

Rules and Regulations

2001

Hill & Dale Property Owners

Putnam County, New York

The Board of Directors of the Hill & Dale Property Owners, Inc. hereby declares that the following conditions and regulations shall run with each of the lots, property owners and residents, as shown on the subdivision plan of Hill and Dale Country Club, and shall be binding upon the property owners.

The purpose of the conditions and regulations is to preserve the present natural beauty and native surroundings of Hill and Dale Country Club, and to protect the property owners.

Regulations for Residents of Hill & Dale Country Club

We are members of a small charming community in which we should all take pride. If we all follow these regulations and observe and respect the rights and privileges of our neighbors, we can only enhance the safety, beauty and desirability of our neighborhood.

- 1 - All members, tenants and guests must observe all Town ordinances and laws that presently exist and which may be enacted in the future.
- 2 - a) The speed limit on all Hill & Dale roads is 15 miles per hour. For the safety of our children, pedestrians and other drivers, this speed **MUST NOT BE EXCEEDED.**
b) Driving by unlicensed drivers and minors on the roads of Hill & Dale is prohibited.
- 3 - Vehicles must not be parked in any position that would obstruct roadways or access to driveways.
- 4 - No animals shall be maintained on any lot, of such kind, in such numbers or in such a manner as to be unreasonably offensive. All animals are to be confined to their owner's property, and not be allowed to roam throughout the neighborhood.
- 5 - a) No garbage, junk, rubbish, trash or other debris shall be allowed to remain on the property unless suitably enclosed in trash containers which are screened from view by other property owners. All trash and rubbish shall be removed from all lots as soon as practicable and shall not be allowed to accumulate.
b) Garbage cans should not be left out by the road, but put out for pickup and then put out of sight.

- 6 -
 - a) Leaves, brush, branches or debris must never be dumped on neighboring or vacant properties. In addition to being unsightly, it presents a fire hazard and worsens our insect problem.
 - b) Leaves, brush or trash may be burned only after obtaining a permit from the Town.
- 7 - Unregistered or inoperable motor vehicles, trailers or other equipment must be stored indoors or out of sight of the road and neighboring properties, and must comply with town ordinances.
- 8 - No signs, commercial advertising or visible use of property for commercial purposes is permitted.
- 9 - Firearms and air guns may not be discharged within the confines of the Hill and Dale Country Club.
- 10 - No house trailer and no building, structure or trailer capable of transitory use or of temporary design, or any non-permanent outbuilding shall ever be placed, erected or allowed to remain on any lot for dwelling purposes.
- 11 - All new construction must conform to the zoning ordinances and building regulations of the Town of Kent and/or Carmel, and should conform to the general character of Hill and Dale Country Club.
- 12 - The right to privacy, as well as all other rights and privileges of all our neighbors shall be respected at all times. Excessively loud noise, smoke and offensive odors infringe on the rights of others and are prohibited.

- 13 - Any tank used in connection with any dwelling house or other structure on any lot including tanks used for the storage of gas, fuel oil, gasoline, oil or water shall be buried or suitably screened.
- 14 - No structure, planting or fence shall be placed so as to create a hazardous road condition by limiting line of sight.
- 15 - No improved parcel, which has, at anytime been covered by a single deed, shall be subdivided.

Rules Governing the Use of Hill & Dale Property

Our recreational facilities are outstanding, with Palmer Lake and Beach as the centerpiece. They can be enjoyed to the utmost, safely, if we all observe these few simple rules:

Beach

- A - All persons using the bathing facilities must comply with all ordinances and regulations of the Towns of Kent and Carmel, Putnam County and State of New York.
- B - The Lifeguard will be on duty for posted times. Swimming will only be permitted during those times.
- C - The Lifeguard has absolute authority. Lifeguards directions must be followed promptly, failure to do so may result in suspension of beach privileges.
- D - Children under 12 must be accompanied by an adult.
- E - All vehicles are to be parked in the designated parking area. No vehicles will be permitted beyond the chain gate at the beach. Parking is not permitted after curfew (10 p.m.) .

- F- Open fires, bottles, cans, littering, ball playing or rough dangerous behavior will not be permitted in the beach area. **NO GLASS ALLOWED ON BEACH.**
- G - There is a 10 o'clock curfew in the entire recreation area, which includes the beach, ballfield and tennis area.
- H - No dogs, cats or other domestic animals will be allowed in the beach area.

Lake

- A - No motorized boats or vehicles of any kind are allowed on the lake.
- B - Only competent swimmers will be permitted in boats on the lake. Life jackets or other floatation devices must be provided for all occupants of the boat.
- C - The Dam is off limits. No one will be permitted to swim or play in the area of the Dam.
- D - No one will be allowed to use the Lifeguard Boat except in an emergency.
- E - No fishing from the Willow Trail bridge.

Tennis Court

- A - Tennis playing supercedes non-tennis playing activities on the court and occupants will kindly leave promptly when tennis players arrive.

Tennis Cont'd . .

- B - If other members are waiting to play when you are engaged in a match, you must limit your time to one hour, beginning when notified by new arrivals;(or try doubles ?).
- C - Sitting, hanging or pulling on the net is not permitted.
- D - If you take the net down, you must put it back up when you leave, as well as leaving the court clean of any items you have brought in.
- E - No glass containers are allowed on the tennis court.

