

**INDIAN VALLEY MEADOWS**

**COMMUNITY ASSOCIATION**

INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL STANDARDS

1. ARCHITECTURAL CONTROL

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and,

WHEREAS, an amended Declaration of Covenants, restrictions, easements, charges, liens and assessments for Indian Valley Meadows was duly recorded in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4043 Page 485 et seq., recorded July 29, 1975; and

WHEREAS, Article VII of said amended Declaration prohibits any exterior architectural change to any property without the prior written approval of the Board of Directors and/or its duly authorized architectural committee; and

WHEREAS, the Board of Directors pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standards.

I. PROCEDURE FOR REQUEST FOR ARCHITECTURAL CHANGE

A. No building, fence, wall or other structure shall be commenced, erected, maintained or restored upon the properties, nor shall any exterior change or alteration thereto be made until the plans and specifications showing the nature, kind, shape, height,

materials and locations of the proposed changes shall be submitted to and approved in writing by the Board of Directors and/or its duly appointed Architectural Control Committee.

B. Prior to the commencement of any proposed change, the unit owner shall obtain from the Board of Directors a designated application form which shall be filled out completely and filed with the chairman of the Architectural Control Committee, or the member of the Board of Directors designated to receive and process all such applications. Said application shall be time-stamped on the date that it is filed with the designated individual.

C. The Architectural Control Committee and/or the Board of Directors shall have thirty (30) days from the date of filing of the application in which to render a decision either granting or denying the application. The final decision and the date thereof shall be stamped on the application, a copy of which shall be delivered forthwith to the applicant.

D. All architectural control changes approved by the Committee and/or the Board must be fully constructed within ninety (90) days of the date of final approval or the approval shall be automatically rescinded.

Last revised December 17, 1998

INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL STANDARDS

2. FENCES

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and

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WHEREAS, Article VII of said amended Declaration prohibits any exterior architectural change to any property without the prior written approval of the Board of Directors and/or its duly authorized architectural committee; and

WHEREAS, the Board of Directors, pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standards.

1. Living fences. Living fences are expressly prohibited by the amended Declaration. A living fence is the planting of any combination of trees, bushes or shrubs for the purpose of enclosing a lot or area or restricting a person or persons from passing from one lot to another, from a lot to common area, or from common area to common area.

2. Privacy fences. Privacy fences are restricted to rear yards only and are limited to board on board style fence as originally installed by the developer. It must consist of one-inch by six-inch board on board shadow fence in eight-foot sections, unless a shorter section is needed to remain within the property boundaries. The fence must be four feet in height if it is intended to extend to the rear property line (twenty feet from the edge of the rear porch). If the

fence does not extend to the rear property line, then it may be six feet in height and extend only to that distance permitted by the current Franconia Township Fence Ordinance (no closer to the rear property line than one-half of the rear yard set back distance). A six-foot high fence may not be used to fully enclose the rear yard. The entire fence must be stained or painted redwood to duplicate the color of the existing fences installed by the developer. Fences must begin between six and twelve inches from the unit if electric meters are adjacent to the fence. It shall be the responsibility of each unit owner to contact all servicers of underground utility services in order to assure that the installation of the fence will not adversely affect any utility service. It shall be the further responsibility of each unit owner to apply for a permit to construct the fence as required by the applicable Franconia Township Fence Ordinance, as amended from time to time (Section 145-21(D)).

3. Windbreakers. Windbreakers shall be permitted only on the front porch of end units. They must be constructed of wood, specifically vertical one-inch by six-inch board on board. All windbreakers must extend to within six inches of the concrete porch and within six inches of the ceiling of the porch. They must be painted white to blend with the existing trim on the house.

Last revised October \_\_\_\_, 2010

INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
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3. EXTERIOR MAINTENANCE

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and

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WHEREAS, Article VII of said amended Declaration prohibits any exterior architectural change to any property without the prior written approval of the Board of Directors and/or its duly authorized architectural committee; and

WHEREAS, the Board of Directors, pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standards.

A. OUTDOOR CARPETING

1. Location. Outdoor carpeting shall be permitted on front and/or back porches. It must be secured such as to cover the riser at the edge of the concrete slab. Astroturf or equivalent indoor-outdoor carpeting may be used. All outdoor carpeting installed on front porches must be green. Outdoor carpeting installed on back porches may be green or selected to match the existing siding on the unit.

B. PAINTING/CAPPING/MAINTENANCE

1. Wood trim. All exterior wood trim must be painted white or may be capped with white aluminum.

2. Siding. Excepting those units originally sided by the developer in asbestos shingle, all siding must be aluminum or vinyl. Siding must be painted to match the original color as installed by the developer. Unless otherwise approved by the Board, replacement siding must match the existing siding in color, style, size, shape and texture. The rear exterior siding of the unit must match the exterior siding of all units in the same attached row.

3. Roof shingles. Replacement roof shingles may be either three (3) tab or architectural shingles as approved by the Board. Replacement roof shingles must match as closely as possible existing shingles of the neighboring units in the same row as to the style of shingles, texture and color. Existing shingles must be removed down to the overlay and installation of the replacement shingles over top of the existing singles is prohibited. All proposed replacement of roof shingles must be submitted to the Board on the approved ACC change application, including a sample of the proposed replacement shingles. Homeowners are encouraged to cooperate with each other in coordinating the replacement of roof shingles on neighboring units in order to assure architectural uniformity.

4. Heat pump/central air conditioning units. All replacement heat pumps and/or central air conditioning units must be in the original color or may be painted to match either the underground exit basement doors or the rear siding of the unit.

5. Underground exit basement doors. All underground exit basement doors must be repainted to match the original color of the doors or may be painted to match the color of the rear siding.

6. Deck. All second floor rear wooden decks must be painted redwood to match the party wall fence. In the alternative, the wooden deck and/or the party wall fence may be replaced with geo decking or similar composite material in redwood. If composite decking is proposed as a replacement for the original wooden deck, then at the time of ACC

application, the homeowner shall submit with that application form a piece of actual decking and/or a color chip for review and approval by the Board.

7. Concrete slab. All ground level concrete rear slabs must be painted battleship gray or may be painted to match the color of the rear siding.

8. Power roof ventilators.

a. Type. Roof top ventilators must be Leslie-Loche power attic ventilators or equivalent in size and color. They must be of aluminum construction with an exposed aluminum hood between 18 and 24 inches in diameter. The ventilator hood may not extend more than six inches above the roof line. All ventilators must be located on the rear section of the roof and each unit shall be limited to no more than two ventilators to be located at the existing vent locations.

9. Railings.

a. Type. Railings may consist only of black wrought iron railings as originally installed by the developer.

b. Location. Railings will be permitted on upper level rear decks, front porches and along steps where permitted by the Board of Directors.


c. Removal. Once installed, a railing may not be removed without permission of the Board of Directors.

10. Windows and doors.

a. Color. All storm windows, storm doors, sliding glass doors and/or entrance doors must be painted white or white aluminum to match those originally installed by the developer.

INDIAN VALLEY MEADOWS  
COMMUNITY ASSOCIATION

By:

  
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Stephen L. Gearhart, President

Last revised July 27, 2017



INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL STANDARDS

4. PORCH ENCLOSURES

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and,

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WHEREAS, the Board of Directors pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standards.

A. Rear Porch Enclosures.

1. Permits. It shall be the sole responsibility of the unit owner to apply for all necessary building permits as required by Franconia Township.

2. Construction. All rear porch enclosures must be constructed in accordance with the most recently adopted BOCA Code and must further comply with any and all applicable building codes adopted by Franconia Township.

3. Location. Rear porches may be enclosed on the upper, lower or both levels as approved by the Board of Directors.

4. Permanent porch enclosure. A permanent porch enclosure is one designed for year round use and may have heat provided.

a. Siding. All exterior siding must match the style, color and texture of that located on the rear of the unit. If current siding color is unavailable, T1-11 plywood or aluminum may be used if finished in redwood. All siding must extend from floor to ceiling. The exterior wall of an interior unit must be constructed of T1-11 and be painted redwood to match the existing party wall fence which shall remain in place, unless the written consent of the adjoining neighbor is obtained and the Board so approves.

b. Doors. All doors must be permanent in nature, constructed of wood or metal to match those originally installed by the developer. They must be 32 to 36 inches wide and 6.6 inches to 6.8 inches in height. A sliding glass door may be used in place of the rear windows of doors.

c. Windows. Windows must be 24 inches to 36 inches in width and 48 inches to 60 inches in height. They must match the existing windows in style, texture, construction and

color. Awning type or jalousie windows may be allowed. A minimum of three windows can be installed in the sidewall of an end unit although none are required. A minimum of two to four windows must be installed on the rear wall of the enclosure.

5. Full screen or glass enclosure. A full screen or glass enclosure may be constructed of 2 x 4's painted redwood, or to match the color of the existing rear siding, or white. The frame shall be constructed with a sillboard along the slab and vertical 2 x 4's should be spaced not more than 48 inches apart. Doors should be 32 inches to 36 inches in width and 6 foot 6 inches or 6 foot 8 inches in height. Doors shall be painted redwood, or shall match the color of the existing rear siding, or white. All screening shall be neutral in color. If current siding color, or white, is unavailable, then T1-11 plywood or aluminum in redwood color, or white, may be used.

6. Partial screen enclosure. A partial screen enclosure is similar to a full screen enclosure except for the addition of a kneewall. The kneewall shall be constructed of T1-11 plywood or aluminum and can be between 20 inches and 36 inches in height. It must be painted redwood, or to match the existing exterior siding color, or white. Construction shall consist of vertical 2 x 4's spaced not more than 48 inches apart. All doors shall conform to the specifications for full screen or glass enclosures as indicated above.

Last revised December 17, 1998

INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
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5. PROPANE CONTAINERS

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and,

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WHEREAS, Article VII of said amended Declaration prohibits any exterior architectural change to any property without the prior written approval of the Board of Directors and/or its duly authorized architectural committee; and

WHEREAS, the Board of Directors pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standards.

A. Installation of propane containers.

1. Purpose. An above-ground propane container may be installed as a fuel source for fireplace or other ornamental purposes, but may not be installed to serve as the central heating system of a unit.

2. Size of Container. A single 100 gallon above-ground ASME approved container is the maximum size container permitted.

3. Location. No propane container may be located on common ground. All containers must be located at least 10 feet from any external source of ignition (i.e. open flame, window air conditioning unit, compressor, etc.).

4. Shielding. All propane containers located in rear yards must be fully enclosed by a four foot (4 ft.) high fence which complies with the Indian Valley Meadows Community Association Architectural Control Regulations relating to fences. A gate must be located on one side which may not be locked in order to permit access to the container. Containers approved for location on the side of end units may, upon approval, be enclosed by natural fencing.

5. Installation. All installations of approved propane containers shall be done in accordance with the most recent applicable BOCA Code regulations adopted. Within ten (10) days of installation, the property owner shall contact the Franconia Township Fire Marshall and arrange for the inspection and approval of the installed container by the Franconia Fire Marshall. In the event that Franconia Township adopts an ordinance regulating the installation of propane containers after the adoption of this regulation, then any subsequent installations must comply with said ordinance as amended.

Last revised December 17, 1998

INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL RESOLUTION REGARDING

6. SATELLITE DISH GUIDELINES

WHEREAS, Article VII of the Amended Declaration of Covenants, Restrictions, Easements, Charges, Liens, and Assessments of the Indian Valley Meadows Community Association authorizes the Board of Directors to exercise architectural control over the common areas of the Association and to pass reasonable rules and regulations therefore; and

WHEREAS, Article VIII §9 of the Amended Declaration of Covenants, Restrictions, Easements, Charges, Liens, and Assessments of the Indian Valley Meadows Community Association regulates the erection of any radio, television, or similar tower or antenna on the property; and

WHEREAS, due to the Federal Communications Commission adoption of rule implementing §207 of the Telecommunications Act of 1996, which allows the installation of satellite dish and antenna, but allowing community associations to impose guidelines which will not impair receiving a quality signal nor at a reasonable cost;

THEREFORE, be it RESOLVED, that the following procedures will apply regarding the installation of satellite dish antennas:

1. Any member desiring to install a satellite dish antenna within the community must file a written request with the Board of Directors on the approved Satellite Dish Application Request Form.

2. Satellite dishes cannot be larger than one meter in diameter. One of the following criteria must be met for application approval of the installation of a satellite dish:

a. Satellite dishes must be placed in the least obtrusive location possible. By order of preference, satellite dishes may be installed in or on:

1. Behind the home, in landscape beds to the rear of the rear foundation wall. Satellite dishes must be located a maximum of five (5) feet from the foundation wall of the unit.

2. Within landscape beds on the side of any end unit.

3. Roof installation provided the satellite dish is located below the rear peak of the roof.

4. Within the landscape beds in front of the residence.

3. Satellite dish applications shall be submitted with the standard Community Architectural Request Form, including a plot plan indicating the proposed location of the dish. The Board of Directors will review the application at the next available board meeting and will notify the applicants in accordance with the Amended Declaration.

a. If an acceptable quality signal cannot be obtained at a reasonable installation cost at one of the above preferred locations listed in paragraph 2 a, then the applicant may submit a request pursuant to the above installation guidelines for which an acceptable quality signal can be obtained at a reasonable

installation cost, along with an explanation of why the lower rated installation will involve either unreasonable cost or will not result in an acceptable signal.

b. If the application is approved, prior to installation the applicant must fill out a Waiver of Damages and Liability Form and file it with the Board of Directors.

Last revised December 17, 1998



INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL STANDARDS

7. PROHIBITED ACTIVITIES

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and

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WHEREAS, the Board of Directors, pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standards.

A. PROHIBITED ACTIVITIES.

1. Window Air Conditioners. No air conditioning unit shall be installed or used in any window.

2. Abandoned Vehicles. No abandoned vehicles shall be parked within the common areas of the Association. For purposes of this provision, abandoned vehicle shall be defined as a motor vehicle which lacks a current inspection sticker, or lacks a current motor vehicle registration, or lacks a current license plate, or is inoperable for any reason for a period in excess of thirty (30) days. The Association shall take reasonable steps to notify the owner of any such motor vehicle that it is deemed by the Association to be an abandoned vehicle and to

permit it to be removed and/or brought into compliance. If the vehicle remains abandoned for a period of thirty (30) days after reasonable notice to the owner, then the Association shall request the Franconia Township Police Department to have the vehicle designated an abandoned vehicle under the Pennsylvania Motor Vehicle Code and to have said vehicle towed in accordance with the applicable provisions of the Pennsylvania Motor Vehicle Code.

3. Vegetable and/or flower gardens.

a. No vegetable and/or flower gardens are permitted on common ground.

b. Location. Vegetable gardens shall be permitted only on the rear or the side of the lot. Vegetable gardens shall be limited to a 10 foot by 10 foot area. No corn may be planted in any vegetable garden.

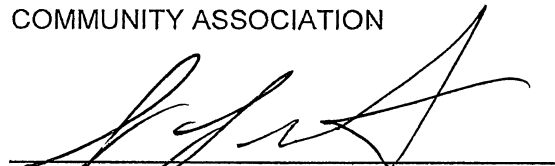
4. Portable basketball backstop. Portable basketball backstops are not permitted within the community.

5. Solar panels. Solar panels are prohibited from being installed on any lot or building in the community.

6. Skateboards. The use of skateboards in the development is expressly prohibited.

INDIAN VALLEY MEADOWS  
COMMUNITY ASSOCIATION

By:



Stephen L. Gearhart, President

Last revised October 25, 2017

INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL STANDARDS

8. MISCELLANEOUS PROVISIONS

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and,

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WHEREAS, the Board of Directors pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standards.

A. MISCELLANEOUS PROVISIONS.

1. BOCA Code. All construction, renovations and/or additions approved as an architectural change shall be installed in accordance with the applicable provisions of the BOCA Code.

2. Building Permit. It shall be the sole responsibility of the applicant to apply for any building permits required by Franconia Township.

Last revised December 17, 1998

INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL STANDARDS

9. STORAGE SHEDS

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and

WHEREAS, an amended Declaration of Covenants, restrictions, easements, charges, liens and assessments for Indian Valley Meadows was duly recorded in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4043, page 485 et seq., recorded July 29, 1975; and

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WHEREAS, the Board of Directors, pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standards.

A. STORAGE SHEDS.

1. An architectural control approval form must be submitted for each proposed storage shed and must be approved by the Board of Directors on its standard form.
2. In either unenclosed or partially enclosed rear yards, storage sheds must be located on ground level and must be placed up against the rear wall of the unit in the rear yards or on the developer-constructed ground level rear porches.

3. Where the rear yard is totally enclosed, in addition to the locations specified in A.2 above, a storage shed may be located against the inside of a side yard fence provided that the height of the storage shed does not exceed the height of the side yard fence.
4. Approved storage sheds may not exceed thirty-two cubic feet in capacity.
5. All approved storage sheds must be gray or neutral in color.
6. Only one storage shed is permitted per unit.

Amended by the Board of Directors this 18th day of October, 2006, effective immediately.

INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL STANDARDS

10. PELLETT STOVE

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and

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WHEREAS, the Board of Directors, pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standards.

A. PELLET STOVES.

1. Prohibition. Pellet stoves are not permitted to be installed in any interior unit within the development and may only be installed on an end unit. This prohibition is based upon the manufacturer's requirements regarding the vent pipes which are inconsistent with the exterior structures of interior units. Any installation into end units must first be approved by the Board of Directors and/or the ACC Committee and must comply with the terms and conditions imposed by the manufacturer, BOCA Code and/or the terms and provisions of any Township ordinance.

Adopted May 15, 2002

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President

INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL STANDARDS

~~10.~~ <sup>11.</sup> REAR PATIO

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and

WHEREAS, an Amended Declaration of Covenants, Restrictions, Easements, Charges, Liens and Assessments for Indian Valley Meadows was duly recorded in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4043, page 485 et seq., recorded July 29, 1975; and

WHEREAS, Article VII of said Amended Declaration prohibits any exterior architectural change to any property without the prior written approval of the Board of Directors and/or its duly authorized architectural committee; and

WHEREAS, Section 5302 of the Pennsylvania Uniform Planned Community Act permits the Board of Directors to adopt and amend rules and regulations for the Association; and

WHEREAS, the Board of Directors, pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standard relating to rear patios:

1. A rear patio may be not more than eighteen feet (18') wide and the outside boundaries on each side must be a minimum of twelve inches (12") inside the unit property lines. On end units, a rear patio cannot extend beyond the sidewall of the unit.
2. A rear patio must abut the existing rear porch and may not extend more than eighteen feet (18') from the outer edge of the rear porch.



3. All rear patios may have a maximum of nine inches (9") of change of elevation measured from the existing rear porch. All rear patios may have not more than one (1) change in elevation.

4. No vertical walls are permitted on any rear patios.

5. A rear patio may be constructed of concrete, pavers, wood, trex or similar composite wood only.

6. A rear patio must be constructed in compliance with the terms and provisions of the Pennsylvania Uniform Construction Act and/or the International Building Code in effect at the time of ACC application.

7. The applicable unit owner may need to apply to Franconia Township for a permit from the Township to construct the deck in addition to filing an ACC application with the Board of Directors.

INDIAN VALLEY MEADOWS  
COMMUNITY ASSOCIATION

By:

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President

Adopted October 24, 2007

INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL STANDARDS

12. FLAG POLES AND FLAGS

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and

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WHEREAS, Section 5302 of the Pennsylvania Uniform Planned Community Act permits the Board of Directors to adopt and amend rules and regulations for the Association; and

WHEREAS, the Board of Directors, pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standard relating to rear patios:

1. Each unit shall not have more than one (1) flag pole on each lot.
2. No in-ground flag poles shall be permitted.
3. All flag poles shall be mounted on the house using a mounting bracket and shall be mounted on an angle.
4. The flag pole shall not be more than four feet (4') in length.
5. Any flag displayed shall not exceed two and one-half feet by four feet (2½' X 4') with the fly being no more than two and one-half feet (2½').

5. Approved flags shall include the American flag, other approved governmental flags and ornamental flags which are not offensive to the public. The Board reserves the right to require any unit owner to remove any offensive flags upon written notice to the unit owner.

6. No displayed flags shall violate any other Township, State or Federal governmental ordinance regulating the display of flags.

INDIAN VALLEY MEADOWS  
COMMUNITY ASSOCIATION

By:

  
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President

Adopted October 26, 2016

INDIAN VALLEY MEADOWS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL STANDARDS

13. GAZEBOS

WHEREAS, the Indian Valley Meadows Community Association is a Homeowner's Association duly formed in accordance with Pennsylvania law and registered as a Non-Profit Pennsylvania Business Corporation; and

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WHEREAS, Section 5302 of the Pennsylvania Uniform Planned Community Act permits the Board of Directors to adopt and amend rules and regulations for the Association; and

WHEREAS, the Board of Directors, pursuant to their authority to promulgate rules and regulations on behalf of the Association and in order to maintain the overall harmony and external design and aesthetics of the Association, hereby promulgates the following architectural control standard relating to the erection of a gazebo in the rear yard of a unit:

1. A gazebo may be erected in the rear yard of a unit only.
2. A gazebo must be located in the rear yard so that the rear poles of the gazebo are not more than four feet (4') from the rear wall of the unit.
3. A gazebo may not exceed twelve feet (12') in width (side to side), nine feet (9') in height (floor to top of ceiling) nor ten feet (10') in depth (front to back).

4. A gazebo may not be permanently installed and shall be capable of disassembling if required by the Board.

5. A proposed gazebo shall be constructed of materials that conform to the Building Code of Franconia Township.

6. A gazebo shall be of a color consistent with the immediate neighborhood in terms of the rear siding of units and the roof shingles.

7. An owner shall be required to submit an ACC Change Form to be approved by the Board of Directors prior to the installation of a gazebo on their property.

INDIAN VALLEY MEADOWS  
COMMUNITY ASSOCIATION

By:

  
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President

Adopted August 26, 2020