

Beaver Lake Estates
Community Handbook and Common Sense Rules
Summer 2026

Welcome to Beaver Lake Estates! We are so glad you are here and part of our extended community. Our resort is more than a place to spend the season. It is a shared home built on Jewish values, mutual respect, and a strong sense of responsibility for one another.

This handbook is meant to serve as a guide to community life. It outlines the customs, expectations, and policies that help ensure our resort remains a safe, respectful, and enjoyable environment for all residents; adults and children alike. These guidelines reflect our commitment to creating a warm, inclusive, and harmonious atmosphere.

At the heart of our community is **derech eretz**, consideration for others, and a spirit of cooperation. Each family plays a role in maintaining the character of our resort, and we appreciate everyone's partnership in upholding these shared standards.

**Thank you for being part of our resort. We look forward to a
meaningful, joyful season together.**

Community Standards

Beaver Lake Estates is a Modern Orthodox Jewish community. All residents, renters, family members, guests, and visitors are expected to conduct themselves accordingly at all times while on Beaver Lake premises. On Shabbat and Yom Tov, the following activities are not permitted anywhere on Beaver Lake premises:

- No bat-and-ball sports, including tennis
- No swimming in the pool or lake.
- No boating on the lake.
- Driving into our facility except for emergencies

Appropriate and respectful attire is required in Shul and at all Shabbat and Yom Tov Kiddushim.

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Garbage:

- There will be pick-up service from your home and bungalow Sunday to Friday. Your bagged garbage (heavy-duty plastic bags) should be left in front of your entrance closest to the road by 3pm in the afternoon, *but not before 12 noon*. Please **DO NOT** leave your garbage outdoors overnight, even if you are leaving Sunday night. Animals are attracted to garbage.
- There is an **additional** garbage pick up Fridays at 7pm.
- Newspapers, cardboard, glass and plastics should be placed in the blue recycling can. These recycling cans get emptied 1/week, on Mondays, after 10am. Place the cans in front of your house, by the road, before 10am, but not overnight.

Pool Rules:

- The steps of the pool must remain clear at all times.
- All children under the age of 8 must be accompanied by an adult at all times.
- No glass containers allowed in the pool area at any time. Including but not limited to soda bottles, baby food jars, etc.
- All children under the age of 2 must be accompanied IN THE WATER by an adult.
- There is no chicken fighting (carrying someone on your shoulders) allowed in the pool at any time.
- In the event of thunder, the pool will be cleared for a period of thirty minutes until the threat passes.
- No rollerblading, roller skating, bike riding, scooters, skate boarding, etc., in the pool area.

Pool Furniture is there for your pleasure. The chairs and gazebos are to be utilized on a “first come” basis. No reservations will be allowed.

Pool Closing: The official closing of the pool is 6pm on most evenings. The staff wishes to remind you that 6pm means the closing of the pool gates, not you getting out of the pool. In addition please make every effort to keep the pool grounds clean and neat. You will be notified if the pool is staying open past 6pm on designated nights.

Please adhere to the separate swimming hours.

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Lake Rules:

- **Life jackets are mandatory if you are boating.**
- Please return your boat to the dock when you are finished. If using a boat, without a lifeguard on duty, make sure to secure the boat on the shore.
- No swimming in the lake at any time.
- Please keep our grounds neat by throwing out any garbage you may have and putting back your chair.

Beaver Lake Trails:

Beaver Lake's trails are here for everyone to enjoy. Please use them safely and respectfully.

Please stay on marked trails and follow posted signs. Some areas may have uneven ground, roots, rocks, wet leaves, or narrow paths, so walk carefully and use good judgment.

Children should be supervised by an adult, especially on wooded trails or near water. Please do not use the trails in unsafe conditions, including after dark, during storms, or when the ground is slippery.

For everyone's safety and comfort:

Please do not litter.

Please do not disturb plants, trees, wildlife, or trail markers.

Please keep noise to a respectful level.

Please do not use the trails while under the influence of alcohol or any substance that could affect your balance or judgment.

Use of the trails is at your own risk. Thank you for helping keep Beaver Lake's trails safe, clean, and enjoyable for all residents and guests.

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Dog Rules:

We appreciate everyone's cooperation in respecting Beaver Lake's long-standing policy of no dogs allowed on Beaver Lake grounds in order to help preserve the safety, order, cleanliness, and peaceful character of the community and our shared space. We recognize this is a sensitive issue and expect everyone to be considerate to their neighbors. Failure to comply with this policy may result in warnings, fines, and/or the requirement that the dog be removed from Beaver Lake.

Firearms, Weapons, and Dangerous Items:

Rifles, revolvers, handguns, B.B. guns, pellet guns, air guns, fireworks; dangerous toys, weapons, instruments, or appliances are not permitted on Beaver Lake premises at any time.

An exception may be made for security purposes including participation in the Beaver Lake Defender Program. Residents who wish to assist with community security may join the Defender Program, subject to review, approval, and any requirements established by Beaver Lake management, the Board, and/or the Security Lead.

Unauthorized possession or use of any such item may result in immediate removal from the premises and/or other action deemed appropriate by Beaver Lake.

Traffic Rules:

Please drive slowly and carefully at all times on the interior roads. The speed bumps are there to slow you down. **DO NOT** avoid them by driving onto the grass. One way rules will be enforced.

- The Main Entrance (between F and G) is for two-way traffic.
- The "P" road, between P-20 and P-24 and between P-9 and P-3, by necessity, is two ways.
- The "P" road, between P-20 and the pool road is one way with flow from P-20 in the direction towards the Pool Road.
- The Pool Road is one way, going uphill. **DO NOT** drive downhill on the Pool Road!
- **Drivers on the interior roads should stay alert, drive slowly and watch for children.**
- Additional speed bumps have been installed.
- The speed limit is 5MPH. Please follow it and keep everyone safe!

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Parking:

- **DO NOT** park on the roads or on the grass.
- **DO NOT** park in someone else's reserved spots.
- Excess cars should be parked in the numerous unreserved spots.
- Visitors are not to leave their cars on the grass.
- The circular driveway in front of the Main Building is **NOT** to be used for parking.
- People planning to stay by the pool should find parking spots somewhere else.

Use of Vehicles:

- Please do not ride your motorcycle or moped up and down the "P" road. Be always careful and alert. Our children play all over.

Tennis and Pickleball Courts:

If people are waiting, the use of tennis courts is restricted to 30 minutes for singles and 1 hour for doubles.

Mail Distribution:

Homeowners and Renters should pick up their mail from their individual slots or the package room located near the women's entrance to the upstairs shul. All mail and packages will be organized before the end of each day.

Grounds:

Please take pride in your beautiful surroundings and make an effort to keep the area around your house/bungalow litter free and attractive. Instruct your children not to leave garbage all over. Your cooperation would make our community more appealing. As a reminder, please clean up after yourselves when using facilities such as the playground, pool, lake, shul, trails, etc.

Any ground issue that may have been caused by the resident may incur charges to remedy.

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Construction:

As we prepare for a successful summer season, we ask for the continued cooperation and consideration of all residents. The purpose of this policy is to help maintain a safe, orderly, and pleasant environment for all residents and guests, while also ensuring that Beaver Lake remains in full compliance with Town requirements.

Construction during the summer season is prohibited unless there is an emergency.

All exterior construction projects must be completed before the official start of the summer season, **June 26**.

Any homeowner with an ongoing project must make every effort to complete the work before that date.

Beaver Lake continues to be under scrutiny by the Town Building Department. As a result, Beaver Lake has significantly tightened its management and oversight of resident construction activity.

Before beginning any project, the homeowner must contact the Managing Director, Yael, for an initial determination as to whether Beaver Lake approval and/or Town permits are required.

Small repairs do not require approval.

Emergency repairs do not require prior approval; however, Yael must be notified in advance, whenever possible.

All homeowners contemplating construction, exterior alterations, exterior painting, additions, or other work that is determined that approval is required must follow the process outlined below.

1. Submit Plans

The homeowner must provide a clear sketch or drawing of the proposed work. The plans must include all relevant dimensions and should be drawn to scale whenever possible.

2. Neighbor Approval, if Required

When appropriate, the homeowner must obtain written approval from neighboring homeowners.

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Yael will advise which neighbors, if any, are required to provide approval.

3. Certification of Completion Before Summer

The homeowner must certify, in writing, that all exterior work, except for emergency repairs, will be completed before the official start of the summer season.

4. Account Status Review

The Board will not grant approval to any homeowner who is in arrears on dues, assessments, or other fees.

An exception may be made only if warranted, as determined by the Treasurer.

5. Board Approval

The homeowner must obtain Board approval before applying for a Town permit or beginning any work.

6. Beaver Lake Approval Letter

Once Board approval is granted, Beaver Lake will issue a formal letter of approval.

This letter is required by the Town before a permit will be issued.

7. Town Permit

The homeowner is responsible for obtaining any required permits from the Town.

Work may not begin until the required Town permit has been issued.

8. Permit Copy and Display

A copy of the Town permit must be provided to Beaver Lake through Yael.

The homeowner must display the permit in a window or other visible location that can be seen from a path or road.

9. Permit Closeout

Once the work is completed, the homeowner is responsible for closing out the permit with the Town.

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This usually requires a final inspection by the Town.

Yael will monitor the status of permit closeout.

If a homeowner fails to follow any part of this process, Beaver Lake may require the contractor to leave Beaver Lake grounds until all requirements are satisfied.

Failure to comply may also result in a delay or denial of approval for the project.

Miscellaneous:

- Please show consideration towards your neighbors with respect to late night noises, uncontrollable alarms, undisciplined visitors and guests.
- Please remind your children, under the age of 14, that safety rules require the wearing of helmets when they bike around. Some of the paths are treacherous and let us make sure that there are no accidents.