

Effective: 8/31/2021

Replaces: 3/13/2001

## **WINCHESTER LAKES RULES AND REGULATIONS**

- I. Alterations**  
Owners may not make any exterior alterations (to units or grounds) without first receiving written consent of the Board, unless otherwise herein. To receive such approval, obtain from and submit to the Board a completed "Request for Approval to Make Exterior Alterations" form including the required drawings and/or specifications. Such forms can be obtained from Rj Community Management website.
- II. Awnings/Deck Coverings**  
Awnings and deck roofs are permitted (with prior Board approval) to be installed above rear patio/deck areas only. Awnings must be either neutral in color or match the existing exterior decor.
- III. Buildings**  
No lot in Winchester Lakes (the Plan) shall have any building constructed on it other than one single family residential dwelling and one out building located on the opposite side of the lot from the street with a matching design and color of the house and a maximum footprint size of 256 square feet. All sheds must be constructed of wood, brick or vinyl to match the house. No metal or plastic sheds are permitted. Board approval is required.
- IV. Exterior Building and Finishes**  
Exterior building components (siding, shutters, doors, trim, etc.) may be painted their existing color without prior Board approval. The Board, prior to any work being initiated, must approve any color change from the existing color. Board approval is required for all exterior material or color changes (roof shingles, garage doors, façade, etc.).
- V. Fences**  
No fence, wall or other yard enclosure may be erected placed or altered on any lot without the prior written approval of the Board. Fencing may not be installed closer than two (2) feet from your property line (due to maintenance responsibility). Fencing may only extend from the rear corners of your home to the back of the property. Fencing may not extend into the side or front yards. No chain-link (coated or non-coated), mesh or basket weave fencing may be installed.
- VI. Lamp Post**  
Each owner shall maintain in the front yard an exterior lamp post, a minimum of 10 feet from the road and shall be kept on from dusk to dawn. Any replacement lamp post will need to be either gas or electric and shall be approved in advance by the Board of Directors.
- VII. Landscaping**  
Front and side yards should be free of debris, woodpiles, building materials, grills, shovels, brooms, toys and play structures. Grass may not exceed eight (8) inches in height. Landscaping additions from the rear corner of the property line to street must be approved by the Board prior to planting (i.e., islands, hedges, trees and fencing). All landscaping (trees, shrubs, etc.) must be planted so that when fully grown it remains a minimum of 2' off the property line to allow for proper trimming and maintenance and does not encroach into neighbor's property or air space.

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**VIII. Lot Maintenance**

The Owner of each Lot shall be responsible for the care, maintenance and repair of his Lot, the premises and all improvements situate thereon.

**IX. Mailboxes**

Each Owner shall install within the front yard along the road, or such other place as shall be designated by the United States Postal Office, a mailbox on a post. The design and style of the mailbox and post shall be subject to the prior approval of the Board. Mailbox replacements should be white and similar to the original mailbox and post.

**X. Satellite Dishes**

No satellite dish larger than two (2) feet in diameter, or ground or house antenna larger than two (2) feet in any one dimension may be installed on any lot or building within the Plan. Satellite dishes cannot be installed in the front of the home.

**XI. Sidewalk Maintenance**

Sidewalks are the responsibility of each property owner. In the warmer months, keep sidewalks clear of debris, such as bush and tree limbs. During the winter, snow and ice removal is the responsibility of each resident.

**XII. Street Trees**

It is the individual homeowner's responsibility to maintain and replace street trees in front of their home between the street and the sidewalk (i.e., watering, fertilizing, mulching, trimming, etc.). If a street tree needs to be replaced, the replacement tree will need to be the appropriate Phase species and be at least a 2" caliper and approved in advance by the Board of Directors.

Tree Replacement Species:

Phase I & II: Water View Drive: Bradford Pear

Phase II: Williamsburg Court: Bradford Pear

Phase III: Deep Lake Drive & Bayview Court: Sugar Maple

**XIII. Street Tree Trimming**

Under Cranberry Township Ordinance (21-305), maintaining street side trees is the responsibility of the property owner. It's a public safety measure that involves trimming branches back to the 14-foot height required to keep them from brushing against vehicles or blocking drivers' views. In many cases, the same tree covers sidewalks on the residential side, which require a 9-foot clearance.

**XIV. Swimming Pools**

No above ground pool may be installed on any lot in the Plan. The Board must approve any construction of in-ground pools prior to breaking ground.

**XV. Vehicle Storage**

No boat, boat trailer, commercial vehicle, mobile home, house trailer, motorcycle or other recreational vehicle, or any broken down automobile, truck or other vehicle, shall be parked or stored exposed on any lot for more than two (2) consecutive weeks.

**XVI. Window Air Conditioning Units**

No window air conditioning units may be installed on any windows of any building, which windows face the street.

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- XVII.** All alterations must comply with Cranberry Township building requirements if applicable and must have a proper building permit prior to the start of construction in addition to the HOA alteration request. Please note that an approval by the HOA does not mean that the project meets all building codes within the Township. A building permit from the Township does not mean that the project meets all the HOA requirements.
- XVIII.** Any permanent installation made prior to the adoption of these rules and regulations shall be permitted regardless of whether the installation conforms to these rules and regulations set forth herein, provided that prior approval was given in accordance with the governing documents.
- XIX.** All Use Restrictions (Article VIII of the Declaration of Covenants pages 10-13) are still in effect in addition to this document.