requirement being the Complainant's presentation concludes before the Accused commences:
- A. Complainant's testimony, witnesses and evidence
 - B. Accused's testimony, witnesses and evidence
 - C. Complainant's rebuttal
 - D. Accused's rebuttal

1119 A.

[Date]

[Name]
[Address]
[Address]
[Lot #]
Complainant

[Name]
[Address]
[Address]
[Lot #]
Accused

NOTICE OF HEARING BOARD DETERMINATION

Dear _____:

As you are aware, a hearing was held on [date] regarding the Complaint filed by the Complainant against the Accused. The determination of the Hearing Board is:

- No violation has occurred.
- Violation has occurred. The penalty imposed for the violation shall be:

If you have any questions, please call the office during regular business hours.

Sincerely,

Secretary of the Board of Directors
of Moraine Camplands Association, Inc.

RVIA STANDARDS – reference Rule 408

The current ANSI A119.5 PMRV definition reads as follows:

Park Model Recreational Vehicle. (Also known as a Recreational Park Trailer). A single living unit that is primarily designed and completed on a single chassis, mounted on wheels, to provide temporary living quarters for recreational, camping, or seasonal use, is certified by the manufacturer as complying with all applicable requirements of ANSI A119.5 and:

(a) Has a gross trailer area not exceeding 400 square feet (37.15 square meters) in the setup mode or,
(b) If having a gross trailer area not exceeding 320 square feet (29.72 square meters) in the setup mode, has a width greater than 8.5 ft. (2.59 meters) in the transport mode.

Therefore, all units with the RVIA PMRV seal (see 1st attached) must be no more than 400 square feet in the set up mode.

Any habitable room or enclosed floor space (such as a loft) arranged for living, eating, cooking, or sleeping purposes, but not including bathrooms, closets and hallways must be included in the 400 SF calculation. But only that area of the room or enclosed space that has a ceiling height of 5 feet or more needs to be counted.

Pennsylvania has a height limit of 13'-6" for vehicles on state roads (see 2nd attachment).

Regarding HUD units (manufactured homes) vs. PMRV. HUD only has jurisdiction on units over 400 SF. HUD units have a label affixed to them indicating they are built to HUD regulations. PMRV have the RVIA seal affixed to them indicating they are built to the ANSI A119.5 Standard. So RVIA PMRV manufacturers built to a maximum of 400 SF so that they do not fall subject to the Federal HUD regulations for manufactured housing.

For more on this issue please refer to the following:

<https://www.rvia.org/news-insights/three-things-you-need-know-about-new-hud-rule>