

NORWALK SQUARE CONDOMINIUM ASSOCIATION
RULES and REGULATIONS
Revised 2/1/07

ARTICLE I: DWELLINGSS

- A. All units will be considered single family dwellings.
- B. No unit shall be occupied permanently by more than four persons.
- C. No unit owner or renter may conduct a business from their unit without full knowledge and approval of the Executive Board.
- D. Owners and their guests will not cause excessive noise to the detriment of others.

ARTICLE II: COMMON AREAS

- A. No Soliciting.
- B. No Littering.
- C. No personal items are to be left in hallways when such items may be considered hazardous or annoying to others.
- D. Owners will insure that all trash is placed inside the trash dumpsters. (Trash left outside the dumpsters will not be collected)

ARTICLE III: PARKING

- A. Each unit is assigned one permanent parking space.
- B. Unit owners with more than one car must park additional cars in unnumbered (visitors) spaces only.
- C. Head-in parking only.
- D. No car will take up more than one parking space.
- E. Cars will be parked in the center of the parking space so as to leave sufficient room for other car doors to be opened.
- F. No unit owner may give his/her assigned spot to anyone without the approval of the Executive Board.
- G. 10 MPH speed limit is to be obeyed in the parking lot.

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ARTICLE III: PARKING (Continued)

- H. Illegally or improperly parked cars or cars parked in a numbered space not assigned to them will be towed at the owners' expense.
- I. Truck parking is prohibited. (Exception - trucks delivering goods or services - 4 hour limit)
- J. New Parking Regulations and Towing effective 1/19/09 – see letter dated January 5, 2009.

ARTICLE IV: PETS

- A. **No dogs are permitted at Norwalk Square** – Dogs are not permitted anywhere on Association property or in the units thereon located at any time for any reason. This includes, but is not limited to, dogs attributable to visitors, over night guests, passers-by or any other person or persons whether or not a member of Norwalk Square Association.
- B. Reasonable accommodation will be made for a Homeowner for a bonafide service or support animal upon written request and professional documentation of need.
- C. Caged birds and tropical fish may be kept as domestic pets, provided they are not kept for commercial purposes or for breeding. Animals, livestock or poultry of any kind, regardless of number, shall not be maintained, kept, bred, boarded and/or raised within any unit or any of the common grounds.
- D. Pets shall not roam freely on the grounds or hallways, and should not at any time be left unattended nor left unattended or be tied or chained in front of, on the patio, or behind a unit or anywhere else on the common grounds.

COMMON COURTESY: Please keep in mind that, as in any pleasant neighborhood, some simple common courtesy and adherence to the "Golden Rule" can make the difference between a pleasant environment and a frustrating experience. Please be sure to entertain in your home, not in the driveways or parking areas. Refrain from using foul/offensive language or shouting on the common or play areas where it may be overheard by children or others.

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ARTICLE V: MONTHLY CONDO FEES

- A. Monthly condo fees are due on the first of every month. Condo fees received after the 10th day of the month will be considered late and a late penalty fee will be assessed against the owner of record for each month the fee is late. Condo fees may be paid by owners by check or money order accompanied by a payment coupon or by automatic debit to the owners bank account. Payments mailed without a payment coupon will result in a \$30.00 service charge.
- B. Checks returned to the condo association by the bank for any reason, i.e. Non-sufficient funds will result in a \$35.00 return check charge and any resulting late charges. The issuer will be responsible for any bank charges and late payment fees.

ARTICLE VI: OTHER FEES

- A. New buyers at the time of Settlement will pay a Capital Contribution Fee of 1% of the selling Price of the Unit to the Condo Association. (See by-laws)
- B. Seller shall provide buyer with a copy of the condo association Governing Documents (Declaration, By-laws and Rules). If a copy is required, one shall be issued at a cost of one hundred (\$100.00) dollars payable to the Galman Group
- C. A 3407 Resale Certificate is required by the Uniform Condominium Act and will cost one hundred (\$100.00) dollars payable to the Galman Group.

ARTICLE VII: SAFETY AND SECURITY ISSUES

- A. Barbeques: Gas or charcoal grilles are prohibited both inside and outside of the units. This includes the patios and balconies. (Fire Marshall - City Ordinance - No open flames)
- B. No speeding or reckless driving on the property.
- C. Entrance Tower (Outer) Doors will NOT be propped open when unattended.

ARTICLE VIII: PENALTIES

- A. Any violation of the Norwalk Square Condo Association By-Laws or these Rules and Regulations will cause a \$25.00 Penalty Fee to be assessed against the owner of record whether they or their guests commit the violation.
- B. Every 24 hour period will be considered an additional violation of the Association By-Laws or these Rules and Regulations and will accrue an additional \$25.00 penalty fee.

Norwalk Square Condominium Association Resolution 2009 – 1

SATELLITE
DISH

Whereas Norwalk Square has a rule prohibiting Owners from altering the common elements and,

Whereas the Federal Communications OTARD Rule permits condominiums to prohibit the installation of satellite dishes on common elements and to adopt other reasonable rules relating to Satellite Dish installation; and,

Whereas the Executive Board wishes to permit Owners to install Satellite Dishes within Limited Common Elements assigned to the Owner's unit;

Now be it hereby resolved that the following Rules have been and are adopted effective immediately:

Requests to install a Direct TV Satellite Dish will be approved conditioned upon the following:

1. The dish must not exceed 24 inches in diameter and should be white, gray or black in color.
2. Dish must be installed within the patio or balcony area using a pedestal mount; not on the walls or railing and must not protrude beyond the railing.
3. The homeowner becomes responsible for any holes made in the outside of the building, window/door frames or patio or balcony slab for running the cable or mounting the pedestal.
4. Unless the new Owner agrees in writing to accept the conditions of this approval letter, the dish must be removed and any holes permanently repaired before resale.
5. Any problem with water infiltration into any part of the building because of the installation becomes the responsibility of the owner by virtue of this approval.
6. This approval becomes a permanent part of the Unit File and should be kept with the Owners Governing Documents.

Adopted this 15 Day of January, 2009

Edward A. Devine, President
Mary Weeper, Secretary

Attest: W. F. Reynolds W. F. Reynolds, Community Manager

Norwalk Square Condominium Association
c/o The Galman Group
PO Box 646
Jenkintown, PA 19046

Tel: (215) 886-2000

brevnolds@galmangroup.com

Fax: (215) 886-4972

New Parking Regulations and Towing

The Executive board has authorized the implementation of the following parking regulations and enforcement. The regulations are basically the same as always **except that towing of offenders will start on January 19, 2009**. An updated towing warning sign conforming to the city's requirements will appear in place by the entrance to the parking lot. Towing will still be performed by A. Bob's Towing. All costs are borne by those whose cars are actually towed. The schedule of towing costs and the procedure are on the sign.

How to Avoid Being Towed

Parking Stickers accompany this notice for every vehicle currently registered with the Association. The stickers are static cling (no glue) and must be displayed in the lower left side of the rear window of your vehicle. The stickers allow you to park in your assigned parking space or any unassigned space. Any vehicle not displaying the sticker or visitors Parking Permit placard (see below) will be towed even if it is in the proper assigned space. In other words, the sticker (or placard) is the controlling defense to keep a vehicle from being towed. We have used the information contained in your 2009 Owner Information sheet (previously mailed) to issue stickers. If no stickers are enclosed and you have a vehicle, you must complete the 2009 Owner Information Sheet and get it back to management by January 12. Lost stickers will be replaced upon payment of a \$5 fee per sticker (Sticker numbers reported as lost will be reported to the towing company as invalid.)

Two Visitors placards will be issued for every unit. They say "Parking Permit" and are numbered and registered to a unit. They do not identify the unit but management and the board will have a master registry so that vehicles can be identified as to unit in an emergency. Please give them to your visitors **as soon as they arrive and remember to retrieve them when they leave**. The placards allow a vehicle to be parked in either your assigned space or in any unassigned space. The placards replace the practice described in the Rules and Regulations following Article III Section J.

All other parking regulations continue in force as they were before except as mentioned above (see Rules and Regulations Article III). **Your vehicle will be towed with no further warning if any parking violation exists.**

If you have a situation which you feel is not covered by the above procedures, please put your request in writing to the management company for Board consideration.

Norwalk Square Condominium Association
January 5, 2009