

	Forest Lake Rules and Regulations - Updated 04/14/2024)
	Administrative Rules
1	Administrative fee will be \$100 for the replacement of lost stock certificates or a proprietary lease or any other changes of ownership to a member of the immediate family.
2	Any cooperator or their guest who causes the co-op to receive a summons will be responsible for paying that fine. The cooperator shall be responsible for paying the fine.
3	Attorney letters will be sent to those cooperators who have not been paying their regular payments for maintenance. The letter will state that their lease will be terminated and foreclosure will take place on a specific date. A 30 day notice to cure will be sent to the SH. In the event of no response, a termination of lease will commence.
4	Rentals are allowed 2x in a 5-year period. –SH must own unit at least 2 years before renting. –The first occasion of renting a unit is the first year of the 5-year cycle and the initial 2-year waiting period does not count toward the 5-year cycle.
5	A rental application must be completed. Renter must sign-off on house rules, which will be provided with the rental application.-Sublet must be interviewed by a neighbor and approved by the board. -After approval, the \$500 application fee must be submitted.

5a	The account of any shareholder who wishes to rent their unit must be in good standing. Good standing means that the maintenance is paid and up-to-date and there are no outstanding balances due FLCC.
5b	All maintenance payments and flip tax amounts must be paid for by bank check or money order at closing.
6	An executive committee may be appointed, consisting of at least the president, vp, and treasurer in order to operate the business of the co-op.
7	Shareholders are fully responsible for the turning on/off of their hot water heaters.
8	The sales transfer fee is a minimum of \$1000 or 2.5% of the sales price whichever is higher, rental fee is \$500, and name change is \$100.
	Construction Rules/Regulations
1	Any cooperator who does construction of any extension, square, patio, deck, etc. without prior written approval from the Board may be charged up to 3x the annual charge for the 'addition'. Non payment of charge will result in legal action, as may be appropriate.
2	All persons who are contracted to do work must provide evidence of insurance prior to beginning work.

3	All shareholders who wish to extend will receive a letter from the Board indicating that FLCC has approved the application. This letter must be presented when applying for a Town permit, advising the Town that FLCC gives permission to build subject to Shareholder receiving a permit.
4	Any damages to the property by contractors are the responsibility of the cooperator who hired the contractor. All damages must be corrected at the shareholder's expense.
5	The co-op will not allow any contractor to work for anyone on our premises if he has not complied with the coop rules on any previous work done.
6	Second floors are not permitted on any unit.
7	Limitations on the height of a crawl space for new construction is 4'.
8	Limitations on roof pitch is 12/6 which is 4' measured in the middle with a 12/4 minimum.
9	Total height of any unit is 16' off the ground from the front of the unit unless approved by the Extension Committee and the Board of Directors.
10	The basement and attic areas are not to be made into liveable space.

11	A deposit of \$500 must be received at the time of approval by Forest Lake for any proposed construction. The deposit will be returned after the extension committee approves that the construction was done according to Forest Lake requirements.
12	All construction by an outside contractor, done in season (Memorial Day through Labor Day), is restricted to Monday through Friday. Work is permitted between the hours of 9-4. SH may do their own construction M-F between the hours of 9-4 and on weekends between the hours of 10-4.
13	No single unit can have circuit breakers adding up to more than 35 amps (those using Forest Lake electric). Anything in excess of 35 amps will be pulled at the owner's expense.
14	Installation of all a/c units must have written board approval.
15	For the first occurrence of an unauthorized a/c unit, an Administrative Charge of \$500 will be incurred by the Shareholder and the immediate removal of the unit. For the second violation, notice to cure will be sent to the Shareholder. In the event of no response, a termination of lease will commence.
	General Rules/Regulations
1	Individuals are permitted to have vegetable gardens within the same perimeter as flower gardens and adjacent only to their individual unit; no more than 4' from the unit.

2	The main water system will be turned on by May 1st (weather permitting). Anyone coming to their individual unit can have their water turned on by contacting maintenance two (2) weeks prior to their arrival.
3	No furniture, mattresses, construction materials, etc., should be put out with regular garbage. A request to Maintenance Staff should be made for proper removal and a fee negotiated with them for removal. Any construction materials should be removed by the contractor &/or the SH at their expense.
4	Start time for ball playing at the handball, pickle ball, basketball and volleyball courts is 9 am.
5	The Board permits the use of 100 sq. ft. or less canopies/or awnings. (No logos/advertisements).
6	Dogs allowed at dog beach only.
7	Shareholders are limited to two dogs per Bungalow for any extended period of time. Dogs must be leashed on property and owners are responsible for picking up after their pets. A \$50 fee will be assessed to your account for failing to clean up and/or dispose of waste properly.
8	Erection of tents on the property requires Board approval.
9	All bicycles must be removed from the bicycle rack by season's closing.
10	Trees will not be removed for aesthetic purposes. Any shareholder who wants to plant a tree must ask for permission from the Board.

11	All donations to the cooperative must be approved by the board.
	Maintenance Rules/Regulations
1	The responsibility and care of the hot water heaters shall be with the shareholders.
2	Cooperators will be responsible for the maintenance and upkeep of their units.
3	Warning Letters will be sent to shareholders that do not maintain the exterior of their units and the outside area. A follow-up letter will include a charge to the cooperator for repairs done on unmaintained property. Charge to be determined by the Board of Directors.
4	Shed dimensions must not exceed 8x8x10 and have prior written board approval.
	Sales Rules/Regulations
1	For Sale signs on the property or in the windows of any unit is not permitted. Open House signs are permissible during the showing times.
	Waterfront Rules/Regulations
1	Swim at your own risk at all times.

2	Children who intend to swim outside the wading area may be required to pass a swimming test administered by the lifeguard.
3	Boats must be bailed out by owners.
4	No glass bottles on the docks or in the water.
5	Smoking and vaping is prohibited at the lake.
6	Lakefront boat storage is offered for shareholders who wish to participate for a fee of \$50 per kayak slot/ boat anchor per season. One additional kayak may be kept in a kayak slot for an additional fee of \$30 per season.
7	Boats and kayaks must be removed from the lakefront at the end of each season. Winter storage is offered for shareholders who participate in the summer lakefront storage. Shareholders must contact the board and maintenance staff if they wish to have their boats removed and stored over the winter
8	Fishing is prohibited from the swim dock at all times.
9	Guests must be accompanied by shareholders while at the waterfront. All guests must follow the waterfront rules.
	Golf Cart Rules/ Regulations
1	Only electric golf carts are permitted.
2	The cooperative permits one golf cart per bungalow.
3	Only licensed drivers may operate golf carts. When not in use, lock your golf cart keys in a safe location so you are aware every time the cart is operated.

4	Offroad vehicles of any kind (ATVs, dirt bikes, etc.) are prohibited anywhere in the community.
5	Golf carts are subject to the same “rules of the road” commonly applied to licensed motor vehicles. This includes obeying all traffic signs such as yield and stop signs.
6	Pedestrians and bicycles shall, at all times, be given due consideration and reasonable right of way.
7	Golf carts should always drive to the far right side of the road, allowing licensed motor vehicles the ability to pass safely on the left.
8	At a minimum, all golf carts should be equipped with efficient brakes, safe tires, and all lights, mirrors, signals and other safety equipment which may be required by NY state law. Electric turn signals are highly encouraged. If not equipped, the use of standard hand signals is mandatory.
9	Golf carts driven in the evening hours or during times of low visibility must be equipped with both headlights and taillights.
10	Golf carts are not permitted to drive or park on any common green spaces or behind/between bungalows. They must park in designated areas only.
11	Nothing shall be pulled behind a golf cart for any reason.
12	Golf cart owners and/or operators will be held personally liable for injuries and damage caused to the cooperative’s property or private residential property.



