

RULES AND REGULATIONS

OF

**RIDGE FOREST
OWNERS ASSOCIATION**

July 2023

RULES AND REGULATIONS OF RIDGE FOREST OWNERS ASSOCIATION

Unless more specifically defined herein, the terms use in these Rules and Regulations (these “Rules”) shall have the same meanings as defined in the Declaration of Planned Community of the property know as RIDGE FOREST OWNERS ASSOCIATION, created under and subject to the Pennsylvania Uniform Planned Community Act. All present and future owners, mortgagees, lessees and occupants of the Units and of the Common Elements and their agents, employees, guests, and any other person on entity who or which may use the facilities of the Property are subject to and bound by these rules and all amendments thereof.

A. DEFINITIONS

1. “Association” is the Unit Owners’ association of the Planned Community which shall be known as the “RIDGE FOREST.”
2. “Building” of “Buildings” refers to any building located on the Property.
3. “Bylaws” means Bylaws of the Association.
4. “Common Elements” are all portions of the Property except the Units.
5. “Declaration” is the Declaration of Planned Community, as the same may be amended from time to time.
6. “Executive Board” is the Executive Board of the Association.
7. ”Lot” is a Lot as described in the Declaration and shown on the Plan. For clarification, Lots are either “Single Family Detached Lots” or “Townhouse Lots” The term “Townhouse Lots” includes both the Townhome Units and the Legacy Townhome Units (i.e., the Legacy Townhouse Units were built in place of the originally approved Garden Apartments).
8. “Owner” shall mean and refer to any owner of a Lot in the Plan.
9. “Unit” or “Units” shall mean any one or more of the Lots in the Planned Community. The terms Unit and Lot are used herein interchangeably.

B. GENERAL

1. These Rules are adopted pursuant to the Declaration and the Bylaws, and they will be enforced in accordance with those documents.
2. Violations of these Rules are addressed in Appendix A. Owners must remedy any alleged violations immediately upon receiving notice. If not remedied, the Board may take action (as set forth in the Appendix) to remedy such violation, including hiring a professional to conduct work on the Owner’s Lot. If an Owner receives a notice of violation that he/she believes is erroneous, please use the contact information within the notice to immediately provide the property management company with additional information of compliance. If an Owner has begun to remedy, but cannot satisfy the named deadline, please contact the Property Management Company to explain the situation and request additional time. Each Owner is responsible for the payment of all fines/fees imposed by the Association, and to ensure that all such fines/fees are paid in a timely manner. Full payment of

all amounts are due within thirty (30) days of the invoice date. Nonpayment of fines/fee will incur a monthly late charge fee of up to 4% of such overdue amount. Continued non-payment may result in legal action, including the Owner's payment of all Association's legal fees in collecting any past due amounts.

3. The Executive Board reserves the right to amend these Rules in writing at any time from time to time. For additional understanding of the Executive Board's authority, please see Article 7.1 of the By-Laws.
4. Each Owner is required to abide by these Rules, ensure that its Lot/Unit is maintained in accordance with these Rules, and is responsible for any resulting non-compliance.
5. The Lots/Units and Common Elements shall be used only for the purposes set forth in the Declaration and Bylaws, and for no other purposes.
6. Each Townhouse Lot Owner must carry the proper insurance policy coverage on its Lot/Unit (recommended HO3, HO5, or HO7.) Such coverage must be fully maintained throughout each Owner's ownership of its Lot, and it must be secured from a reputable insurance company. On January 1st of each year, each Townhouse Lot Owner must provide a copy of its home owner's insurance policy to the property management company. If such documents are not received by January 31st of each year or if such coverage is non-conforming, fines will be incurred based upon the attached schedule.
7. Owners are responsible for any property damage within the Planned Community caused by its families, pets, guests, invitees, vehicles, and/or construction.
8. Owners will be responsible for all damage to any other Lots/Units or to the Common Elements resulting from such Owner's failure or negligence to maintain (or make any necessary repairs/improvement) to its Lot/Unit.
9. Each Owner is solely responsible for the proper care, upkeep and maintenance of its Lot/Unit. Maintenance of the Common Elements is the responsibility of the Association, but is charged as a Common Expense, as the Declaration provides.
10. The Association shall in no event be liable for the loss, destruction, theft or damage of personal property placed on any Common Elements.
11. Each Owner is responsible for the monthly payment of its Association Dues.

AESTHETICS

1. As a general rule, all aesthetics must be properly maintained, not interfere with any neighboring Lot, and not detract from the general appearance of the Lot and the Community. Aesthetics are intended to beautify a Lot and add value to the Community as a whole. Although this statement is referenced in various clauses herein, it is intended to apply to all elements affecting a Lot and/or Unit.
2. All personal property shall be stored within the Unit and no personal property shall be left outside of the Unit.
3. If an Owner elects to install storm door only clear glass will be permitted. For Townhouse Lot Owners, the front storm doors must be trim colored unless

the unit has a black front door and black shutters, in which a black colored door can be installed. Rear storm doors must be white-or trim colored. For Townhouse Lot Owners in the Legacy Section (located on Connecticut), the front and rear storm doors must be trim colored. For Single Family Detached Lots the storm doors must be trim colored or the color , of their shutters or front door.

4. Reasonable front door decorations are permitted providing they do not detract from the general appearance of the Lot/Unit.
5. Holiday Decorations may be put up no sooner than 30 days before the particular holiday or celebration and weather permitting, must be taken down within thirty (30) days of the particular holiday or celebration (i.e., the Board does not expect that an Owner remove non-detracting holiday lights, from its Lot in snowy conditions). Overlapping holidays and extenuating circumstances are exceptions to this rule. Please contact the Property Management Company to request such an exception.
6. Laundry, towels, rugs, etc. shall not be consistently hung outdoors (including on lines or deck railings). The Board acknowledges that an Owner, on a rare and temporary basis, may have a large blanket or rug that needs to be air-dried outside; this is permitted as long as it doesn't detract from the Community and is removed upon drying.
7. In furtherance of the Plan's goal of consistency in its landscaping, annual flowers and plants may be planted in mulch areas in the proximity of each Lot. If planted, such must be maintained as to not detract from the general appearance of the Lot/Unit and be consistent with the overall appearance of the Community. Large landscaping trees and shrubs must be compatible with the landscaping plan. In the Single Family Detached Lots, if plants and/or shrubs are removed from mulch areas, plantings of a similar kind must replace such removed items. In the Townhouse Lots, planned landscaping is not permitted to be removed. Any additional plantings on Townhouse Lots become the responsibility of the owner to maintain.
8. All planters shall be consistently maintained and pruned by all Owners, not detract from the general appearance of the Lot or Community, and be taken inside of the Unit within fifteen (15) days of each planter's growing season completing. For Townhouse Lots, vegetable plants/herbs may not be planted within the mulch beds and must be only in planters. Townhouse Lot Owners may not have a garden on its Lot. Single family Detached Lot Owners may, have a garden in the rear of their homes that shall be consistently maintained and pruned, not detract from the general appearance of the Unit or the Community, and not be larger than 1/3rd of the backyard space. At the end of the growing season, each garden shall be properly removed/maintained so as to not detract from the general appearance of the Unit not be a nuisance attracting unwanted wildlife or pests.
9. All Lots must be consistently maintained and kept in good repair, so as to not detract from the general appearance of the Plan (e.g., Single Family Detached Lots require regular and timely mowing, weedwacking and maintenance). Additionally, all trees and large shrubs planted on a Single Family Owner's

Lot (by either the developer or the builder) are the responsibility of such Owner to maintain. Townhome Lot Owners are responsible for the maintenance of the trees on their lot.

10. All driveways, sidewalks, yards, and stoops shall be kept free of trash, trash cans and debris.
11. Except as required by law or applicable regulation, no radio or television antenna and/or satellite dish shall be erected or installed on the front exterior walls of a Unit or on the Lot or Common Elements, including a Townhouse Lot roof, by any Owner or its designee. All permitted antenna or dishes must be in a location within an Owner's Lot and attached as to not detract from the general appearance of the Community (i.e., a deck stake in the rear of a Lot)
12. No Owner shall repair or restore any vehicle on the outside of its Unit or while on Common Elements. For clarification, minimal maintenance to an insured vehicle to restore it to operational (e.g., 1-2 days) is permissible if it doesn't affect any neighboring Lot and doesn't detract from the general appearance of the Community.
13. With the ultimate goal of not detracting from the general aesthetic appearance of the Community, Townhomes and Legacy Homes may place a reasonable number of decorations on the front stoop/porch or rear balcony/deck/patio. These may consist of floral or greenery planters or small decorative items. For Townhome and Legacy Homes, no potted vegetables are permitted on the front stoop/porch or in the Common Elements, mulch or lawn areas and no vegetables are permitted to be planted in the ground. Townhomes and Legacy Homes are permitted to have a small decorative flag or ornamental decorations placed in the front or back mulch areas of the unit.
14. All lamp posts must be lit from dusk to dawn and match the appearance of the Planned Community's lamp posts. It is the responsibility of the Owner to ensure proper care, maintenance and operation of its lamp post.
15. All mailboxes must match the appearance of the Planned Community's current mailboxes and must be properly maintained by each Owner.
16. All driveways must be properly maintained and sealed by Owners when needed so as not to detract from the general appearance of the Community. Visible cracking or fading are not acceptable and require Owner maintenance and sealing.
17. Fencing in the Single Family Detached Lots must be approved by the Executive Board, and fencing is not allowed in the Townhouse Lots. In the Single Family Detached Lots, backyard fencing (no more than 6 ft. in height and of black or white metal or vinyl matter) is permissible; no other fencing is permissible. Such fencing must be properly maintained so as not to detract from the general appearance of the Lot/Unit.
18. All patio and deck furniture and outdoor grills must be properly maintained and kept in an orderly, functioning and clean manner. If not, such items must be stored inside of the Unit or kept out of public view, as to not detract from the general appearance of the community.
19. Natural gas or propane grilling devices are permitted only on decks, floors, and patios. Charcoal grills or any other grilling device/surface are prohibited

- in the Townhouse Lots.
20. Wood burning fire pits and natural gas fire pits are permitted only in the Single-Family Detached Lots. All permissible pits must be properly maintained, comply with all applicable regulations and codes, operated only under constant adult supervision, never left unattended while in use, and may not detract from the general appearance of the unit. All permitted natural gas fire pits must be built into a solid patio structure.
 21. In the Single Family Detached Lots only, limited and seasonal inflatable decoration are permitted if they are properly maintained and do not detract from the general appearance of the Lot. No other inflatable decorations are permitted.
 22. Owners are responsible for the proper care and maintenance (and cleanup of any mess created as a result) of all birdhouses, birdfeeders, birdbath or similar outdoor receptacles. Only one (1) birdhouse or birdfeeder (or similar receptacle) is permitted per Townhouse Lot. All such items shall not detract from the general appearance of the Lot or Community and shall not be in such volume as to attract an unusual amount of wildlife.
 23. No sign of any kind shall be displayed to the public view on the Unit, unless it is: (a) a “for sale”/”for rent” sign; or (b) a security system or electric fence sign. In such cases, such signs must be de minimus, not detract from the general appearance of the Community and (in the case of C(19)(a)) be removed in a timely fashion.
 24. When not in use, Garden hoses must be neatly coiled, if stored outside. If not in use or coiled properly, then all must be kept inside the Unit. If in consistent use on a Single Family Detached Lot in the warm months, then garden hoses traversing Lots for consistent watering purposes, are permitted as long as their appearance on Lots does not detract from the general appearance of the Lot.
 25. Small and portable solar lighting to provide limited additional lighting along walkways and in mulch beds are permitted so long as they do not detract from the general appearance of the Lot/Unit, are properly maintained by the Owner, do not interfere with a neighboring property’s use and enjoyment of its Lot, and are in good and working order. No other solar lighting or solar energy sources are permitted to be visible on any Lot.

D. GARBAGE REGULATIONS

1. Per the Franklin Park Bureau, garbage and recycling may not be placed at the curb until after 4:00 p.m. on the day prior to pick-up and must be removed from the curb side the day of the pick-up no later than 10:00 p.m. on such day. For clarification, this requirement will be adjusted for delays not caused by the Owner. If an Owner is away, please make arrangements for a neighbor or friend.
2. Trash pick-up will be on the day specified by the Township.
3. All trash, garbage and other waste shall be kept in secure bags held inside plastic sanitary receptacles with properly secured lids. Each owner is responsible for cleaning up any mess or animal issues arising from any loose trash coming from their receptacle.

4. For Townhouse Lots, all trash and recyclable receptacles must be stored within the units, except when placed ■ at the designated pickup location. For Single Family Lots if you choose to store your receptacles outside, they must be constricted to a confined/designated area on the side or rear of your home, on a concrete pad or paver, as to not detract from the general appearance of the lot.

E. SAFETY

1. Sidewalks and entrances to the Lots/Units shall be kept free and clear and shall not be obstructed. It is the responsibility of each Owner to ensure that its entrance and sidewalks are properly maintained and free from obstruction.
2. No Owner or occupier shall store any explosives, or large quantities of flammable material or hazardous products within its Lot/Unit.

F. EXTERIOR STRUCTURE

1. No Common Elements shall be altered without the prior written consent of the Executive Board.
2. Unless as set forth herein and relating to exterior structural changes to either the Lot or the Unit, no Owner shall apply for a building permit or approval (as required by applicable law) without the prior approval of the Executive Board.
3. With the exception of general upkeep and maintenance and except as otherwise set forth herein, no exterior changes or alterations, including painting, may be made to a Lot/Unit unless approved by the Executive Board. Approval requests are available upon request.
4. No Townhouse Lot Owner shall make or permit any interior addition or alteration to its Lot/Unit, which could or might affect the structural integrity of the Unit.

5. Decks/patios must have neutral coloring, and match the general appearance of the Unit and the Community. Any such deck/patio must not detract from the general aesthetics of the Lot/Unit or affect any neighboring lot.

G. USE RESTRICTIONS

1. The Lots/Units must be used as single family residential use ONLY.
2. No business, industry, trade or occupation, excepting only limited professional activities with a Lot/Unit as permitted by the Township and approved by the Executive Board, shall be conducted, maintained or permitted in any part of the Planned Community. Such limited professional activity shall not affect the natural flow of traffic/parking in the Community.
3. No animals of any kind may be raised, bred or kept in the Planned Community except as stated under Section J, "Pets."
4. No Owner or occupier shall permit anything to be done or kept in its Lot/Unit or in the Common Elements which will violate a law, statute, ordinance or regulation of any governmental body.
5. No resident shall: (a) make or permit any noise or activity to be made that will disturb the occupants of any of the Lots/Units in the Planned Community; or (b) do or permit anything to be done that will interfere with the rights, comfort, use/enjoyment, or convenience of other residents. This includes motorized vehicles, radios, discharge of firearms, etc.
6. Seasonal and celebratory fireworks are permitted on a limited and minimal basis, as set forth herein. The American Pyrotechnics Association Standard 87-1 details a certain category of fireworks (e.g., ground and hand-held sparkling devices, novelties and toy caps) that are permissibly sold within the Commonwealth of Pennsylvania and are therefore permissible in our Community. Such permission requires that the Owner: (a) ensures that the health and safety of the Community and our residents are protected and not in danger; (b) is fully and solely responsible for all outcomes of its decision to permit such limited fireworks within the Community; (c) ensures that all children are properly supervised and not in danger during any firework displays; (d) ensures that Section (G)5 is not violated in its pursuit of this Section (G)6; and (e) ensures that such fireworks are used on a limited and minimal basis arising from a celebration and or seasonal holiday (i.e., fireworks on a consistent basis are not permissible). -
7. No Owner (and no Lot/Unit) shall offer a sale (including a yard or garage sale); instead, the Community may elect to host a collective community sale on (no more than) an annual basis. If the Community determines to not host such a sale on an annual basis or an owner has a special circumstance, an Owner may request an exception.

H. LEASING

1. An Owner may lease its entire Lot/Unit (but not less than the entire Lot/Unit) at any time provided that:
 - a. No Lot/Unit may be leased or subleased for transient or hotel purposes, and (if leased), it must be at least one (1) year in length, without the ability to terminate early for convenience. The Owner is responsible for conducting reasonable due-diligence in selecting its tenant(s) and ensuring that a lease (abiding by these Rules) is fully executed prior to occupancy.
 - b. Subleasing of Lots/Units is prohibited, as is leasing less than the entire Lot/Unit.
 - c. Any lease agreement shall be in writing, require generally accepted and industry standard leasing provisions, and shall contain provisions that bind the lessor to abide by and maintain compliance with applicable law and all of the Association's documents. The lease shall further contain provisions that require the Owner to immediately terminate the lease for any noncompliance or violation of this section.
 - d. Once the terms of a lease have been finalized, the Owner shall notify the Property Management Company, in writing of the name or names of the tenant or tenants, their full contact information, and the term of the lease.
 - e. The Owner shall furnish a copy of the lease to the Property Management Company with in ten (10) days of written request.
 - f. Any occupancy other than an Owner and its family residing within the Owner shall be deemed a lease regardless of whether rent or other consideration is exchanged.
 - g. Owners are fully responsible for their tenant's adherence to the Declaration, Bylaws, these Rules and Regulations, the Act, and applicable law.

I. REGULATION OF TRAFFIC AND PARKING

1. Only licensed motorized vehicles are allowed in driveways and streets of the Planned Community.
2. No recreation vehicles, motor-homes, boats, or the like shall be parked in the driveways or streets in excess of one (1), forty-eight (48) hour period during any one (1) calendar month period.
3. With the exception of vacation and travel schedules, no vehicles of any kind not utilized on a daily basis shall be "stored" in the driveways, on streets, on alleys, or in the guest parking lots (Townhouse). No motorized vehicles shall be stored under protective coverings in the driveways or on streets.
4. No vehicle which is un-drivable, due to damage or mechanical failure, or which is not bearing a valid registration plate or current inspection sticker, will be parked for more than seventy-two (72) hours in the driveways, streets, or parking areas. Such vehicles will be towed in accordance with the Schedule of Violations and Penalties set forth in these Rules.
5. No parking is permitted on the sidewalks or lawns. Additionally: (a) regarding

the Single Family Detached Lots, parking is permitted only in driveways and on the street; and (b) regarding the Townhouse Lots, parking is permitted only in driveways or in designated parking spaces; parking on the street and alleys is prohibited in these areas.

6. Rental moving vans or pod type storage containers can be placed in the driveway of a unit for a period of seven (7) days from delivery to removal, or on the street for a maximum of eight (8) hours. Such placement cannot disturb the driveways or usage of other Lots/Units and cannot create dangerous driving situations. Under certain rare circumstances, an Owner may request additional time by contacting the Executive Board. '
7. For the safety of pedestrians, drivers, bicyclists and children, Bicycle riding is permitted on paved areas only and in no other location.
8. Skateboarding is prohibited in any area of the Planned Community; our Community is not designed for and was not built to safely accommodate skateboarding.
9. Owners shall ensure that all children abide by basic traffic and safety concerns (i.e., children should not play in the street and should ensure that all outdoor play of children is done under proper parental supervision).
10. All Owners shall (and shall ensure that all members of its household, guests and visitors): (a) drive in a safe and cautious fashion throughout our Community (e.g., including abiding by the posted speed limits); and (b) safely yield to pedestrians who are properly and attentively navigating the streets in an appropriate fashion (i.e., that are not loitering, acting carelessly, or causing a disturbance).

J. PETS

1. Pets may be maintained in a Unit so long as it or they are not a nuisance. Actions that will constitute a nuisance include, but are not limited to, abnormal or unreasonable crying, barking, scratching, offensive hygiene or odor, or an unreasonable number of pets. No pets may be maintained outside the Unit.
2. Pets must be leashed and accompanied by a responsible adult at all times. Leashes may not exceed six (6) feet in length. No pet may be tied, staked, attached to a run or be otherwise allowed outside of the Unit unattended in any other way.
3. All pets must be registered and inoculated as required by law.
4. All electric fences must be staked on the Lot so as to put all neighbors on notice that an electric fence is being installed. Such stakes must be fully removed within sixty (60) days of being installed. '
5. Each ' Owner: (a) is solely responsible for, and (b) shall fully indemnify, defend and hold harmless the Association from, any claims made as a result of the action of or inaction of its (or its tenant's, guest's, etc.) pets.
6. Owners must protect the property of others from damage by their pets and will be liable for any damages and costs caused by their pets.
7. Owners must promptly and properly clean up their pets' droppings and must

- dispose of them in proper garbage receptacles.
8. The Association may require the permanent removal of any pet violating these Rules upon written notice to the Owner.

K. RECREATIONAL FACILITIES & STORAGE SHEDS

1. In the Townhouse Lots, no playhouse, tree house, tool house, shed, barn, outdoor cabinet, greenhouse, gazebo or outbuilding or structure of any type (collectively, a “Shed”) attached or detached from the Unit or any children’s play equipment, trampoline, or other recreational equipment (collectively, a “Swing Set”), may be constructed or placed on any Lot.
2. In the Single Family Detached Lots, Sheds and Swing Sets are permissible for private usage, as long as such: (a) are properly maintained and insured (if required by law) by the Owner and in good working order; (b) do not pose a threat or danger to anyone; (c) do not detract from the general appearance of the Lot/Unit or Community; (d) are kept only in the backyard of a Lot; (e) do not affect or interfere with any neighboring Lot(s); and (f) are constructed in accordance with all applicable set-back and zoning requirements. Additionally: (a) all Swing Sets must not exceed more than % of the Lot and (b) all Sheds shall: (i) not exceed 10ft in height and 100 square feet in area; (ii) be used only for the storage of lawn tractors, garden equipment, and other similar household commodities; and (iii) be constructed of either hard resin or vinyl siding, and match the general color scheme of the Unit. All other outdoor recreational equipment or storage sheds must be approved by the Executive Board.
3. In the Single Family Detached Lots, hot tubs and jacuzzis will be permitted, subject to the right of the Executive Board to approve size, design, materials and location. If approved, the Owner shall ensure that it properly installs, maintains and secures such, for the health and safety of all users. All hot tubs and Jacuzzis will be kept in good working order by the Owner, locked when not in use, and not detract from the general appearance of the Community.
4. Small portable children’s play recreational equipment such as bicycles, strollers, playpens, portable sandboxes, basketball hoops (small plastic ones) and hockey nets, or other small riding equipment is permitted, but it must be maintained inside the Unit when not being used (i.e., not left out overnight).
5. Basketball Ball hoops are permitted in the Single Family Detached Lots, but they must be properly maintained, in good working order, and must not interfere with the sidewalks, driveways or street.

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Appendix A

RIDGE FOREST OWNERS ASSOCIATION
SCHEDULE OF VIOLATIONS AND PENALTIES
ALL VIOLATIONS ARE SUBJECT TO FINES

VIOLATION	FIRST NOTICE	SECOND NOTICE	THIRD NOTICE	FURTHER NOTICES
MONTHLY HOA DUES	Written notice of late dues due on 1 st day of the month and if not paid by the 5 th , a \$25 fine will be issued. Homeowner has fourteen (14) days to pay dues and the fine or they will be fined an additional \$25.00.	Written notice of non-compliance and additional request for payment within 14 days of receipt. A fine of \$25.00 will be imposed.	Written notice of non-compliance and additional request for payment within 14 days of receipt. A 2 nd fine of \$25.00 will be imposed.	After 3 rd notice it will be turned over to the Association's Attorney for collections of all dues, late fees, fines and legal fees
STRUCTURAL AND ARCHITECTURAL GROUNDS	Written request for compliance within fourteen (14) days. Homeowner must notify property management company within fourteen (14) days that issue has been corrected. Failure to notify property management company	after 14 days pass, a second notice will be sent and notify the homeowner that if not corrected and proper notification to property management company in 14 days, a second \$25.00 fine will be issued.	30 days from first notice, a contractor will be hired, at the owner's sole expense, to correct the issue and a \$50.00 fine will be imposed.	All contractor invoices will be sent directly to the Owner, and the Owner must pay such amounts in a timely fashion. Unpaid invoices will follow the violation path of Monthly HOA Dues.

	within 14 days will result in a \$25.00 fine.			
GARBAGE	Written request for compliance within two (2) days. Failure to correct within two (2) days and notify property mgmt, company will result in a \$25.00 fine.	A \$25.00 fine will be imposed for each subsequent violation		-
GENERAL VIOLATION OF THE RULES	Written request for compliance within fourteen (14) days. Homeowner must notify property management company within fourteen (14) days that issue has been corrected. Failure to notify property management company within 14 days will result in a \$25.00 fine.	after 14 days pass, a second notice will be sent and notify homeowner that if not corrected and proper notification to property management company in fourteen (14) days, a second \$25.00 fine will be issued.	30 days from first notice, a contractor will be hired, at the owner's sole expense, to correct the issue and a \$50.00 fine will be imposed	All contractor invoices will be sent directly to the Owner, and the Owner must pay such amounts in a timely fashion. Unpaid invoices will follow the violation path of Monthly HOA Dues.
PETS	Written request to pet owner for compliance	A \$25.00 fine will be imposed and the pet's	A \$35.00 fine and costs will be imposed	A \$45.00 fine will be imposed for each

	and notice of consequences for subsequent violations. If damage occurs to the community area or another Owner's property, the Owner will be invoiced the cost of repair.	owner will be billed for the cost of repair.		subsequent violation
LEASE (COPY NOT FILED WITH THE ASSOCIATION)	Written request for signed copy within 30 days	After 30 days, a fine of \$25.00 per month until the lease is received		
MOTOR HOMES, BOATS, TRAILERS AND OTHER PROHIBITED VEHICLES/ITEMS	Written request for compliance within 7 days and notice of consequences of inaction	After 7 days a fine of \$25.00 will be imposed and Municipality Police will be notified to tow; owner will be billed. All damage resulting will be invoiced to the Owner.		
VEHICLE PARKING IN VIOLATION OF THESE RULES	Written request for compliance within 7 days and notice of consequences of inaction	After 7 days a fine of \$25.00 will be imposed and Municipality Police will be notified to tow; owner		

		will be billed. All damage resulting will be invoiced to the Owner.		-
STORED/UNMOVED VEHICLE	Written request for compliance within 7 days and notice of consequences of inaction	After 7 days a fine of \$25.00 will be imposed and Municipality Police will be notified to tow; owner will be billed. All damage resulting will be invoiced to the Owner.		
UN-DRIVABLE VEHICLE	Written request for compliance within 7 days and notice of consequences of inaction	After 7 days a fine of \$25.00 will be imposed and Municipality Police will be notified to tow; owner will be billed. All damage resulting will be invoiced to the Owner.		
INSURANCE POLICY PROVISION	If not received by January 31 st , written request for compliance within thirty (30) days and notice of consequences of inaction	After the expiration of such thirty (30) days, a fine of \$25.00 per month until the documents are received		

A11 first violation notices will be sent to owners via email (as long as the owner's email address is on file with the Property Management Company). Subsequent violation notices will be sent via U.S. Mail.