



**GENERAL RULES, REGULATIONS &
ARCHITECTURAL STANDARDS**

REVISED AUGUST 2007

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WESTOVER CROSSING HOMEOWNERS' ASSOCIATION

GENERAL RULES, REGULATIONS AND ARCHITECTURAL STANDARDS

REVISED: August 2007

Preamble

The purpose of these General Rules, Regulations and Architectural Standards is the preservation and enhancement of the integrity, value, aesthetics and the quality of life of the "Westover Crossing" Community.

The following Architectural Standards are intended to accommodate special desires and needs of the Westover Crossing Members, while at the same time maintaining the architectural consistency and topographical harmony and uniformity originally intended.

Although individual tastes and styles may change or slightly deviate from the originally intended personality and character of the community, there is a need for the Board of Directors of the Association (Board) to establish uniform general rules, regulations, procedures, standards, and enforcement policies to implement architectural and property use restrictions for Members. Please refer to your Declaration of Covenants, Easements and Restrictions, Article IV, Section I, from which many of the following Rules, Regulations and Architectural Standards have been derived.

Any comments or suggestions from any Member relating to the adoption of any new General Rules, Regulations or Architectural Standards, or for a modification of any rule, regulation, or standard now existing or hereinafter adopted, will be given serious consideration by the Board to the extent permitted by the Governing documents.

Article IX of the Declaration of Covenants, Easements and Restrictions by declarant Hillside Investment Inc., designed for the development of the Westover Crossing Homeowners' Association, grants the authority for the implementation, utilization and enforcement of these General Rules, Regulations, and Architectural Standards. The Board has designed the Architectural Review Committee (refer to By-Laws, Article IX-Committees and Declaration of Covenants, Easements and Restrictions) to perform certain processing and preliminary review activities on its behalf as outlined herein.

These General Rules, Regulations, and Architectural Standards are subject to, and shall be enforced by, the policies of the Association in effect from time to time that are contained in the Book of Resolutions, including but not limited to, the provisions and terms of the Association's Administrative Resolution II [Rules Enforcement Procedure].

Failure to comply will result in a fine being levied against the Homeowner. Capitalized terms used herein without definition shall have the meanings specified for such terms in the Declaration of Easements, Covenants and Restrictions (i.e. "Member", "Owner", "Unit", etc.).

General Rules Regulations and Architectural Standards

A. Request for Architectural Change Procedure

1. "Architectural Changes" shall mean any and all additions, exterior alterations, modifications or changes to an existing Unit or structure, or any excavation, changes in grade, or modifications of landscaping or vegetation on any Lot or Private Yard. (An example of an Architectural Change includes the construction or modification of a deck.)
2. All Architectural Changes shall be consistent with the Architectural Standards specified herein, compatible with the original design character of the Community, and/or as otherwise approved by the Board.
3. For any Architectural Change for which prior approval is not required, the Board reserves the right to request corrective action if the change is inconsistent with these General Rules, Regulations and Architectural Standards or the Governing Documents or which, in its sole discretion, the Board deems inappropriate.
4. Any Architectural Change requiring approval must be made first to the Architectural Review Committee on the forms available from the Management Company or from the website: www.westovercrossingHOA.org. These requests **must** have the approval of the Board **before** any work has begun.
5. A Member proposing an Architectural Change must submit, in addition to the Request for Architectural Change form and any such other information as the Board or the Architectural Review Committee shall require, the following items in order to obtain consideration for approval of the proposed change:
 - a. **Construction permit(s)**. A copy of any permit or license, including but not limited to a building permit, required by the relevant government authorities.

- b. **Indemnity agreement.** The Member proposing the architectural change must execute an indemnity agreement that holds harmless the Association from any claims, mechanics' liens, disputes or liability that may arise as a result of the proposed architectural change. A copy of the indemnity agreement can be obtained from the Management Company or the website.
 - c. **Notification of completed work.** The Homeowner is required to and will contact the Management Company in writing when the approved work is completed. The Management Company, the Board, the Architectural Review Committee and/or their agent will review and inspect the project to ensure that it meets the approved specifications. If the work does not meet the approved specifications, the Board will require that the Homeowner change the project to meet approved specifications.
6. All "Request for Architectural Change" forms must be received by the Management Company by the 14th day of the month to ensure review at that month's Architectural Review Committee meeting and Board meeting. Requests received past this date will be reviewed at the following month's meeting. Requests including samples and/or colored brochures should be mailed to the Management Company. Requests which require only the Request for Architectural Change forms and indemnity agreement may be e-mailed, faxed or mailed.
7. Upon receipt of a Request for Architectural Change, the Architectural Review Committee will review the same and submit the Request together with the Committee's recommendation concerning approval or denial to the Board for consideration. The Board has the ultimate authority to either approve or deny a Request for Architectural Change. The Member will receive written notice of the Board's decision on the Request for Architectural after the Board meets.
8. Expiration of approval for any Request will be one year and one day unless otherwise specified by the Board. If the requested work is not completed by that time, the prior approval is deemed invalid and the request must be resubmitted according to the current "General Rules, Regulations and Architectural Standards."

B. Exterior Paint and Stain Colors - Request not required

1. Unit Exteriors

a. House Numbers:

Black

b. Exterior Shutters

Finnaren & Haley's (F& H) "Stormplate" Flintlock Gray
(semi-gloss)

MAB #277-3A to match F&H "Stormplate" Flintlock Gray (semi-gloss)
Or other paint manufacturers with exact color match.

c. Exterior Wood:

Trim (Includes porch posts, door trim, window box trim, angle bay window trim, dentil trim and front stair railings)

MAB, Seashore Latex House Paint-"Westover Sandtone"
Color # 137-2312 (satin/semi-gloss)

Or other paint manufacturers with exact color match.

Large Flat Wood Surfaces (Includes dormers, long side windows, window boxes, pent and gabled front porches, French doors and garage doors)

MAB, Seashore Latex House Paint "Westover Sandtone"
Color #137-2312 flat or satin/semi-gloss paint may be used.

Or other paint manufacturers with exact color match.

d. Exterior Metal Surfaces:

Front, side and rear hinged metal entrance doors, metal window box roof, angle bay window metal roof and French doors

Finnaren & Haley's House & Trim Latex Semi-Gloss Enamel "Penn Red" MAB (latex semi-gloss) Color #210-18A to match F&H "Penn Red"

Or other paint manufacturers with exact color match.

Storm Door- MAB, Rust-0-Lastic Exterior Alkyd Enamel "Westover Sandtone" Color # 137-2312 (satin/semi-gloss) – Or other paint manufacturers with exact Color match.

Basement window frame, a/c disconnect box, water and gas meters- MAB Sandtone high gloss for metal – or other paint manufacturers with exact

e. Stucco

Color and texture must match the existing clean "Sandtone color of the unit.

2. Decks

a. Previously Painted Lumber Decks

MAB, Seashore Latex House Paint-"Westover Sandtone" Color #137-2312 (flat or semi-gloss with anti-skid additive)

b. Pressure Treated Lumber Decks

Properly clean deck (power wash if necessary) and apply a semitransparent stain in a color that is consistent with natural tone cedar or pine wood. Not permitted are colors, including but not limited to, gray, redwood, blue, green, yellow, or brown. Solid color stains or liquid rawhide stains are also not acceptable. Examples of permissible stains include: Wolman F&P Natural or Cedar; Wolman Extreme Honey or Cedar, Behr Natural Seal Plus clear or cedar, Cabot's cedar. If desired, proposed stains may be submitted to the Architectural Review Committee for review and advice.

Note: Homeowners with pressure-treated decks previously painted with Bisque Color #12561 must submit a proposal to the Architectural Review Committee before refinishing /re-staining the deck.

3. Exterior Masonry

- a. Unfinished concrete foundation walls may have stucco applied to them. The stucco must be consistent with the color and texture of the existing clean original stucco of the Unit. Unfinished concrete foundation walls may also be painted with a masonry paint to match the color on existing clean original stucco exterior walls.
- b. Stucco walls may be re-stuccoed to match the cleaned existing stucco of the unit. Color and texture must remain consistent with the existing stucco of the Unit. Stucco walls may also be painted with masonry paint to match the existing original color on the cleaned existing exterior wall of the unit.
- c. Painting or staining of brick or concrete is prohibited (with the exception of foundation wall above).
- d. Mold and mildew on stucco and concrete porch and steps must be removed as needed.

C. Unit Materials -Request required

1. **Roof Shingles** - The upper main roof and den roof shingles must be three-tab solid/uniform black asphalt comparable to Certaineed "Moire Black" 25-year, three-tab shingles and must-not be 3-dimensional. Matching roof ridge vents are permitted.

Three-dimensional shingles must be used on all window box roofs and front porch roofs. The color must be solid/uniform black asphalt comparable to Certaineed "Moire Black"

NOTE: The Management Company must be notified in writing by the homeowner when a replacement roof is completed.

2. **Attic ventilators** or other mechanical apparatus requiring penetration of the roof shall be as small as possible and must be black in color to be consistent with the roof shingles. Attic ventilators shall be located on the rear side of the Unit's roof and shall be located at least 12 inches below the ridge line.

3. **Front porch posts** - must be replaced with posts of wood, vinyl or composite materials to exactly match existing post size and style. The square, flat portion at the top of the post must be 24". Posts must be painted in semi gloss or satin finish "Westover Sandtone" color.

4. **House numbers** - must be 4" black metal, consistent with the existing style. For addresses containing four numbers, numbers should be affixed 2 inches from the top and bottom of the top flat portion of the post. For addresses containing three numbers, numbers should be affixed 5 inches from the top and bottom of the top flat portion of the post. Numbers should be equidistant from one another.

5. One traditional brass door knocker not to exceed 4x8 inches is permitted on the front entry door.

6. Aluminum and/or vinyl siding is prohibited.

7. Composite lumber materials consistent with original lumber dimensions, styles and texture are permitted for use when repairing or replacing exterior wood trim.

8. Outdoor light fixtures maybe replaced with a brass colonial fixture not to exceed 10 X 18 inches. Solar landscape lights are not permitted.

D. Retaining Walls and Fences - Request required

1. A Request for Architectural Change form is required for replacement of existing retaining walls. A design and specifications of the materials to be used must be submitted with the Request for Architectural Change.

2. Retaining Walls must be 6" x 6" (inch) pressure-treated lumber and should not be stained but should be power-washed when they become dirty and/or moldy.
3. Fencing on private property is prohibited. Free-standing, above grade walls are prohibited.

E. Decks, Stairs, Patios, Porches and Cement Steps -Request required

1. For any deck construction, a current "Request for Deck Construction" form must be completed and submitted. This form can be obtained from the Management Company or from the website. Each request must be accompanied by a sketch and detailed specifications.
2. It is the homeowners' responsibility to obtain a building permit and to ensure the proposed change complies with all local and state building codes.
3. All decks must comply with the following specifications (including stairs located perpendicular to the rear wall):

- a. Inside unit: 16 feet maximum width * *
12 feet maximum depth

** Maximum width may be extended beyond 16 feet upon review of the request to accommodate existing conditions.

- b. End unit without den:
20 feet maximum width**
12 feet maximum depth

**Maximum width may be extended beyond 20 feet upon review of the request to accommodate existing conditions.

- c. End unit, with den depending on the placement den:
28 feet maximum width **
12 feet maximum depth

**Maximum width may be extended beyond 28 feet upon review of the request to accommodate existing conditions.

- d. For decks with stairs placed parallel to the rear of the deck, the maximum depth may be up to 15 feet to allow for the stair width, yet maintain the maximum deck flooring depth.

- e. Deck railing height must be 42 inches. Railing must be 2" x 2" vertical balusters or pickets (90 degree angle to deck floor) with 3 1/2" between rails.

- f. Deck flooring, rails, and staircases must be constructed of pressure treated lumber, cedar, or composite decking material. (Refer to B.2. of this document for color requirements.) The color of the composite decking material must be similar to the approved stain colors used on pressure treated wood. A sample of the composite decking material must be included with the Request for Architectural Change form.
 - g. The deck and staircase must not extend beyond the private lot of the Unit.
 - h. Ground level decks may have wood lattice under the deck subject to approval by the Board. The maximum height for the lattice is 4 feet.
4. Privacy screens, of any kind, are prohibited.
5. All concrete patio slabs must comply with the following specifications:
- a. Brushed finished, non-pigmented, continuous poured concrete.
 - b. Maximum width of 19 feet and maximum depth of 12 feet from the foundation of the unit.
 - c. Patios must begin at the foundation of the unit and may not extend beyond 12 feet.
 - d. Clear water- proof sealant is permitted.
 - e. Painting or staining of patios is prohibited.
 - f. No floor coverings are permitted on the patios, including indoor/outdoor carpeting and/or Astroturf products.
6. Hot tubs are prohibited.
7. Storage boxes are permitted on rear decks and patios. Plastic stacking storage bins are not acceptable.

F. Front Step Railings - Request required

- 1. Railings shall be constructed of pressure treated lumber or composite materials and painted "Westover Sandtone" color (satin/semi-gloss).
- 2. Supporting posts shall be 4x4 inches in width and installed securely.
- 3. Rails must be two evenly spaced 2x4 boards.

4. Railing height must be 36 inches.
5. Railing must be only on one side of the stairs.

G. Outdoor Barbecue Grills and Recreation Equipment - Request not required

1. Permanent barbecue grills are prohibited.
2. Barbecue grills must be stored on rear patio or deck or inside unit.
3. Permanent outdoor swing sets, jungle gyms, sliding boards, basketball hoops and backboards and any other permanent recreational equipment are prohibited.
4. All Outdoor recreational and children's play equipment must be temporary, freely movable and storable, maintained in good condition. Bicycles, wagons, strollers and similar items must be stored indoors at nightfall.
5. "Kiddie" pools shall not exceed a depth of 12 inches nor exceed an area of 16 square feet and must be emptied and stored indoors at nightfall.

H. Trees and Plantings - Request required

1. Trees

Westover Crossing wants to maintain the look of mature landscaping. For this reason, no trees can be removed without prior Board approval. The Board will approve removal of trees that present a health and safety problem. The Board may also approve the removal of fruit bearing trees. All tree removals will be at the owner's expense. Whenever a removal is approved, it will be accompanied by a requirement that the tree be replaced by a new planting of an approved tree species that is at least six feet tall from soil line to top. The request must state the location of the existing and proposed replacement tree, the species, and the reason for the requested removal. A sketch indicating the location of the tree to be removed and the location of the replacement tree must also be included. The Architectural Review Committee will review the application and send its recommendation to the Board. The base of the tree must be mulched in an approximate 3 foot diameter mound.

2. Plantings

- a. All units without a garage must have a front foundation garden including a minimum of two flowering and/or evergreen shrubs or trees. Flowers may be planted in these existing beds. The front foundation garden must extend across the entire length of the front foundation.
- b. Landscaped gardens are permitted on the sides and across the back of the Units, patios and ground level decks. These gardens must not exceed 3 feet in depth.

- c. Any additional flower/shrub beds must be submitted for approval.
- d. Replacement or new shrub plantings, such as azaleas or boxwoods, must be at least 20" high after planting. Alberta spruce or a similar type of evergreen must be at least 36" high after planting. A sketch must accompany the Request indicating the locations of existing structures and shrubbery and the location of any new plantings.
- e. Flower beds lining the walkways or parking pads are prohibited with the exception of homes with garages. These homeowners may plant flowers (no bushes or trees) along the front walkway in beds of up to 18 inches wide.
- f. Bed edgings are prohibited.
- g. Temporary plants in pots and baskets must be properly maintained and removed by the first frost.
- h. Window boxes are prohibited.
- i. All landscaping must be natural and properly maintained.
- j. Any new, freestanding plantings that form a hedge, or are intended to be a privacy screen are prohibited.
- k. Trees and shrubs that obstruct or impair the vision of vehicular traffic shall be cut back or removed by the Owner.
- l. If a portion of the lawn, shrubbery, and or plantings on any Private Yard or Lot becomes damaged or in need of maintenance, the Owner must repair the damage or maintain the area in disrepair. Any shrub that is planted must remain within the boundary of the existing bed and must be the appropriate size through maturity. Dead trees and shrubbery must be removed and replaced by the homeowner.
- m. In-ground fruit bearing trees, plants and shrubs are prohibited.
- n. The cultivation and or growing of vegetables on any Lot or Private Yard is prohibited
- o. Landscaping Stones
 - 1. Landscaping Stones of any type are not permitted along walkways, driveways, around trees or in flower beds. Stones or rocks **may not** be used as single border for decorative purposes.

2. End Units with apparent soil erosion problems on the side of the unit may use three inch (3") river rock landscaping stones to remedy the problem. River rocks may be placed at a not-to-exceed 8" maximum border in order to prevent soil erosion. **This guideline is for end units with side landscaping (bushes, flowers).**

3. Other erosion problems will be considered upon request. A proposal and a sketch must be submitted to the Architectural Review Committee for consideration and must receive Board approval.

4. Three inch (3") river rock landscaping stones may be placed around air conditioner compressors located in the rear of the unit provided that the river rocks do not extend out from the base of the compressor more than twelve inches (12").

I. Down Spouts- Request required

1. Downspout extensions should either be buried or should be black, if placed in a mulched area, painted "Sandtone" to match the existing downspout or green, if placed on the grass. Downspout extensions extending onto the lawn should be placed when rain is forecasted and removed after the weather event has passed.

J. Exterior Antennas, Cable Wiring and Satellite Dishes - Request required

1. No exterior antennas will be installed which are visible from the street.

2. No cable wiring will be installed which is visible from the street.

3 Satellite Dishes:

a. of eighteen (18) inches or less in diameter are preferred.

b. placement in the least obtrusive location possible is preferred. The following locations should be explored in the order listed (on the rear roof below the roof peak, on the rear deck surface, on the inside of the rear deck railing below the rail line, within landscaped beds to the rear of the unit, within landscaped beds on the side of the unit, within landscaped beds in the front of the unit.

c. be located at a recommended distance of two (2) feet from any adjoining property

d. must match the color of the home structure ("Westover Sandtone" if placed on the stucco or black or grey if placed on or near the ground, on the deck or on the roof) so long as painting the device will not void the manufacturers warrantee.

- e. must be for the personal use of the resident(s) of the unit only and limited to one (1) per unit
- f. are subject to the review of the Architectural Review Committee and Board review in all aspects

Should Federal Regulations change, Westover Crossing Homeowners Association has the right to modify the above guidelines regarding satellite dish installation.

K. Air Conditioners, Fans and Attic Ventilators-Request not required Fireplaces and Radon Exhaust-Request required

1. Replacement central air-conditioning compressor units may not exceed 37" W X 37"D X 40"H in size, and shall be located in the rear of the Unit or on the site of the original compressor. If the compressor is moved to a site other than the original, approval of a Request for Architectural Change is required. The compressor pad will be replaced with concrete, vinyl or PVC pad.
2. Window unit air conditioners and fans are permitted in dormer windows only and shall be installed no earlier than May 15th and shall be removed from the window no later than October 15th.
3. The color of any portion of a window unit air conditioner visible on the exterior of a unit shall be consistent with the "Sandtone" trim color or other neutral color. Air conditioners and fans must be properly installed.
4. Attic ventilators or other mechanical apparatus requiring penetration of the roof shall be as small as possible and must be black in color to be consistent with the roof shingles. Attic Ventilators shall be located on the rear side of the Unit's roof and shall be located at least 12 inches below the ridge line.
5. Gas fireplace vents that are visible from the exterior must be no larger than the existing dryer vents.
6. Pipes and vent covers for radon remediation must be attached to the house and painted "Westover Sandtone". A diagram of the proposed radon remediation plan must be submitted with the Request for Architectural Change form.

L. Signs - Request not required

1. Signs, decals or posters of any character or kind that are visible from the exterior of any Unit, including but not limited to "For Sale" and/or "For Rent" signs, shall not be erected, posted or displayed upon, in or from any Unit, structure, Lot, Private Yard or Common Area.

2. "Open House" Signs:

- a. One (1) "Open House" sign may be located at the front entrance of the community and/or in front of the Unit for sale/rent no earlier than 6:00 am on the day of the open house and shall be removed the same day no later than 6:00pm.

"Open House" signs shall not exceed 3' x 3' in size.

- b. Any "Open House" sign displayed at the front entrance of the Community shall be located only on the Common Areas and shall not be placed upon or in the center island or in any flower beds.

3. Security decals are permitted only on exterior ground level windows and shall not exceed 4" x 6" in size.

M. Doors and Windows - Request required
Window Coverings - Request not required

Prior to installation, the proposed windows/doors must be reviewed by the Architectural Review Committee and subsequently approved by the Board. A "Request for Architectural Change" form, signed indemnity agreement, sample of the window/door frame color, and a brochure showing the proposed window/door style should be included with the request to the Architectural Committee.

1. Storm Doors - Mid-view, full-view, triple-track and self-storing doors are permitted. Glass **must be** clear. Tinted, etched, decorative or stained glass panels **are not** permitted. Door color **must** match "Westover Crossing Sandtone" paint color described in "colors" section B. 1. d.

2. Front, Side and Rear Hinged Metal Single Entry Doors - must be replaced with doors consistent with the existing original doors in the community.

- a. Front doors must be painted "Westover Crossing Penn Red" color as described in "colors" section B. 1. d.
- b. A traditional brass doorknocker not to exceed 4x8 inches is permitted on the front entry door.
- c. Rear and side doors may be painted either "Westover Crossing Penn Red or Sandtone" color as described in "colors" sections B. 1. c and d.

3. Sliding or French Style Patio Doors - The use of grids is optional for either style door. If used, the grid pattern must be a 3 over 5 door style and must match the exterior color of the door. French doors must be painted "Westover Crossing Penn Red or Sandtone" color as described in "colors" sections B. 1. c. and d. Sliders must be new original dark brown color of the existing metal sliders.

The following conditions must be met when installing replacement doors described above in lines #1, 2 and 3:

- Replacement door exterior colors must match the colors specified in Colors section of these regulations and standards.
- Overall exterior door frame dimensions must match existing frame dimensions for wood and masonry installations.
- No capping of any kind may be used.
- Existing metal and wood frame and wood trim must be removed and replaced.
- Exterior wood trim must match the original style, dimensions and colors of the wood trim around the original, existing door.
- Door trim must be caulked to stucco and/or brick using caulk that matches the Sandtone color.
- Stucco and brick must be repaired or replaced or to match existing color and texture.

A list of previously approved storm doors is available from the Management Company. Homeowners are not bound by this list. Any other manufacturer meeting the guidelines can be used.

4. Vinyl replacement windows, vinyl clad wood replacement windows or metal replacement windows must be consistent in size, color and style to the existing windows and must be approved by the Board prior to installation. The Request for Architectural Change form must be accompanied by a sample of the vinyl frame and a brochure showing the proposed window style and specifications.

The following conditions must be met when installing replacement windows described above in lines # 4:

- Replacement double hung window exterior color must match the new original color of the existing dark brown metal windows.
- Existing aluminum frames and sashes must be removed and replaced.

- Overall exterior window frame dimensions must match existing frame dimensions for wood and masonry installations.
- Windows having full or half screens are permitted.
- Windows must be 6 over 6 double hung windows, with no exterior grids.
- No capping is permitted. No capping of any kind shall be used on windows, window frames and/or wood trim.
- Stucco must be repaired or replaced or to match existing color and texture.
- The window frames exterior surface must be caulked to the stucco, brick or wood trim using caulk that matches the dark brown window frame color.
- Windows installed into wood window box openings must not change the original style and dimensions of the wood trim around the window box.

5. The Basement Hopper window may be replaced with vinyl replacement hopper window matching the "Westover Sandtone" color.

6. Exterior storm windows are prohibited.

A list of manufacturers is on file with the Management Company. Homeowners are not bound by this list. Any other manufacturer meeting the guidelines can be used.

7. Window and deck awnings of any kind are prohibited.

8. Window Coverings

a. The use and covering of the interior surfaces of windows by draperies, shades, lavalieres, shutters, blinds or by other items visible on the exterior of a Unit shall be subject to the following rules and regulations:

1. The covering of exterior windows with newspaper, bags, boxes, sheets or other items determined by the Board to be inappropriate for use as a window covering is prohibited.
2. Window coverings that are boldly colored, and/or which contain or display promotional materials or lettering, are prohibited.
3. Window coverings shall only be solid white, off-white, beige or pastel/pale colors.

4. Shutters installed on the interior, visible from the exterior, must be stained in natural, light-colored wood grain colors or painted solid white, off white or beige.

5. Rattan or rattan-like shades or blinds are permitted and must be consistent with light-colored natural wood.

N. Exterior Seasonal Decorations- Request not required

1. Exterior Winter Holiday decorations may be displayed only during the period from Thanksgiving Day through the third week of January.

2. Traditional holiday decorations other than those displayed between Thanksgiving through the third week of January may be displayed only 14 days prior to the holiday and must be removed within 7 days of the observance of the holiday.

3. Free-standing flagpoles are prohibited.

4. Free-standing bird baths are prohibited. Free-standing bird feeders must not interfere with lawn care. Any bird feeder must not create or cause a nuisance to neighbors.

5. Statues, sculptures, replicas or any other ornament of any kind or character are prohibited on the lawn areas.

6. The Board reserves the right to require the removal of any decoration, object, statue, sculpture, replica or any other ornament which, in its sole discretion, the Board deems inappropriate.

O. Commercial Enterprise

1. Commercial signs, stands or any other business related equipment (such as commercial vans, trucks and trailers) are prohibited on any Unit, Lot, Private Yard or on any Common Area.

P. Vehicles

1. All motor vehicles must be currently registered, inspected and maintained in proper operating condition, so as not to be a hazard or nuisance by noise, exhaust or appearance.

2. Major vehicle repairs, including but not limited to engine, transmission and rear end repairs are prohibited in driveways, parking pads, roadways, Lots, Private Yards, or Common Areas.

3. "For Sale" signs are permitted on the interior window of vehicles as long as the vehicle is registered, inspected and operating.
4. Operation and parking of motor vehicles, including but not limited to mini-bikes, trail bikes, dune buggies or snowmobiles, is prohibited on sidewalks, Private Yards and Common Areas.
5. Parking of trailers, mobile homes, campers, motor homes, boats, personal water craft or trucks exceeding 1 ton capacity with no more than two axles is prohibited on any Private Yard, Lot, parking pad or Common Area.
6. Parking or the operation of any vehicle on sidewalks, Private Yards, Common Areas or Lots is prohibited.
7. The overnight parking of any vehicle on the Clubhouse parking pad area is prohibited.

Q. Pets

1. Generally recognized house pets, in reasonable numbers, may be kept or maintained within a Unit provided such pets are not kept or maintained for commercial purposes.
2. All pets must be kept under the control of their owner at all times and shall not become a nuisance to other residents.
3. All household pets must be leashed in accordance with West Norriton Township ordinances.
4. Pet owners shall be responsible for any disturbance, damage or injury caused by their pet to any person, other pets, or property.
5. Pet owners shall be responsible for the immediate removal of their pet's solid wastes from the Common Areas, Private Yards, Lots streets, and/or sidewalks.
6. Exterior animal shelter structures (including but not limited to dog houses) are prohibited.
7. Dog runs, in-ground anchors or overhead cables for the attachment of an animal chain or lead are prohibited.
8. Unattended pets left outdoors for any amount of time is prohibited.
9. In-ground pet waste containers, reservoirs or "holding tanks" are prohibited.

R. Trash and Recyclable Materials

1. The storage, collection and disposal of trash and recyclable materials shall be in compliance with:
 - a. the rules and regulations established by this Section:
 - b. the ordinances and regulations adopted by the Township of West Norriton including, but not limited to, Ordinance No. 506, being known as the Municipal Waste Collection and Residential Recycling Ordinance; and
 - c. any regulation established by the sanitation contractor servicing the Community.
2. Except as provided by Section R, paragraph 3, the storage at any time of trash, trash receptacles (including trash bags), recyclable materials or recyclable materials containers on the exterior of any Unit (i.e., on, behind or under decks, patios, shrubs and/or porches) is prohibited.
3. Household waste or refuse, and recyclable materials containers, shall be placed in front of the Unit for collection not earlier than **6:00PM** on the night prior to the scheduled collection day and removed not later than **12:00 midnight** on the day of the scheduled collection.
4. Trash and/or recyclable materials containers placed at the curb for collection shall not exceed fifty (50) pounds and shall not be placed or located on the street.
5. "Pick up" or removal of bulk items (e.g., televisions, refrigerators, furniture, bedding), or any refuse classified as "hazardous waste" by any governmental authority or by the sanitation contractor servicing the Community, shall be arranged by the Member directly with the sanitation contractor. Any and all additional charges and/or fees for the collection or removal of the same shall be the sole responsibility of the Member.
6. The "dumping" or disposal of trash or recyclable materials, ground debris (tree limbs, grass clippings, dead shrubs, plants, etc.) in any area of the Community is prohibited. Only bagged garden and landscaping clippings, trimmings and weeds may be stored on the rear patio or deck for up to 48 hours prior to trash collection.
7. The burning within the Community of trash, leaves or any other material is prohibited.

8. All trash receptacles, other than trash bags and all recyclable materials containers must be identified with a street address.
9. All recyclable materials containers must remain with the Unit when a Unit is sold.
10. Items for collection by charitable organizations may be placed in the front of the Unit on the day of the scheduled collection.

S. Pool, Pool Area and Tennis Courts

1. Membership:

- a. Only Members and resident relatives there of shall be permitted a Pool and Tennis Court Membership.
- b. For Pool Guest Pass information, refer to the yearly pool guidelines or contact the Management Company. Members are responsible for guest fees.
- c. The Management Company will provide pool tags to each Member. Replacement tags are available from the Management Company at the Member's expense. Members may transfer their pool tags to their lessee(s).
- d. The Pool and Tennis Court Membership of any Member who is delinquent in excess of sixty (60) days in the payment of any charges, fees, fines, or assessments owing to the Association shall be suspended until such time as those charges, fees, fines, or assessments have been paid to the Association in full.

2. Personal Injury Property Damage and Liability:

- a. **ALL MEMBERS ARE ADVISED THAT THE ENTIRE POOL AND TENNIS COURT AREAS ARE SUBJECT TO ERRANT GOLF BALLS THAT MAY CAUSE SEVERE PERSONAL INJURY. MEMBERS SHALL BE RESPONSIBLE FOR ADVISING THEIR GUESTS/LESSEES OF THE RISK OF PERSONAL INJURY IN THE POOL AND TENNIS AREAS ARISING FROM GOLF BALLS.**
- b. Any Member or resident relative thereof, guests, and/or lessee(s), agrees and covenants by acceptance of their Pool tag(s) or Guest Pass(es), and by their use of the Pools, that neither the Association, Board nor Management Company shall be responsible for any personal injury or property damage arising from, or caused by errant golf balls.

- c. Neither the Association, Board nor Management Company assumes any responsibility neither for lost or damaged property nor for any accident or personal injury to any person occurring in the Pool Area that arises from or is attributable to, the negligence of any person or entity.
- d. Members shall be responsible for damage to the Association's property caused by them, their lessee(s) or guests. The costs of damage shall be charged to the Member's account and subject to collection in the same manner as other fines, fees, charges and/or assessments.

3. Access:

- a. No person shall be allowed access to the Pool Area at any time when a lifeguard is not on duty.
- b. Members or their lessee(s) shall present their Pool Tag(s) to the Lifeguard on duty upon entry to the Pool Area, and shall wear or otherwise display the same at all times while present in the Pool Area.
- c. Guests shall only be allowed access to the Pool Area if accompanied by a Member and upon presentation to the Lifeguard on duty of a valid Guest Pass. Members shall be responsible to the Association for the conduct of their lessee(s) and/or guests.
- d. All persons under the age of fourteen (14) years shall not be permitted access to the Pool Area unless accompanied by a parent or legal guardian.
- e. All persons shall sign the Association's Pool Register each time upon entry into the Pool Area.
- f. Any person not adhering to any rule or regulation applicable to the Pool Area, or who fails to comply with any request or direction of the Lifeguard or any member of the Board shall, in addition to being subjected to the applicable fine, be immediately ejected from and denied further access to the Pool Area for the remainder of the Pool Season.**
- g. For the protection of all persons using the Pools⁷ use of and access to the Pools by any person with any communicable diseases, conditions, or skin sores is prohibited.

4. General Rules of Use and Conduct:

- a. The Lifeguard then on duty shall have complete control and charge of the Pool Areas. Any request made by the Lifeguard at any time shall have the same force and effect as, and shall be enforced in the same manner as, any of the Rules and Regulations of the Association specifically set forth herein.

- b. Proper swim attire shall be worn by all persons at all times, including children and infants. Inappropriate swim attire includes, but is not limited to street clothes.
- c. All children still in diapers must wear rubber pants in addition to a diaper at all times when in the Pool Area.
- d. Glass containers of any sort or type are prohibited.
- e. Running, pushing, wrestling or ball playing is prohibited.
- f. Any and all diving is prohibited.
- g. Smoking is prohibited.
- h. Pets are prohibited.
- i. Spouting of water, expectorating, or cleaning of the nose or throat is prohibited.
- j. Balls, rafts of any kind or character and any other floating lounge or chair of any nature are prohibited.
- k. The wearing of street shoes is prohibited.
- l. Standing, sitting on another's shoulders, dunking or any other conduct that the Lifeguard deems inappropriate is prohibited.
- m. The use of profane or abusive language is prohibited.
- n. Alcoholic beverages are prohibited.
- o. The playing of radios or other musical devices is prohibited unless connected to or used with earphones.
- p. Any person using the Pools without the benefit of a life preserver or other personal flotation device may be required at the discretion of the Lifeguard to pass a swimming test.
- q. Bicycles, skateboards, roller skates or other similar wheeled devices are prohibited.
- r. Association pool chairs and furniture may not be reserved and shall be available for use only on a first-come, first-served basis.

5. Tennis Courts

- a. The tennis courts are for tennis only. Any other use (such as for street hockey, bicycle riding, skate boarding, roller blading/skating, etc.) is prohibited.
- b. Tennis shoes must be worn at all times.
- c. Glass containers are prohibited within the fenced boundaries of the courts.
- d. Playing shall be limited to one (1) hour when others are waiting.
- e. All trash shall be deposited in the proper receptacles.
- f. Proper tennis etiquette shall be observed at all times.

T. Non-Owner Occupied, Leased or Rental Units

1. The lease or rental of any Unit for transient or hotel purposes is prohibited.
2. No portion less than all of any Unit shall be leased or rented for any period.
3. The lease or rental of any Unit to any person or entity for an initial period of less than twelve (12) calendar months is prohibited.
4. The lease or rental of any Unit in any manner other than by written agreement which contains specific provisions requiring the lessee(s) to comply with and be bound by the Governing Documents and these Rules is prohibited.
5. Each Owner/Member shall, within thirty (30) days of the lease or rental of any Unit provide to the Management Company a confirmed copy of the executed rental/lease agreement, together with an acknowledgement signed by the lessee(s) verifying that the lessee(s) was provided by the Owner/Member with current copies of all Governing Documents and these Rules together with the name, address and telephone number of the Management Company.
6. The Owner of any Unit that is or becomes vacant shall within thirty (30) days after the vacancy occurs provide to the Management Company the address at which the Member then resides or at which the Member can be contacted.

U. Miscellaneous

1. One traditional brass door knocker not to exceed 4x8 inches is permitted on the front entry door.
2. Exterior clothes drying apparatus including but not limited to clotheslines are prohibited.
3. All personal belongings except outdoor furniture, barbecue grills and picnic tables must be stored indoors. Lawn furniture and picnic tables must be stored on the patio, deck or inside the Unit.
4. Firewood shall be stored in the rear of the Unit on the patio or ground-level deck only and shall be neatly stacked at all times.
5. The storage on the exterior of any Unit of any construction materials, tools or equipment for more than 6 weeks is prohibited without prior approval of the Board.
6. Detached structures of any kind are prohibited.

BE IT HEREBY RESOLVED THAT THE (ABOVE) GENERAL RULES,
REGULATIONS AND ARCHITECTURAL STANDARDS ARE HEREBY
ADOPTED THIS 23rd DAY OF JULY 2007, TO BECOME EFFECTIVE AT
12:00 MIDNIGHT ON THE 31st DAY OF AUGUST, 2007.


BE IT FURTHER RESOLVED THAT THE "GENERAL RULES, REGULATIONS
AND ARCHITECTURAL STANDARDS" DATED NOVEMBER, 2003 AND
DECEMBER, 2003 AND THE ADDENDUM DATED APRIL, 2004 AND ALL
EARLIER DATES AS AMENDED, SHALL BE AND HEREBY ARE RESCINDED
EFFECTIVE 11:59 P.M. ON THE 30th DAY OF AUGUST, 2007.

The undersigned, Secretary and Members of the Board of Directors, hereby ATTESTS
that the above Resolution was duly adopted and passed by the Board of Directors by
unanimous vote on the 23rd day JULY 2007, and at its regularly scheduled meeting duly
declared and noticed in accordance with the Bylaws of the
Association.



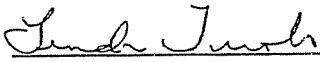
Signed Board President

3/25/08
Dated



Signed Board Vice-President

3/25/08
Dated



Signed Board Treasurer

3-21-08
Dated