

 Fall Mountain Lake Property Owners Association Inc.

**Plymouth, Connecticut
Ordinances and Regulations**

Revisions Approved by the Board on **8/15/2026** Effective **8/25/2026**

Adopted from the November 2013 By-Laws revision expanding some regulations into standalone Ordinances, distributed to members in October 2014. Owners are responsible for providing copies to renters, guests, and occupants. Ordinances are posted at both beaches, the Community Center, and via Association communications.

All Ordinances 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.

General Penalties, Continuing Violations & Appeals

Fines for Ordinance violations are assessed per the schedule below unless otherwise specified.

<u>Offense</u>	<u>Fine</u>
First offense	\$25.00
Second offense	\$35.00
Third & subsequent	\$50.00

- Each day a violation continues it may be treated as a separate, additional offense.
- A violation unresolved into a subsequent month advances one offense level (2nd after 1 month, 3rd after 2 months).
- The Association may pursue legal action, attorney fees/costs, and liens for unresolved violations.
- Fines are due within 30 days of issuance (or of a Judiciary Committee appeal decision); nonpayment may result in collection action, interest, court costs, attorney fees, and a lien on the property.
- Collected fines offset enforcement costs or fund the Association Emergency Fund.
- Members may appeal a fine at a specially scheduled Judiciary Committee meeting.

Association Property Rules

General Property Use

- Association property is private, limited to members, guests, and authorized individuals.
- Property Owners should supply By-Laws, Ordinances, stickers and bracelets to their tenants.
- Property Owners are responsible for any property damage or Ordinance violations caused by their guests, custodial minors and/or any renters and tenants.
- Access to Association beaches is restricted to individuals or parties with a FMLPOA identification bracelet. Failure to display the bracelet may result in denial of access or removal from the beach.
- All watercraft require a FMLPOA permit sticker.
- No unauthorized vehicles or equipment allowed on FMLPOA Property without prior authorization.
- No open fires (incl on ice) without Board approval.
- No pets on beaches/swim areas unless Board authorized.
- No fishing in occupied swim areas.
- No alcohol or glass containers on Association property.
- No poultry or livestock of any kind unless 4-H approved and is brought before the Board.
- No signs may be erected for advertisement of business other than For Sale signs of homes and land.

Property Maintenance

The Enforcement Committee may cite conditions creating a safety hazard or contributing to deterioration, including:

- Unregistered vehicles stored beyond 1 week without approval; extended repairs need prior approval.
- Trash/debris creating fires or vermin risk.
- Collapsing, missing, or unsafe walls, windows, doors, or attachments (awnings, stairways, signs, ducts, etc).
- Grass/ weeds over 6” on properties with structures.
- Graffiti or unauthorized markings.
- Fire hazards documented by the Fire Marshall Department.
- Tarps over damaged roofs/structures longer than 6 months in any 12 month period.
- Yard waste, leaves, or clippings stored near or disposed of in shoreline/lake.

Vehicles, Bicycles, & Wheeled Devices

Vehicles, Bicycles, e-bikes, Wheeled Devices, ATVs, UTVs, golf carts, scooters, or skateboards are not allowed on beaches or Association property without Board authorization.

Bicycles may be left and/or locked to the outside fencing, but not ridden on Association property, Owners are responsible for violations by family, renters, guests, and minors; fines follow the General Penalties schedule.

Watercraft & Invasive Species

Motorized watercraft (gas or battery) are prohibited on the lake unless Board approved. Watercraft, trailers, and gear used in other waterways must be drained, cleaned, and rinsed before use on Fall Mountain Lake to prevent invasive species. Repeat violations follow the General Penalties schedule.

Overnight Boat, Watercraft and Gear Storage

Overnight storage of boats, watercraft, trailers, or gear on beaches, the boat ramp, or common property requires Board approval. Violating items may be removed at the owner’s expense; the Association is not liable for resulting loss or damage. Removed items are returned at the Enforcement Officer’s earliest convenience.

<u>Offense</u>	<u>Fine</u>
First Offense	Removal sticker issued
Second Offense	\$25.00
Third & Subsequent	\$25.00 + \$25.00 / night

Permits, Environmental & Lake Protection

Pumps & Waterfowl

*Above Water pumps must meet code and may not tie into wells or residential plumbing; submerged pumps are prohibited.

*Feeding waterfowl is prohibited lake wide to protect water quality and prevent bacteria (e.g.E.coli) that can force beach closures.

Fences

*New fences require a Town of Plymouth permit.

*The final 15 feet of any fence toward the lake, and any fence at the water’s edge, must be open/see through, 4 feet high, and not obstruct neighbors’ lake views.

*Replacements must comply unless the Town and Board approves an exception.

Docks, Walls, Steps, & Drainage

All residents must first acquire a permit for the construction of new docks, shoreline walls or any repairs prior to doing the work. Once the Town of Plymouth Inland Wetlands & Conservation Commission approves the permit, owners must submit copies of Town documentation, the approved permit, and construction plans to the Lake Management Committee. Lake Management will present to the Board for final approval.

***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 sq ft in area. (length x width)
2. The dock shall not be closer than 12 ft 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 ft 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.