

**ADAMS CROSSING AT SENATE CONDOMINIUM  
RULES AND REGULATIONS**

The terms herein shall have the same meanings as defined in the Declaration of Condominium of the property known as ADAMS CROSSING AT SENATE CONDOMINIUM, a condominium created under and subject to the Pennsylvania Uniform Condominium Act. All present and future owners, mortgagees, lessees, and occupants of the Units and of the Common Elements and their agents, employees and invitees and any other person or entity who or which may use the facilities of the Property are subject to and bound by these rules, and all amendments thereof.

**A. GENERAL**

A-1. The Units and Common Elements (including Limited Common Elements) shall be used only for residential purposes.

A-2. The entrances shall be used only for access to and from the Units and those portions of the Common Elements intended for the use of Unit Owners and shall not be obstructed.

A-3. All personal property shall be stored within the Units.

A-4. Nothing shall be hung, projected, or shaken, and no dirt or other substances shall be thrown swept or otherwise emitted from the windows of the building.

A-5. Nothing shall be placed on, in or projected from the doors (other than interior doors entirely within a Unit), windows or windowsills without limitation arials, signs, air conditioners, ventilators or fans.

A-6. Nothing shall be done, including without limitation, working, causing vibration or odors which shall unreasonably disturb or interfere with the rights, comfort, or convenience of the other occupants of the building or adjacent buildings.

A-7. All mechanical or electrical equipment of any kind shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.

A-8. Sinks and toilets shall not be used for any purpose other than that for which designed.

A-9. Supplies and packages of any kind are to be delivered during normal business hours. The Association shall not be responsible for any loss or damages to packages left in the common areas.

A-10. Garbage and refuse shall be deposited only in the containers specified by the Executive Board. Garbage and recycling containers must be kept inside. On the evening preceding collection, garbage containers should be placed curbside no earlier than dusk or 5:00 PM. On collection days, containers should be placed inside as early as possible following collection or by 10:00 AM. If residents will be away during collection days, arrangements should be made to abide by the above so that receptacles are not left outside.

A-11. No Unit Owner shall keep any explosive or flammable material or substance in his Unit without the prior written consent of the Executive Board.

A-12. Damage to any portion of the Property caused by employees, invitees, visitors, or licensees of the Unit Owners shall be repaired at the expense of the responsible Unit Owner.

A-13. No Unit Owner shall make, or permit his employees, visitors, or licensees to make any noise or activity that will interfere with the rights, comfort, or convenience of other occupants.

A-14. No advertising signs or other displays shall be maintained or permitted on any part of the Property except for "For Sale" signs on any unsold units. "Open House" signs may be displayed on the day of a scheduled realtor open house. Trade, business, or political signs are not permitted.

A-15. These Rules and Regulations are adopted pursuant to the Declaration of Condominium and By-laws and may be enforced in accordance with those documents.

A-16. The Executive Board reserves the right to amend these Rules and Regulations as may be required from time to time.

## **B. PARKING**

B-1. No occupant of the building shall abandon any automobile or other vehicle in any parking area or other part of the Common Elements or block the access to any parking spaces.

B-2. No unattended vehicles shall be left at any time in such a manner as to impede access to parking spaces or to impede traffic.

B-3. Traffic regulations adopted by the Executive Board shall be strictly obeyed by the Unit Owners, their agents, servants, and employees.

B-4. All Unit Owners shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities. Vehicle's parking in violation of any such regulations may be towed away at the Unit Owner's sole risk and expense.

B-5. The exterior parking area is for the use of Unit Owners and guests.

B-6. The exterior parking area may not be used for overnight parking of any truck used for commercial purposes, truck with a snowplow or other ancillary attachments, trailers, mobile home, camper, boat, or any vehicle other than a passenger vehicle. All vehicles left in the parking area must be licensed and in operating condition.

## **C. PETS**

C-1. Two pets may be maintained in a unit so long as they do not create a nuisance. Actions that will constitute a nuisance include, but are not limited to, abnormal or unreasonable crying, barking, or scratching, or unhygienic conditions.

C-2. Each pet should be registered and immunized as required by Butler County and registered with the Association office.

C-3. Pet owners are personally responsible for any personal injuries or property damage caused by their pets, or any injuries to the pets on the Association's property. Each Unit Owner shall indemnify and hold harmless the Association from any claims made as a result of any action of theirs or their pets (including the actions of pets of their tenants or invited guests to the property, etc.)

C-4. Pets outside the homeowner's unit must be leashed, tied out, or confined when on the patio or the grounds of the Association. In all cases, pets outside the unit must be supervised and attended. Tie-outs or leashes should not be left on the grounds when not being used for pets so as not to interfere with lawn maintenance.

C-5. Owners of pets must promptly clean up and dispose of their pets' droppings appropriately. This applies to pet droppings in any part of the Association's property, including the area around the homeowner's unit, and any of the common ground areas.

C-6. The Association may require the permanent removal of any pet violating these rules upon written notice to the Unit Owner and/or fines may be levied.

#### **D. LEASING**

D-1. All leases must be on a form approved by the Executive Board or have attached a rider which will be supplied by the Executive Board upon request.

D-2. Copies of all leases shall be sent to the Executive Board.

D-3. The leasing of a Unit shall not release or discharge the Unit Owner from any duties and obligations as a Unit Owner.

D-4. The Unit shall be occupied by the Tenant as a private resident. Leases must be for a minimum of six months. Short term leasing is not permitted, e.g., Air B & B, VRBO, Home Away, etc.

D-5. Tenant shall read and agree to comply with all terms and conditions of the Declaration of Condominium, Code of Regulations, and Rules and Regulations covering the condominium which documents shall be made part of the lease.

D-6. All leases and/or renewals must be in a written form acceptable to the Executive Board, and a copy of said current lease and/or renewal kept on file the Management Office.

D-7. Unit Owners must notify the Management Office no later than thirty (30) days after any change in occupants of the Unit, and provide the Management Office with the following:

- a. the name, telephone number and correct address of the Unit Owner.
- b. the names and telephone numbers of all occupants of the Unit.
- c. a true and correct copy of an acceptable lease agreement or rider; and
- d. the name, address and telephone number of a family member, friend, trust officer or person authorized to act for the Unit Owner in an emergency should the Unit owner be unavailable or physically unable to act.

D-8. The Lessor shall immediately inform the Executive Board if there is intent to change one Tenant for another. There shall not be a change of Tenant without compliance with the Rules and Regulations set forth herein.

D-9. Failure to comply with these leasing rules shall result in a fine of Five Hundred Dollars (\$500.00) for each month of violation. Fines will be imposed from the date of violation, i.e., beginning of the lease term, not the date of notice of violation.

D-10. Any Unit Owner shall be permitted to cure violations within thirty (30) days from the date of the violation notice and avoid imposition of a fine.

## **E. PRE-APPROVED MODIFICATIONS**

E-1. A Unit Owner may install the following fence/barrier/patio enclosure on the perimeter of the patio of a unit without prior approval from the Executive Board: Superior Series 950, black aluminum railings with 3-inch picket spacing. Pickets are ¾ inch square and posts are 2-inch square. The Unit Owner is responsible for the installing, repair, and maintenance of the fence. No other type or kind of fence, barrier or patio enclosure is permitted. The vendor for the fence is Allegheny Fence Construction Company, Inc., 4301 Irvine Street, Pittsburgh, PA 15207; (412) 421-6005.

E-2. A Unit Owner may install the following awning on the patio of a unit without prior approval from the Executive Board; Nu Image 8700 retractable awning with wireless wind sensor; white frame color; fabric - Havelock Brick #4986; scalloped valance style; and binding color best match to red. The awning will be mounted on the soffit. The Unit Owner is responsible for the installation, repair, and maintenance of the awning. No other type or kind of awning is permitted.

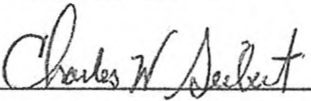
E-3. A Unit Owner may install a powered attic ventilator on the roof of the unit according to the following specifications: Air Vent, In. 1320 cubic feet per minute (CFM) fan (AIR VENT #RV28VWV), or equivalent. Unit Owners in the duplexes may alternatively install an equivalent gable fan.

E-4. A Unit Owner may install a storm door on the patio door. The storm door must be white, full view glass style, but may have a bar in the middle of the glass.

E-5. A Unit Owner may install following front door storm door only. This alteration will not need prior approval from the Executive Board. Make: ProVia | Model: Deluxe | Style: 397 (Full View) | Color: Snow Mist (White) | Included: Standard Hardware and Accessories | Purchase at: Thomas V. Giel, 5799 Grubbs Rd., Gibsonia, PA. 15044 - Phone # (724) 443-1437 / 1-800-641-4435 - Website: [www.gielgaragedoors.com](http://www.gielgaragedoors.com). The cost of the storm door and any maintenance associated with it, including repairs, or damage caused by or due to the installation of the Storm Door, will solely be the responsibility and liability of the homeowner. Furthermore, any damage caused to the front door framing, and or entry door, due to the installation of a Storm Door, will solely be the responsibility of the homeowner to repair or replace.

Updated: October 26, 2021

IN WITNESS WHEREOF, we, being all the Directors of ADAMS CROSSING AT SENATE  
CONDOMINIUM, I have hereby adopted these Rules and Regulations and have hereunto set our hands  
this 26<sup>th</sup> day of October 2021.

  
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President

  
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Vice President