

RULES AND REGULATIONS OF WESTCHESTER COURT CONDOMINIUM II

The terms herein shall have the same meanings as defined in the Declaration of Condominium of the property known as Westchester Court Condominium II, 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

1. The Units and Common Elements (including Limited Common Elements) shall be used only for the purposes set forth in the Declaration and Bylaws.
2. The sidewalks and 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.
3. All personal property shall be stored with the Units.
4. Nothing shall be hung, projected or shaken, and no dirt or other substance shall be thrown, swept or otherwise emitted from the windows, balconies or patios of the Building. Nothing shall be placed on, in or projected from the doors (other than interior doors entirely within a Unit), windows or windowsills, including without limitation awnings, clotheslines, aerials, signs, air conditioners, ventilators, or fans. Only white shades, blinds, drapes, or linings thereof, shall be permitted which may be visible from the exterior of the building. When replacing unit windows are not to be tinted.
5. Nothing shall be done, including without limitation cooking, working, causing vibration or odors which shall unreasonably disturb or interfere with the rights, comfort or convenience of other occupants of the building.
6. All radio, television, phonographic, audio or other electrical equipment of any kind, and all appliances installed or used in a Unit shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction. All residents are to maintain smoke alarms and replace them when needed.
7. Employees of the Association or Management Company shall not be sent off the condominium premises by any Unit Owner for any purpose or directed to perform any function other than those for which they are employed.
8. Sinks and toilets shall not be used for any purpose other than that for which designed.
9. Garbage and refuse shall be deposited only in the containers specified by the Executive Board and only at such times and in such manner as the Executive Board or its agent shall direct. All cardboard boxes must be broken down flat before placing in the recycle bin. If either of the bins are full, keep your trash in your garage till the bins are emptied. If you have an excessive amount of trash hold some of it till the dumpster is empty so that your neighbor has space for their normal trash.

A. GENERAL (Continued)

10. The Executive Board shall have the right, at the request of a Unit Owner, to retain a passkey to each Unit in order to have emergency access to the Unit.
11. No patio or balcony shall be added to, enclosed, or covered by an awning or otherwise changed without the prior written consent of the Executive Board.
12. No Unit Owner shall keep any explosive or flammable material or substance in his Unit, except ordinary household products.
13. Patios and balconies shall be kept free of trash, trash cans and debris.
14. Damage to any portion of the Property caused by minor children of the Unit Owners or by guests, invitees, visitors or licensees of the Unit Owners shall be repaired at the expense of the responsible Unit Owners.
15. No Unit Owner shall make, or permit his family, visitors, or licensees to make, any noise or activity that will interfere with the rights, comfort, or convenience of other Unit Owners including, but not limited to, playing a musical instrument, phonograph, television or radio.
16. No radio or television antenna shall be erected or installed on the exterior walls of a Unit or on the Common Elements, including the roof.
17. Security Cameras: Any owner who wishes to install exterior security camera must complete an Alteration Request to the Board for such installation must receive written Board approval before installation can commence. If the security camera Alteration is Board approved, the owner will need to provide pictures after installation as per the picture angle. In Pennsylvania, installing a video surveillance system to monitor your home, is illegal unless the camera is only viewing your property. Monitoring someone without their knowledge or consent is illegal when they are in an area that provides a reasonable expectation of privacy. The Association shall not be held responsible for any damage, or any required repairs related to the security camera. The unit owner is responsible for the removal of the security camera upon the sale of the property and for the repair of any damage to the exterior surface where removed. If not repaired to the Board's satisfaction, the Board will have the damage repaired and the cost of such repair will be until compensation has been received
18. These Rules and Regulation are adopted pursuant to the Declaration of Condominium and By-Laws and may be enforced in accordance with those documents.
19. The Executive Board reserves the right to amend these Rules and Regulations as may be required from time to time.

B. PARKING

1. No occupant of the Buildings shall park any commercial vehicle, trailer, or boat in any area or abandon any automobile or other vehicle in any parking area or other part of the Common Elements or block the access to parking spaces or driveways,
2. Traffic regulations adopted by Executive Board shall be strictly obeyed by the Unit Owners, their agents, servants and employees, as well as by members of their families, guest, visitors, licensees and invitees.
3. If you are a 2-car family, park your second car directly behind YOUR driveway; so that you do not inconvenience your neighbor when they are backing out of their garage.

C. PETS

1. No animals, birds or reptiles of any kind shall be raised, bred, or kept in the Condominium, except that no more than one dog of no more than 15 pounds at full growth weight, two cats, or other household pet needing no access to the outside, approved by the Executive Board or the Manager, may be brought on the Condominium and suitably housed in a Unit. Pets are to be vaccinated and licensed in accordance with local laws and regulations. No pet may be kept, bred or maintained for any commercial purposes.
2. Any pet causing or creating a nuisance or unreasonable disturbance, or noise shall be permanently removed from the Property subject to these restrictions upon three (3) days¹ written notice from the Executive Board.
3. In no event shall any dog be permitted on or in any portion of the Common Elements unless carried or on a leash. No dogs shall be curbed in the courtyard or close to any balcony, except in the street or special areas designated by the Board of Directors.
4. The owner shall compensate any person hurt or bitten by any pet and shall hold the Association harmless from any claim resulting from any action of his or her pet.
5. No dogs are permitted to urinate or defecate on Common grass or shrubs maintained by our homeowners. Dogs are to be taken to a weeded area outside our property then droppings picked up. We do not have a dedicated dog toilet.

D. LEASING

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 on request.
2. Copies of all leases shall be sent to the Executive Board.

Adopted this 11th day of November, 2021.

WESTCHESTER COURT CONDOMINIUM II ASSOCIATION

Marlene Straub

Marlene Straub

Executive Board

Mary Margaret Wonsiewicz

Mary Margaret Wonsiewicz

Executive Board