



**Rosewood Park
Condominium Association**

**RULES &
REGULATIONS**

ROSEWOOD PARK CONDOMINIUM ASSOCIATION

GENERAL CONDOMINIUM INFORMATION AND CURRENT RULES & REGULATIONS APRIL, 1999

TAKEN IN PART FROM THE "PUBLIC OFFERING STATEMENT FOR ROSEWOOD PARK CONDOMINIUM" (THE DECLARATION) DATED AUGUST 15, 1988
PREPARED PURSUANT TO CHAPTER 34 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.

GENERAL INFORMATION

ROSEWOOD PARK CONDOMINIUM

THE ROSEWOOD PARK CONDOMINIUM COMPLEX, LOCATED AT 1100-TYSON AVENUE IN ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CONSISTS OF THREE BUILDINGS SITUATE ON APPROXIMATELY 2.1 ACRES OF LAND. TWO OF THE BUILDINGS ("A" AND "B") CONTAIN ELEVEN DWELLING UNITS EACH; THE THIRD BUILDING ("C") CONTAINS FIVE DWELLING UNITS. ALL UNITS IN BUILDING "B" HAVE TWO BEDROOMS; ALL ELEVEN UNITS IN BUILDING "A" AND ALL FIVE UNITS IN BUILDING "C" CONTAIN ONE BEDROOM.

THE ROSEWOOD PARK CONDOMINIUM ASSOCIATION

THE ROSEWOOD PARK CONDOMINIUM ASSOCIATION (THE ASSOCIATION) IS ORGANIZED AS A PENNSYLVANIA NON-PROFIT CORPORATION ON A NON-STOCK BASIS AND FUNCTIONS UNDER AN ARRANGEMENT IN WHICH A UNIT OWNER IN THE MULTIPLE-UNIT DWELLING COMPLEX HOLDS FULL TITLE TO HIS UNIT AND JOINT OWNERSHIP IN THE COMMON ELEMENTS. THE UNIT OWNERS OF THE PROPERTY COMPRISE ALL OF THE MEMBERS OF THE ASSOCIATION.

THE EXECUTIVE BOARD

THE AFFAIRS OF THE ASSOCIATION ARE GOVERNED BY AN EXECUTIVE BOARD (THE BOARD) CONSISTING OF THREE (3) INDIVIDUAL UNIT OWNERS WHO HAVE BEEN ELECTED BY THE MEMBERS AND SERVE WITHOUT COMPENSATION. THE BOARD EMPLOYS, ON BEHALF OF THE ASSOCIATION, SUBURBAN PROPERTY MANAGEMENT, INC. (SUBURBAN) AS A MANAGEMENT AGENT TO PROVIDE PROFESSIONAL MANAGEMENT OF THE CONDOMINIUM AND PERFORM SUCH DUTIES AS THE BOARD AUTHORIZES. SUBURBAN OPERATES FROM OFFICES LOCATED AT 1009 N. BETHLEHEM PIKE, SPRING HOUSE, PA

COMMON ELEMENTS

COMMON ELEMENTS INCLUDE (BUT ARE NOT LIMITED TO) THE CORRIDORS, STAIRWAYS, STAIRWELLS AND LANDINGS WITHIN EACH BUILDING; THE PORCHES SERVING THE ENTRANCE TO EACH BUILDING; ALL EXTERIOR LIGHTING ATTACHED TO A BUILDING; THE LAUNDRY, STORAGE AND CENTRAL UTILITY ROOMS LOCATED ON THE FIRST FLOOR OF EACH BUILDING, INCLUDING ALL BOILERS, TANKS, HOT WATER HEATERS, PUMPS, PIPES, CONDUITS AND SYSTEMS APPURTENANT THERETO; ALL INSTALLATIONS FOR ALL CENTRAL SERVICES AND UTILITIES AND WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION AND OTHER UTILITY LINES AND FIXTURES; DETACHED PATIO AREAS WITH PICNIC TABLES, THE PARKING LOT, EXTERIOR LANDSCAPING, SIDEWALKS, PADS AND STEPS, ETC.

LIMITED COMMON ELEMENTS

LIMITED COMMON ELEMENTS INCLUDE (BUT ARE NOT LIMITED TO) DOORS LEADING FROM UNITS TO PATIOS OR TO INTERIOR CORRIDORS WHICH ARE COMMON ELEMENTS; THE CONCRETE SLAB CONSTITUTING ANY PATIO ADJACENT TO A UNIT; WINDOWS AND DOOR SILLS, FRAMES AND HARDWARE WHICH ARE NOT PART OF A UNIT BUT WHICH ARE ADJACENT TO AND SERVE ONLY SUCH UNIT.

RESERVED COMMON ELEMENTS

RESERVED COMMON ELEMENTS ARE THOSE PARTS OF THE COMMON ELEMENTS WHICH THE BOARD MAY DESIGNATE FROM TIME TO TIME FOR USE BY LESS THAN ALL OF THE UNIT OWNERS OR BY NON-OWNER RESIDENTS OF ANY UNITS FOR SPECIFIED PERIODS OF TIME. INCLUDED IN THE RESERVED COMMON ELEMENTS SHALL BE THE BOILER ROOMS AND STORAGE LOCKERS LOCATED IN EACH OF THE BUILDINGS COMPRISING THE CONDOMINIUM PROPERTY. ENTRY INTO THE BOILER ROOMS AND STORAGE LOCKERS SHALL BE RESTRICTED TO THOSE INDIVIDUALS OR ENTITIES SPECIFICALLY DESIGNATED BY THE BOARD.

GENERAL CONDOMINIUM INFORMATION AND CURRENT RULES AND REGULATIONS
APRIL, 1999

RULES & REGULATIONS

- (COMMON ELEMENTS)
1. THERE SHALL BE NO OBSTRUCTION OF THE COMMON ELEMENTS, NOR SHALL ANYTHING BE STORED IN OR UPON THE COMMON ELEMENTS *WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD.*
 2. NO PORTION OF THE COMMON ELEMENTS SHALL BE USED OR MAINTAINED FOR THE DUMPING OF RUBBISH OR DEBRIS, ETC. A UNIT OWNER OR OCCUPANT OF A UNIT SHALL KEEP RUBBISH, GARBAGE OR OTHER WASTE IN HIS OR HER UNIT UNTIL IT IS PLACED IN THE DESIGNATED CONTAINER (THE DUMPSTER) PROVIDED BY THE CONDOMINIUM ASSOCIATION FOR REGULAR COLLECTION. LAUNDRY ROOM TRASH CONTAINERS SHALL BE USED FOR "LAUNDRY-RELATED" ITEMS ONLY, SUCH AS EMPTY CARDBOARD OR PLASTIC SOAP OR DETERGENT CONTAINERS, DISCARDED FABRIC SOFTENER SHEETS, LINT REMOVED FROM DRYER FILTERS, ETC.
 3. NO TOYS, BICYCLES, SCOOTERS, BABY CARRIAGES OR SIMILAR VEHICLES, OR PERSONAL ARTICLES OF ANY KIND SHALL BE ALLOWED TO STAND UNATTENDED IN ANY PORTION OF THE COMMON ELEMENTS.
 4. NOTHING SHALL BE DONE OR KEPT IN OR UPON THE COMMON ELEMENTS WHICH WILL INCREASE THE RATE OF INSURANCE OF ANY UNIT OR BUILDING OR THE CONTENTS THEREOF BEYOND THE RATE APPLICABLE FOR CONDOMINIUM APARTMENT UNITS, OR WHICH WOULD RESULT IN THE CANCELLATION OF ANY POLICY *WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD.*
 5. NO FLAMMABLE OIL OR FLUIDS SUCH AS (BUT NOT LIMITED TO) GASOLINE, KEROSENE, NAPHTHA OR BENZENE, OR EXPLOSIVES, FIREWORKS, OR ARTICLES DEEMED EXTRA HAZARDOUS TO LIFE, LIMB OR PROPERTY SHALL BE USED OR BROUGHT INTO OR ONTO THE COMMON ELEMENTS *WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD.*
 6. NOTHING SHALL BE DONE IN OR UPON THE COMMON ELEMENTS SO AS TO PERMIT OR CREATE ANY NOISE THAT WILL UNREASONABLY DISTURB OR ANNOY THE OCCUPANTS OF THE UNITS, OR UNREASONABLY INTERFERE WITH THE RIGHTS, COMFORT OR CONVENIENCE OF SAID OCCUPANTS.
 7. ANY DAMAGE TO ANY PORTION OF THE COMMON ELEMENTS CAUSED BY THE MINOR CHILDREN OF A UNIT OWNER OR OCCUPANT OF A UNIT, OR BY THE GUESTS, INVITEES OR LICENSEES OF A UNIT OWNER OR OCCUPANT OF A UNIT SHALL BE REPAIRED AT THE EXPENSE OF SUCH UNIT OWNER.
 8. NO EXTERIOR LOUDSPEAKERS (OTHER THAN THOSE CONTAINED IN PORTABLE RADIOS OR TELEVISION SETS) SHALL BE PERMITTED, NOR SHALL UNSHIELDED FLOODLIGHTS BE INSTALLED IN ANY EXTERIOR AREA OF ANY UNIT OR PATIO OR TERRACE APPURTENANT THERETO *WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD.*
 9. THERE SHALL BE NO BURNING, CHOPPING OR CUTTING ANYTHING ON OR ABOUT THE COMMON ELEMENTS.
 10. THERE SHALL BE NO PLANTING, PLACING, PRUNING OR REMOVING TREES OR SHRUBS IN OR ON THE COMMON ELEMENTS *WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD.*
 11. NO CLOTHES POLES, CLOTHESLINES OR OTHER DEVICES FOR THE HANGING OR DRYING OF CLOTHES SHALL BE INSTALLED OR MAINTAINED, TEMPORARILY OR PERMANENTLY, ON ANY PORTION OF THE COMMON ELEMENTS.

12. NO CLOTHES, SHEETS, BLANKETS OR LAUNDRY OF ANY KIND OR ANY SIGNS (INCLUDING, BY WAY OF ILLUSTRATION, REAL ESTATE "FOR SALE" SIGNS) OR OTHER ARTICLES SHALL BE HUNG OR DISPLAYED ON THE OUTSIDE OF WINDOWS OR PLACED ON THE OUTSIDE OF WINDOW SILLS OR WALLS OF ANY UNIT OR BUILDING, TERRACES, PATIOS, OR ANY PARKING AREAS, AND NO SIGNS (INCLUDING, BY WAY OF ILLUSTRATION, REAL ESTATE "FOR SALE" SIGNS), AWNINGS, GRILLS, FENCES, CANOPIES, SHUTTERS OR RADIO OR TELEVISION ANTENNAE OR AERIALS SHALL BE ERECTED OR INSTALLED IN OR UPON THE COMMON ELEMENTS *WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD.*
13. THERE SHALL BE NO OUTDOOR COOKING ON GRILLS OR OTHER SUCH DEVICES, UNLESS SUCH COOKING IS CONDUCTED UPON A SAFE AND OPERABLE GRILL OR SIMILAR DEVICE LOCATED AT LEAST FIFTEEN (15) FEET FROM ANY BUILDING OR PARKED VEHICLE, UNLESS A GREATER DISTANCE IS REQUIRED BY THE ABINGTON TOWNSHIP FIRE ORDINANCE, IN WHICH CASE THE TOWNSHIP ORDINANCE OR OTHER SUCH REGULATION SHALL CONTROL
14. (OWNERS' UNITS)
APPROPRIATE DRAPERIES, BLINDS, CURTAINS AND OTHER WINDOW COVERINGS MUST BE INSTALLED ON ALL WINDOWS OF A UNIT, AND MUST BE MAINTAINED IN SAID WINDOWS AT ALL TIMES. A UNIT'S FRONT DOOR SHALL BE THE SAME COLOR AS THE EXISTING DOORS.
15. NO UNIT OWNER OR OCCUPANT OF A UNIT SHALL MAKE OR PERMIT ANY STRUCTURAL ADDITIONS, ALTERATIONS OR IMPROVEMENTS TO BE MADE, INCLUDING (BUT NOT LIMITED TO) THE INSTALLATION OF STORM WINDOWS AND/OR DOORS, IN OR TO THE COMMON ELEMENTS, OR IMPAIR ANY EASEMENT *WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD.*
16. NO BUSINESS OF ANY KIND SHALL BE PERMITTED TO BE CONDUCTED IN ANY UNIT.
17. (PETS)
A CAT OR OTHER COMMON HOUSEHOLD PET, *WITH THE EXCEPTION OF A DOG*, IS PERMITTED TO BE KEPT WITHIN A UNIT, PROVIDED THAT IT IS NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. IN NO EVENT, HOWEVER, SHALL MORE THAN ONE (1) HOUSEHOLD PET PER UNIT BE ALLOWED *WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD.* NO PET SHALL BE PERMITTED OUTSIDE A UNIT; ALL PETS MUST BE MAINTAINED WITHIN THE PET OWNER'S UNIT. *IN NO EVENT SHALL DOGS BE PERMITTED TO BE KEPT OR MAINTAINED IN ANY UNIT OR ON THE COMMON ELEMENTS.*
18. (VEHICLES, ETC.)
NO AUTOMOTIVE OR TRUCK REPAIR *OF ANY KIND OR NATURE* SHALL BE PERMITTED IN THE PARKING LOT, OR ON THE GROUNDS OF THE CONDOMINIUM.
19. NO WASHING OF ANY VEHICLES WHATSOEVER SHALL BE PERMITTED *AT ANY TIME* IN THE PARKING LOT, OR ON THE GROUNDS OF THE CONDOMINIUM.
20. NO UNLICENSED VEHICLES OR VEHICLES WITH INVALID AND/OR EXPIRED LICENSE PLATES, INSPECTION STICKERS, ETC., SHALL BE PERMITTED TO BE KEPT IN THE PARKING LOT, OR ON THE GROUNDS OF THE CONDOMINIUM
21. NO PARKING OF CAMPERS, RECREATIONAL VEHICLES OR ANY OVERSIZED OR COMMERCIAL VEHICLES SHALL BE PERMITTED *WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD.*

THE ROSEWOOD PARK CONDOMINIUM ASSOCIATION EXECUTIVE BOARD MAY, AFTER NOTICE OF AN OPPORTUNITY TO BE HEARD, LEVY REASONABLE FINES AGAINST ANY UNIT OWNER WHO VIOLATES OR PERMITS HIS GUESTS, INVITEES, LESSEES AND SUB-LESSEES TO VIOLATE THE CONDOMINIUM RULES & REGULATION LISTED ABOVE.
(REFERENCE: BY-LAWS OF ROSEWOOD PARK CONDOMINIUM ASSOCIATION, ARTICLE IX, SECTION 9.1 ET AL)

TO THE EXTENT THAT ANY OF THE FOREGOING RULES AND REGULATIONS, OR ANY PORTION OF THE SAME, CONFLICT WITH OR ARE IN ANY WAY INCONSISTENT WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM AND THE BY-LAWS OF THE ROSEWOOD PARK CONDOMINIUM ASSOCIATION, THE PROVISIONS OF THE LATTER SHALL PREVAIL. ALL TERMS USED IN THE RULES AND REGULATIONS SHALL BE GIVEN THE SAME DEFINITION AS PROVIDED IN THE AFOREMENTIONED DECLARATION AND BY-LAWS EXCEPT WHERE THE CONTEXT CLEARLY INDICATES A CONTRARY INTENTION. THESE RULES AND REGULATIONS MAY BE MODIFIED, ADDED TO, AMENDED OR REPEALED AT ANY TIME BY THE EXECUTIVE BOARD AS PROVIDED FOR IN THE AFOREMENTIONED DECLARATION.