



Fall Mountain Lake Property Owners Association Inc.

Plymouth, Connecticut

By-Laws Book & Ordinance Changes:

By-Laws Book changes voted on in November 2013 also included removing and listing items as ordinances, separate from the By-Laws Book. Ordinances are regulations that can be easily changed as needed. The By-Laws Book and the initial Ordinances were mailed to all FMLPOA members in October 2014. **These are the revisions to the Ordinances. It is the responsibility of property owners to share this information with renters of your property.** These ordinances and future changes will be posted on the community boards at both beaches and at the community center. We will also publish any Ordinance changes in future newsletters.

Revisions Approved by the Board on 2/11/2025 Effective 2/23/2025.

Ordinances

General Penalties: Continuing Violations

1. Any property owner(s) may be fined up to \$25 for any of the following offenses:
2. The enforcement officer determines that existing conditions pose a threat to the health and safety of the persons in the Fall Mountain Lake Property Owners Association. If the property or dwelling is not being maintained and contributes to structural decay as evidenced by the existence of the following conditions:
 - a. Maintaining unregistered motor vehicles on their private and/or Association property, except for temporary repairs, not involving immobility in excess of 1 week.
 - b. When a vehicle requires work over an extended period of time, the property owner must obtain permission from the Enforcement Committee.
 - c. Storage of trash in or outside any dwelling in such manner as to permit the spread of fire or encouragement of vermin.
 - d. Collapsing or missing walls, roof or floor.
Exterior walls which contain holes, breaks, loose or rotting materials or which are not properly surface coated to prevent deterioration.
 - e. Chimneys and similar appurtenances which are in a state of disrepair.
 - f. A foundation that is structurally faulty.
 - g. Missing or boarded windows or doors.
 - h. Overhang extensions, including but not limited to canopies, marquees, signs, awnings, stairways, fire escapes, standpipes and exhaust ducts which contain rust or other decay.
 - i. Overgrown grass or weeds at least six (6) inches in height for any property with a structure.
 - j. Graffiti.
 - k. If property or dwelling is a fire hazard as determined by the fire marshal or as documented in fire department records.
 - l. The covering of a damaged roof or any other structure with a tarp or any other covering shall not exceed six (6) months in a twelve (12) month period.
 - m. No leaves, grass clippings or compost material next to lake edge.
3. Parents or guardians of minor children shall be held responsible and be fined for any violation of these provisions committed by their minor children and/or guests. This includes any damage to any Association property.
4. The Association member may appeal any fine at the specially scheduled meeting of the judiciary committee. All fines shall be paid within 30 days after the appeal.
5. Any Association member who fails to pay a fine within 30 days after a decision is issued by the judiciary committee shall be subject to court action to recover the principle amount of the fine, together with the court cost and attorney's fees. The Association shall place a judgment lien upon the real property of the members so fined.
6. Every day a violation continues shall be regarded as a new and separate offense. An Association member shall be subject up to a \$25.00 fine for each and every day that an offense continues.
7. Above-water pumps must be installed to building/electrical code and not connected to wells or directly to homes. Submerged pumps are not allowed in the lake.
8. No feeding waterfowl (ducks or geese) on land or in lake. The State of CT prohibits the feeding of waterfowl due to E. coli closing of beaches and personal property contamination.
9. New fence plans must be submitted to the Town of Plymouth for permit and approval. Last 15 feet of fences installed toward the lake must be see through and 4 feet or under in order to not impede neighbors' view of the lake. A fence installed across the water edge must also be see through and 4 feet or under in order to not impede neighbors' view of the lake. Replacement of existing fences must meet guideline of Ordinance.

Association Powers

To make reasonable regulations and to enforce said regulations as to the use of the bathing beaches and all other real and personal property owned by the Association. The following are for the enhancement and protection of the members:

1. No poultry or livestock of any kind (chickens, ducks, geese or the such) will be allowed unless 4-H approved and is brought before the governing board.
2. No signs may be erected in advertisement of business other than for sale signs of homes and land.
3. FMLPOA property is private property and for use by association members only.
 - a. No open fires on ice or Association property without prior permission from the governing board.
 - b. No pets allowed on beach, bathing area or other Association property as designated by governing board.
 - c. No fishing allowed in swimming areas while swimmers are present.
 - d. No unauthorized vehicles on any association property.
 - e. No admittance to beach areas without an ID Bracelet.
 - f. No watercraft without Permit Sticker.
 - g. No alcoholic beverages on any association property.
 - h. No glass containers on association property.
4. No equipment that belongs to the Association shall be removed from Association property without the board's permission.
5. All by-laws set forth by the Association will be enforced by the proper authority of the Association or the Town of Plymouth or through a fine system, whichever applies.

Ordinances covering Docks, Walls, Steps, Drainage and Watercraft

All residents must first acquire a permit from the Town of Plymouth for the construction of docks, shoreline walls and any repairs, prior to doing the work.

Once the Town of Plymouth Inland Wetlands & Conservation Commission approves the permit you will need to present a copy of all documentation used to acquire the permit, as well as the copy of the approved permit to the Association Board for final approval.

Once approved by the Board then construction can begin.

***IN ORDER TO COMPLETE CONSTRUCTION, PLANS NEED TO BE PRESENTED BY THE SEPTEMBER BOARD MEETING.**

Docks

1. The area of the dock shall not exceed 150 square feet in area, (length x width).
2. The Dock shall not be closer than 12 feet to property boundary. Measured in line with boundary out into the water. The 12 foot boundary ensures that the dock is not encroaching on the neighbor's space. All exceptions must be approved by the Lake Management Committee and approved by the Board.
3. The dock shall not extend greater than 15 feet into the lake. Measured from seawall or water's edge.

Walls

1. Walls must follow the topography of the property.

Steps

1. Steps cannot be any further out than the edge of the wall or shoreline (flush with wall or shoreline).

Drainage

1. Permission from the Lake Management Committee is needed for any drains into the lake.
2. Storm drains on Fall Mountain Lake drain directly into the lake. Any drainage from property/homes going to storm drains (i.e., draining from roof to storm drain to lake) must be discussed with Lake Management Committee.

Watercraft

1. No snowmobiles, motorized vehicles or motors of any kind are to be on the lake or Association property except snow blowers for the purpose of clearing the snow for recreation.
2. All watercraft & fishing equipment used at other lakes or waterways should be cleaned & rinsed away from the lake, so that other invasive plants or seeds are not transferred and spread to our lake.