



946 Owassa Road
Newton, NJ 07860
Phone: (973) 383-5008

Mountain Shadows Lake Association, Inc.

FINE SCHEDULE

The authority to impose fines for violations are granted by Article XIII-Regulations, Paragraph 13.1 of the Mountain Shadows Lake Association by-laws.

By-laws, and rules and regulations of the Mountain Shadows Lake Association (MSLA) apply to site owners and their guests. Site owners are responsible any violation of rules committed by their guests. This policy does not apply to any violations of local, state or federal laws. However, the MSLA Board of Trustees and all members have the right to report any incident and have said incident handled by the appropriate local, state or federal agencies.

PROPERTY VIOLATIONS

Construction (see By-laws Article XIV) Non-conforming structures that do not meet with Township and MSLA approval	\$50.00 Per week until rectified; in addition to any fines imposed by Stillwater Township
Campfires/Other "Forbidden" Fires Includes fires prohibited by the State of New Jersey or during periods when MSLA's water is shut off, or on common grounds	\$75.00 Per occurrence
Encroachment on Neighboring Property or Common Grounds Includes personal property, structures, vehicles, trash	\$50.00 Per week until encroachment ceases
Unauthorized Appliances Includes second large/small refrigerator or freezer, second air conditioners, washing machines, dryers	\$100.00 Per week until unauthorized appliances are removed



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Unkempt or Overgrown Property**\$350.00**

Site owners will be notified in writing of the required maintenance and given **30** days to remedy; failure to comply requiring MSLA maintenance staff to clean the property will result in fine

Each occurrence

PERSONAL CONDUCT

Misuse of Alcohol**\$100.00**

Includes any misuse of alcohol on site or common areas, by any site owner or their guest

Each occurrence

Violation of Pool Rules**\$50.00**

Non-compliance of pool rules by any site owner or their guest

Each occurrence
and removal from the area

TRAFFIC

Speeding**\$50.00**

No excess speed over 5 MPH

Each occurrence

Violation if one-way travel**\$50.00**

No driving wrong way on posted one-way lanes

Parking in Restricted Areas**\$50.00**

Includes blocking the road, parking in non-owned sites without permission, undesignated areas and exceeding two vehicles per site

Each occurrence

MISCHIEF AND DESTRUCTION OF PROPERTY

Walls, Fixtures, Appliances & Furniture**\$250.00**



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Applies to damage made by site owner or their guest to any pavilion area's walls, fixtures, appliances & furniture

Each occurrence
and the cost of repairs

Sporting and Recreation Equipment

\$50.00

Applies to damage made by site owner or their guest recreational equipment or areas including pool, basketball court, and volleyball court

Each occurrence
and the cost of repairs

MISUSE OF UTILITIES AND AMENITIES

Garbage Disposal

\$50.00-250.00

Includes improper disposal of garbage on campground and litter on own site

Each occurrence

Garbage Disposal Dumpster Area

\$250.00

Improper disposal in designated dumpster area (signs are posted)

Each occurrence

Electrical Boxes

\$100.00

Includes modification of any electrical box

Each occurrence
and the cost of restoration or replacement
of electrical box

Septic Tanks	\$250.00
Includes disposal of sanitary towels, feminine products, diapers and other items other than toilet paper	Each occurrence and the cost of restoration or replacement of pipes and septic tank repairs



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OTHER VIOLATIONS OF BY-LAWS OR RULES & REGULATIONS

Current Rules and Regulations

\$50.00

Violations of any MSLA Rules & Regulations not listed above; based on the severity of the violation MSLA reserves the right to remove site owners from the campground

Each occurrence

Lighting

\$50.00

Site owners will be given two-week notice to remedy any of the following lighting violations:

Per week
until violation is remedied, starting after
written notification

- String/hanging lights in excess of four sets consisting of seven lights
- Low voltage lawn lights
- Flood lighting in excess of 75 watts

FAILURE TO PAY IMPOSED FINES

Fines shall be paid no later than 30 days after written notification by the MSLA Board of Trustees. Unpaid fines shall incur interest charges at 1.5 percent per month and water will be shut off until paid in full.

Violations/complaints must be made in writing and if possible, provide supporting evidence (ex. photos) and signed or sent via email to mslacamp@gmail.com. MSLA Board of Trustees will review complaint and impose applicable fines. Reporting site owner will remain anonymous.

PRIVATE SITE SALES

PRIVATE SALES: \$250 Fine, MSLA has the right of first refusal. All site sales MUST go through the MSLA Board for verification of payments and standing, receipt of new lease documents, and proper filing with the township.