

**GWYNEDD CHASE COMMUNITY ASSOCIATION
RULES, REGULATIONS AND STANDARDS**

FALL 2014

Gwynedd Chase Community Association

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I. Introduction

These Rules, Regulations, and Standards are established for Gwynedd Chase Community Association (the “Association”) in accordance with the Declaration of Gwynedd Chase Planned Community. By adoption, the Rules become a working component of the Declaration (the “Declaration”).

The purpose of the Rules is to complement the covenants and restrictions in the Declaration to be consistent with the intent of the Declaration to preserve, maintain, and enhance the integrity of the Association, value of the property and architectural harmony of the buildings and site design of the community.

It is the responsibility of the Association, through the Executive Board (the “Board”) and Architectural Control Committee (the “ARC”), to administer and enforce these Rules. These Rules may be amended from time to time as the needs and desires of the community change. The Board is interested in comments or suggestions from Members of the Association regarding these Rules. Consideration, to the extent permitted by the governing documents, will be given to any written proposal to modify or amend any portion of the Rules. With the recognition that individual tastes and styles may change or slightly deviate from the original intended character of the community, the Association will monitor the effectiveness, practicality and applicability of these Rules with the intent to initiate amendments, if warranted.

Please keep this copy of the Rules with your other Association documents. Please take some time to review and understand the Rules. If you have questions, please contact the Property Manager or other Board-appointed agent responsible for managing the Association (the “Managing Agent”). If you have tenants in your unit, pass a copy of these Rules along to them. It is the responsibility of the owner to ensure that their tenants understand and abide by these rules.

II. Architectural and Landscaping Standards and Procedures

A. General

1. Unit Owners must submit a written request to propose alterations to the exteriors of the Unit and Lot including, but not limited to, patios, decks, front lawn, lighting, painting, other exterior finish or component, and landscaping; along with plans, if necessary, to the ARC and Managing Agent for review. Proposals will be reviewed and approved/denied within thirty (30) days of receipt. Work not completed within 180 days must be resubmitted and reviewed for approval.
2. Any complaints regarding actions of the Board, Officers of the Association or other Unit Owners must be submitted, in writing, to the Managing Agent.

B. Specific Changes, Alterations and Installations

1. With the exception of written approved alterations, no addition, change or alteration (including color) is permitted. Detached Dwelling Unit Owners are

responsible for maintaining the entire exterior of the Unit including stone, stucco, siding, doors, soffits, trim, fascia, shutters, paint, windows, decks, roofs and patios. A list of the manufacturer/color of each may be obtained from Managing Agent.

2. Patios are approved on an as-request basis for the rear of the unit only and are subject to standard specifications as determined by the Board and ARC.
3. Deck installations, additions or extensions are subject to standard specifications, as determined by the Board and ARC. Such specifications shall include construction methods (consistent with township codes). Decks must be constructed with grey composite decking material with a white vinyl railing. Approval of all deck requests will be conditioned upon request of a building permit from the township if required.
4. No outside shades, trellis, grape arbors, exterior window or door guards or grates, ventilators, fans, air conditioners or like devices shall be used in or about the windows or exterior of the buildings, except those that have been approved by the Board and after written request for such has been submitted, reviewed and approved by the Board, or the Managing Agent.
5. Flower boxes on patio or front entrance permitted provided all dead flowers at the end of the growing season must be removed. Artificial flowers are not permitted in the flower boxes.
6. Storm doors are permitted on front doors with the following specifications:
 - (i) White aluminum full view plain glass with no more than three (3) inches of frame on each side. Self storing is approved on the doors with a small break in the middle of the door. All hardware must be brass; bevels, etching, designs or frosting not permitted in glass.
7. No Unit Owner shall decorate or alter the exterior portion of a Unit without prior written consent of the Board. Holiday decorations may be installed no earlier than one (1) month prior to the holiday and must be completely removed within two (2) weeks after the holiday.

C. Landscaping

1. Any proposed change, addition or removal, by a Unit Owner to the existing landscaping and plantings on any lot must be submitted to and approved by the Board.
2. Residents permitted to install ground lights not exceeding thirty-six 36 inches in height along their driveways, front lawns and rear patios. If non-solar type are used, wires must not be visible. Unit owners shall be held responsible for

maintaining lawn area not accessible by community landscaping service and any damage to lighting that may result from normal landscaping activities.

3. Unit Owners must maintain (in accordance with the landscape specifications used by the Association lawn care contractor) any owner-installed landscaping, including materials and flowers.
4. No additional front, side or rear garden areas may be installed without first submitting a request and receiving written approval of the Board.
5. All hoses and watering devices must be neatly stored when not in use.

III. Rules Regarding General Use

1. Each Unit Owner or resident shall keep the Unit in a state of neatness and cleanliness. Tires, construction materials, machinery, heavy-duty tools, garbage bags, and lawn ornaments shall not be stored on the property. Outdoor tables, chairs and grills may remain set up on the decks, provided that they are in good repair. Bicycles and children's toys (including sand boxes, plastic pools, etc.) must be stored on the interior of the Unit. Bird feeders must be placed in the rear of the Unit only.
2. Only items which are normally and routinely considered to be of an exterior nature are permitted to be stored on the lot, including porches and balconies. These items include lawn furniture, barbecue grills, planters, firewood, children's play equipment and lawn ornaments which subject to review and approval of the Board. All other items may not be visible on any area of the exterior of the property.
3. Firewood shall be neatly stored in the rear of a Unit and shall be stacked on a rack or in such manner so that logs are not setting directly on the patio or deck or directly against the wall of a Unit in order to minimize rodent problems.
4. No ornament shall exceed a height of thirty (30) inches and no flower pot shall exceed a height of twenty-four (24) inches.
5. Any damage to any portion of the Common Areas caused by minor children of Unit Owners, guests, invites, pets, or licensees of Unit Owners, shall be repaired at the expense of such Unit Owner.
6. Fences of any kind may not be installed in front yards. Privacy fences on rear decks must be maintained by Unit Owner.
7. Non-decorative items (such as trash receptacles, garden tools, shovels, snow blowers, etc.), may not be placed in the front or rear of the Unit, or on the side on an end Unit.

8. Nothing shall be done in or upon the Common Areas or upon the individual property or create any noises that will unreasonably disturb or annoy the occupants of the Units or unreasonably interfere with the rights, comfort or convenience of Unit Owners.
9. Trash cans & recycle bins must be stored in the garages except for the night before or the day of pick up.
10. Unit owners shall be permitted to display one sign containing security system notification not to exceed two (2) square feet in area. Unit Owners shall also be permitted to display one (1) sign not more than four (4) square feet, which advertises the sale of the Unit; such sign to be placed in the front window.
11. The off-street parking spaces on community streets are intended primarily for visitor parking and shall be used by Unit Owners only a short temporary basis or overnight between the hours of 10:00 PM and 9:00 AM. Large, commercial type vehicles and recreational vehicles shall not be parked, stored, or kept on any street within the property.
12. Pets:
 - a. Animal restrictions shall mean no more than two (2) pets per household and it shall be the absolute duty and responsibility of each Unit Owner to clean up solid waste immediately after such animals have used any portion of the Common Elements/Member's lawn and within the same day after such animals have used any portion of the Unit Owner's own property. The Association retains the right to determine that a reasonable number of pets in any Unit may be more or less than two (2). Unit Owners must ensure animals are kept inside or on a leash and handled by a person capable of controlling the animal.
 - b. No Owner who possesses a dog or other animal shall permit, allow or cause the dog or other animal to run, stray, be uncontrolled or in any manner be in, upon or at large upon any part of the Common Area, unless it is restrained by a leash, no longer than six (6) feet, and under the control of a responsible adult. Except when in a fenced-in yard, dogs must be carried or on a leash and attended by a responsible person at all times.
 - c. No pet shall be tethered, tied, fastened and/or staked to any stationary object on the Common Areas.
 - d. Pet owners are responsible for any property damage, injury or disturbances their pets may cause or inflict on the Common Area or within any Unit.
 - e. Owners may not permit their pets to relieve themselves on another Unit Owner's property.
 - f. No pet owner may permit his or her animal to relieve itself without the responsibility of cleanup. This includes the Unit Owner's own property, which must be kept reasonably free of animal waste.

- g. Notwithstanding the foregoing, dogs will not be permitted within the Common Area that are deemed by the Board to be vicious or potentially dangerous. All vicious and potentially dangerous dogs must be kept indoors within the owner's Unit. A dog shall be deemed "vicious" for purposes of this Section if, when unprovoked, in an aggressive manner, it inflicts severe injury on a human being or another pet after its owner or keeper has been notified of this determination, it continues to engage in behavior deemed potentially dangerous. For purposes of determining if a dog is "vicious," "severe injury" means any physical injury to a human being or another pet that results in muscle tears, disfiguring lacerations, or requires multiple sutures or corrective or cosmetic surgery. A dog shall be deemed "potentially dangerous" for purposes of this Section if, when unprovoked: 1) on two separate occasions within the prior 36-month period, it engages in any behavior that requires a defensive action by any person or another pet to prevent bodily injury when the person or another pet and the dog are outside of a Unit; 2) it bites a person or another pet causing a less "severe injury" than as defined above; or 3) the dog has run loose or, if leashed, was not under the control of a responsible adult on two occasions after subsection (3) above. The Association shall have the right to cause a dog found to be in violation of any provision of this Section to be removed from the Community, at the owner's expense.

IV. Fines and Related Actions by the Association Board

1. The Board, its designated committee or Managing Agent shall notify the Unit Owner (and not the tenant) responsible for a violation of the Rules and/or Declarations or By-Laws, in writing, and describe the violation with reasonable particularity and direct reference to the section of the Rules applicable. This notification shall be the FIRST NOTICE.
2. If the Unit Owner believes that an error has been made in the first notice, the Owner has the right to register an objection, in writing, to the Managing Agent within ten (10) calendar days from the date of notice.
3. If the Unit Owner fails to correct the violation, as determined from inspection by the Board, ARC or Managing Agent, a SECOND NOTICE will be mailed to the Owner. If the violation is not corrected within ten (10) days of the second notice, there will be a **daily fine of \$25.00 per violation assessed to the Unit Owner account.**
4. After thirty (30) days from the commencement of fines, if non-compliance still exists, the Board may institute legal action in accordance with the Declaration and the provisions for collection of past due assessments. Such legal actions may include a lien and judgment placed upon the property. Accordingly, all legal fees,

interest, court costs, and other fees incurred in the collection of the fine will the responsibility of the Unit Owner.

- 5. For violations of a per occurrence nature (including but not limited to failure to pick-up after a pet anywhere in the Gwynedd Chase Community, trash can storage, etc.), the following fine schedule will be implemented:
 - a. First offense.....\$25.00
 - b. Each additional offense.....\$50.00

In the event of such a violation, the Unit Owner will be notified, in writing, that the fine has been assessed, and such notice shall include the date and the offense of the violation, with supporting written complaint made available upon request; written complaint will be archived by Board and Managing Agent.

- 6. The fine procedures set forth in this section of the Rules shall not be exclusive of other rights and remedies which may be available to the Association or Board as set forth in the Declaration.

THESE RULES, REGULATIONS AND STANDARDS ARE APPROVED AND ACCEPTED BY THE BOARD OF DIRECTORS FOR GWYNEDD CHASE COMMUNITY ASSOCIATION, THIS _____ DAY OF _____, 2014.

Gwynedd Chase Community Association
Board of Directors

Date: _____	_____
Date: _____	_____
Date: _____	_____