

VILLAGES AT TREWELLYN

Carriage Home

Rules and Regulations

October 2020

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INTRODUCTION

These Rules and Regulations for the Carriage Homes have been adopted by the Board of Directors for the Residents Association for the Villages at Trewellyn pursuant to its power under Article IV, Section 3 of the Bylaws. These Rules and Regulations are intended to achieve a safe, congenial and attractive community.

These Rules and Regulations supplement but do not replace restrictions and obligations contained in the Amended Declaration dated November 19, 2008 and By-laws. The Amended Declaration and By-laws are the primary documents that govern the community. Unit Owners and residents should familiarize themselves with the content of both.

Unit Owners must inform their residents, guests and contractors of all restrictions and obligations contained in the Declaration, By-laws and these Rules and Regulations. Unit Owners are responsible for the actions of anyone living in their Unit and any guest or contractor using the Common Elements.

If any rule causes undue hardship, the Unit Owner may submit a request for relief, in writing, addressed to the Board of Directors and delivered to the property manager. If there are any questions, Unit Owners should contact the property manager who will then contact the Board of Directors.

Consideration of your neighbors' needs and rights will go a long way toward making our community the type of place in which we all want to live. Where there is a difference of opinion or other dispute between residents concerning the applicability or interpretation of a rule, the Unit Owners involved should try to resolve the matter themselves. If this is not practical or not successful, the complaining party may then follow the action steps outlined herein under **Section III, Compliance Rules and Procedures**.

Our community is subject to the provisions of the Amended Declaration of The Residents Association for the Villages at Trewellyn, the Bylaws and such Rules and Regulations as the Board of Directors may adopt from time to time. Terms used in these Rules and Regulations that are defined in the Amended Declaration are intended to have the same meaning as ascribed to them in the Amended Declaration. In the event of conflict in interpretation between these Rules and Regulations and the Amended Declaration or the Bylaws, the Amended Declaration or Bylaws, as applicable, will govern.

The Amended Declaration and By-laws can be found on the VAT website at www.villagesattrewellyn.org

Section I - COMMUNITY RULES

1. Animals

- a) No animals, livestock, fowl or poultry of any kind shall be raised, bred or kept on any Lot except only domesticated pets such as, birds, fish, dogs and cats, provided that they are not kept, bred or maintained for any commercial purpose and provided further that no such pet shall be allowed to cause or create any nuisance or other unreasonable disturbance.
- b) All Unit Owners and residents are expected to follow the Lower Gwynedd Township regulations and codes for pets in addition to these Rules and Regulations. This includes Lower Gwynedd Township regulations on the number of pets permitted per household and regulations applicable to the public trails.
- c) Pets may not be left unleashed anywhere in the Community unless confined by an electric underground fence or tied to a zip line in the rear of the property. Pets may not remain outdoors overnight and are only allowed outdoors if supervised by a resident.
- d) No doghouses or outside enclosures for pets are allowed.
- e) Pet owners must make every effort to prevent their pets from urinating or defecating on any other Unit Owner's property.
- f) Residents must immediately clean up any waste left by their pets anywhere in the Community. Waste must be disposed of in the resident pet owner's trash, NOT IN another resident's trash container, storm water basins or inlets, or on Common Areas.

2. Committees

- a) The Board of Directors shall appoint such Committees as are deemed appropriate in the sole discretion of the Board of Directors, with Committee Members appointed by and in the numbers prescribed by the Board of Directors.
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3. Holiday Decorations

- a) December holiday decorations may not be installed until four weeks before the holiday, and must be removed by January 15th, weather permitting.

- b) No decorations of any type are allowed on roofs.
- c) Decorations for other holidays are permitted, but must be installed no earlier than two weeks before the holiday and removed within one week after the holiday being celebrated.

4. Noise/Nuisance/Fireworks

- a) No Unit Owner, resident or guest shall carry on, or permit to be carried on, any practice or activity in their Unit, on their Lot or in the Community which unreasonably interferes with the quiet enjoyment or proper use of another Unit or the Common Areas, or which creates or results in a hazard or nuisance.
- b) There shall be no outdoor activities which create noise after 10 PM.
- c) No fireworks of any kind are permitted.

5. No Commercial Solicitations

- a) Commercial solicitation is prohibited throughout the Community. No materials shall be left on Lots, via doorknobs, plastic hangers, mailboxes or otherwise.

6. Signs and Banners

- a) No sign of any type shall be displayed on any Lot, except:
 - 1. Customary name and address signs;
 - 2. For sale signs not exceeding nine (9) square feet in size, may be erected;
 - 3. Small security signs;
 - 4. Dog warning signs;
 - 5. Deaf child signs;
 - 6. Contractor signs while the contractor is working on the Lot and for one week thereafter; and
 - 7. Small temporary lawn treated signs are permitted for the 72 hours required.
- b) No signs shall be nailed or otherwise attached to trees.
- c) No one may erect, place or post any signs on the Common Areas without permission of the Board or as specifically authorized herein; Except for signs for open houses which are permitted for 24-48 hours.

- d) Security signs are not permitted to be installed on mail box posts. One security sign may be placed in the flower bed no more than 6 feet from the Unit. Such sign must be less than 144 square inches, and must be less than 22 inches high.
- e) Freestanding flagpoles are not permitted.
- f) A limit of one wall bracket may be attached to the front or rear of the home for the purpose of displaying one American flag, holiday flag, garden flag, or decorative flag. Three feet by five feet is the maximum flag size which is permitted.

7. Trash

- a) No portion of the Community (private lots or Common Areas) shall be used or maintained as a dumping ground for rubbish, trash, new or used lumber, metal scrap, garbage or other waste.
- b) Trash, recyclables and other waste are to be placed on the curbing area and NOT on the street as this can impede mail delivery and snow plowing. Placement at the curb for collection shall not occur before dusk the evening before the date such materials are scheduled to be collected.
- c) Empty containers are to be removed as promptly as practical after collection, but no later than the end of the day the waste materials were collected.
- d) Trash, recyclables and other waste containers must not be visible from the street when not curbside for collection. Please store within the garage or in the rear of the property.
- e) Trash, recyclables and other waste must be placed on the curb in appropriate containers and in a manner that prevents such materials from littering the Common Areas. Exception is permitted for large boxes or other large items that don't fit in a container.
- f) If work is being performed on your Lot, the use of dumpsters must be approved by the Board and, if approved, must be placed in an area designated by the Board. If the contractor is required to use a port-a-potty during the work scheduled, this should be placed at the end of the driveway towards the rear of the home or in a manner that is not visible from the street, if possible.

8. Vehicles and Parking

- a) No parking in the street is permitted throughout the Community except by guests for a period not to exceed one day or contractors. Parking is only allowed in garages, driveways and

designated parking areas.

- b) Non-operating vehicles or vehicles that are not currently registered and licensed or that have an invalid or expired state motor vehicle inspection sticker are not allowed to be parked anywhere in the Community or on a Unit Owner's property, unless entirely enclosed in a garage.
- c) Driveways and designated parking areas on the property are to be used by Unit Owners, residents and guests to park four wheel passenger vehicles, motorcycles, mini-bikes, two wheel-motorized bicycles and standard bicycles only. A pickup truck shall be considered a passenger vehicle.
- d) Excepting garages, overnight parking of recreational vehicles, trucks larger than pick-up trucks, vans (except passenger vans), boats, motorcycles, snowmobiles, trail bikes, trailers and any and all similar types of vehicles shall be prohibited on or about any Lot, Single Family Lot or adjoining roadway or adjacent parking areas.
- e) Motor vehicles, including, but not limited to, mini-bikes, snowmobiles, golf carts and motorcycles are only allowed to be driven on streets, parking lots or driveways. No motor vehicles are permitted to be driven on the lawn areas of Units or the Common Areas, which include the Community walkways.
- f) Vehicle maintenance or repair work is not permitted to be performed on any Unit Owner's driveway or the Common Area.
- g) Vehicles parked in driveways are not allowed to hang over sidewalks or curbs.
- h) No vehicle may be continuously parked in a designated parking area throughout the Community for more than ten (10) consecutive days. The Board may waive this rule upon written request by a Unit Owner or resident submitted at least seven (7) days in advance.
- i) Vehicles in driveways or the Common Areas are not permitted to be covered.

9. Walking Trails

- a) Walking trails are open to the public and all Unit Owners, residents and guests shall follow Township guidelines for their use.

10. External Appearance of Property

- a) Unit Owners are responsible for maintaining the exterior appearance of their property in good

order and repair in accordance with the Declaration and the Rules and Regulations.

- b) No tent, storage tank or accessory building or structure may be erected or permitted to remain on a Lot. Small barbecue propane tanks are permitted.
- c) Antennae or satellite dishes are permitted only if they are erected in the rear yard or mounted on the rear of the home. No antennae or satellite dish shall exceed one meter in diameter or diagonal measurements.
- d) No window air conditioners are permitted.
- e) No clotheslines, clothes poles, or any outside hanging of clothes shall be permitted.
- f) No sheds or enclosures for any form of storage shall be permitted on any Lot nor should any portion of the Lot be utilized for outdoor placement or storage of lawn or property maintenance equipment of any sort.
- g) No construction of any kind can be made to the front of the home.
- h) No fences and no swimming pools or hot tubs may be erected.
- i) No swing sets, playhouses, basketball poles and backboards or other outdoor recreational equipment may be permanently installed. Temporary equipment is permitted as long as it is maintained in good condition.
- j) If any components of the house exterior are to be repainted, they must be repainted in conformance with the Architectural Rules set forth in Section II hereof.
- k) Storm doors are permitted for main entrances. They must be full-view BLACK doors with clear glass/screen inserts. (See Section II – Architectural Rules)
- l) House numbers must remain in the original size, style, color and location.
- m) Any changes to, or replacement of, mailboxes or posts must be consistent with all Carriage Home mailboxes and must be approved by the Board of Directors as provided in Section II hereof.
- n) Outdoor grills must be stored in the garage or on the patio or deck when not in use. Propane tanks must be stored outdoors at the rear of the unit.
- o) Outdoor furniture, such as tables, benches, and chairs may be left on the deck, but not in the grass.
- p) Hoses must be stored neatly and not left on driveways, grass or pavements.

11. Maintenance of Landscaping

- a) No plantings may be removed or changed in the Common Area. Except as otherwise provided herein, no Unit Owner may alter the landscaping of his or her Lot without the prior written approval of the Board.
- b) Lawns must be watered by the Unit Owners. If the lawn dies on a Lot due to the failure of the Unit Owner to water properly, then the Unit Owner will be assessed the cost to repair or replace the lawn.
- c) Invasive species, including Bamboo, are prohibited throughout the Community.
- d) No compost piles are permitted on the Lots.
- e) With Board approval, a Unit Owner may, at their expense, install trees and shrubs on their Lots which must be mulched with a color and texture used by the Association. Dyed mulch of any color is strictly prohibited. As an alternative, river rocks may be used. Under no circumstances may the addition or alteration of landscaping impede the flow of storm water runoff.
- f) Without Board approval, Unit Owners are permitted to install underground water sprinkler systems on their Lots at their expense.
- g) Without Board approval, annuals and perennial bulbs may be planted in garden beds. Annuals and perennials must not be more than four (4) feet in height when mature except for climbing plants or vines on a trellis that is within a bed. No ivy or other climbing plant or vine that may attach itself to the building is allowed.
- h) Trellises are permitted only in garden beds and are limited to side or rear gardens. Trellises must not be more than 90 inches tall and cannot be attached to walls.
- i) Fountains and birdbaths are not permitted in front garden beds.
- j) No artificial flowers or plants are permitted in any garden beds, pots, planters, boxes or other containers.
- k) No window boxes are permitted.
- l) Garden figurines are only permitted in garden beds and must be constructed of durable material and may be no higher than 24 inches. Limit 2/unit. Plastic is not permitted.
- m) No fruit trees or vegetable gardens may be planted. Vegetables may be planted if incorporated with annuals or perennials in the side and back garden beds only.

12. Emergency Generators

- a) Generators may not be located on any side of the home that faces the street.
- b) Generators must be screened year round with landscaping so they will not be visible from the street.
- c) The generator and landscaping screening must be set back at least four (4) feet from your neighbor's property line and/or Common Property.
- d) All electrical conduit and gas piping must be underground.
- e) Electrical boxes can be mounted on the rear exterior of the house. If the new factory painted panel is mounted on the house exterior, it must be repainted using the board approved color for stucco.
- f) Testing cycles can only be set for 10:00 a.m. to 4:00 p.m.
- g) Generators cannot emit sound greater than 70 decibels.
- h) Installation of generators must be approved by the Board. (See Section II – Architectural Rules)

Section II - ARCHITECTURAL RULES

UNIT OWNERS WHO WISH TO MAKE CHANGES THAT EFFECT THE EXTERIOR APPEARANCE OF THE UNIT IN ANY WAY MUST SUBMIT THE APPROPRIATE APPLICATION FOR ARCHITECTURAL REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS PRIOR TO WORK BEGINNING.

APPLICATIONS TO THE ASSOCIATION MUST BE SUBMITTED USING THE FORMS AVAILABLE ON THE VILLAGES AT TREWELLYN WEBSITE (www.villagesattrewellyn.org).

THE BOARD HAS THE AUTHORITY TO ISSUE FINES OR TO TAKE NECESSARY REMEDIAL ACTION, INCLUDING REMOVAL OF THE CONSTRUCTION, IN THE EVENT A UNIT OWNER FAILS TO OBTAIN THE PRESCRIBED WRITTEN ASSOCIATION APPROVALS AND TOWNSHIP PERMITS PRIOR TO COMMENCING WORK OR IF THE WORK FAILS TO COMPLY WITH THE APPROVED APPLICATION AND THE STANDARDS AND REQUIREMENTS SET FORTH IN THESE RULES.

1. Mandatory Prior Approvals and Conditions

- a) Except as otherwise provided in these Rules and Regulations, no Unit Owner may alter the Common Areas or change the exterior appearance of his or her home or Lot, including mailboxes, by painting, re-surfacing, addition or alteration, including hardscaping, landscaping, porches, patios, walkways, decks, awnings, exterior lighting, room additions, second HVAC equipment, generators, solar panels or other additions or alterations, without the prior written approval of the Board. Unit Owners must comply with all pertinent Rules and Regulations including the Architectural Rules and submit the appropriate Application or Specification Forms which can be found on the VAT website (www.villagesattrewellyn.org). In addition, Unit Owners must submit with their Application proof of their contractors' insurance and the contract showing the specifications for the work to be performed. Adherence to the specifications approved by the Board is required.
- b) Before work commences, Unit Owners are required to submit to the Board a copy of all permit approvals granted by Lower Gwynedd Township and their associated applications when a permit is required for such work by the Township.
- c) Unit Owners must repair any damage to private property and/or Common Areas as a result of construction. If a contractor or other person or entity employed by a Unit Owner fails to make the required repairs, the Unit Owner remains responsible for doing so.
- d) Unit Owners must notify the Board of the start date for the project. A project must be completed within 180 days from the start date.
- e) Unit Owners must obtain the Association's written permission, for any encroachment upon, transport across or storage of materials on Common Areas.

2. Decks and Awnings

- a) Material for wood decks can be one of the following: pressure-treated wood (Grade # 1); redwood; mahogany; cedar; teak; or ipe. Pressure-treated Grade #2 lumber may be used for structural members. Wood decks can be finished with a clear sealer or a natural wood-tone stain - brown tones only. Paint is not permitted.
- b) Material for composite decks must be a wood grain style and a natural wood-tone color -brown tones only. Pressure-treated Grade #2 lumber may be used for structural members.
- c) Steps and fascia boards must be of the same material (i.e. wood or composite) as the decking

boards and be of the same color, or nearly the same color, as the decking boards.

- d) Railings, posts and balusters must be of the same material (i.e. wood or composite) as the decking boards and of the same color, or nearly the same color, as the decking boards. As an alternative color, railings and/or balusters may be a darker brown tone of the color of the decking boards. Railings and balusters may not be white or any tone lighter than the color of the decking boards. Composite decks must use cocktail rail with no protruding posts to mimic original deck rails.
- e) All new and rebuilt decks must be designed to prevent erosion and weed growth. Low decks must use landscaping paper covered with stone under the deck to prevent erosion of soil and to prevent vegetation from growing under the deck. Decks over walkout basements may rely on grass growth to prevent erosion and weed growth; however, in the case where grass is difficult to grow under a shaded deck, homeowners may install landscaping paper covered with stone or a patio to prevent soil erosion and/or weeds from growing.
- f) Retractable awnings are permitted to be installed over decks. Professional installation is required. Color must closely match stucco or deck color. Board approval is necessary including colors and patterns.

3. Patios and Walkways

- a) Materials for patios and walkways can be pavers, concrete and architectural concrete.
- b) Paver colors and concrete colors must be compatible with the home.
- c) Concrete patios and walkways must be a natural concrete color or earth tones.

4. Exterior Lighting

- a) Low profile walkway lamps and landscaping lights in mulch beds and around trees are permitted with Board approval. All such lamps/lights must be low-voltage (12volts or less) and low-intensity (10 watts or less). Spacing should not be less than 4 feet. If using wired (non-solar) lighting, then all wires must be underground and installed by a licensed electrician.
- b) Fixtures must be compatible with earth tones or black; no bright colors are permitted.
- c) Light bulbs rated 60 watts or less (or the equivalent for LED bulbs) may be used for lights at the entrance door and garage door. Bulbs should be warm in temperature (i.e. not cool or bright

white). Outdoor security lighting (i.e. flood lights) is limited to 100 watts or less.

d) Lampposts are not permitted.

5. Preapproved Specifications

The Board has preapproved the Specifications indicated below. Unit Owners may proceed with the installation of these items in accordance with these preapproved specifications without the Board's approval.

Stucco Color: Lotus Pod SW 7572

Roof Shingles: Heritage – Virginia Slate

Storm Doors: Full-view Black doors with clear glass/screen inserts. Only permitted on main entrance doors.

Exterior Colors:

Trim: Colony Buff SW 7723

Main Entrance Doors: Colony Buff SW 7723 or Black

Garage Doors: Colony Buff SW 7723

Light Fixtures: Gold or Black

Shutters: Black

Soffits, gutters, downspouts, exterior window vinyl: Bittersweet Stem SW 7536

Section III - COMPLIANCE RULES AND PROCEDURES

1. General Compliance and Violation Notices

Notwithstanding any other provision of this Section, the Executive Board may enforce compliance with the Rules and Regulations, the Bylaws, and the Declaration by any appropriate means, including, but not limited to, assessment of fines, costs or legal action. All the remedies available to the Association in this Section are in addition to and without waiver of, or prejudice to, any and all other rights or remedies the Association may have, including, but not limited, to the right to enter in or upon a Unit to cure maintenance deficiencies or to sue to recover damages or injunctive relief as well as court costs and attorneys' fees.

If the Board finds that a Unit Owner or occupant(s) of a Unit has violated or continues to violate the Declaration, Bylaws, or Rules and Regulations, the Board shall give written notice of such violation to the Unit Owner at the Unit Owner's address of record specifying the provisions of the Declaration, Bylaws and/or Rules and Regulations that have been violated. The first violation notice sent to the Unit Owner will provide a timeframe in which the violation needs to be corrected.

2. Penalty Assessment

If the violation is not corrected within the timeframe provided in the first violation notice, the Board may immediately assess a penalty on the Unit Owner in an amount of \$50. In addition, the Board may send a second violation notice and if the violation is not corrected within the timeframe provided in the second violation notice, the Board may immediately assess an additional penalty up to \$150. In addition, the Board may send a third violation notice and if the violation is not corrected within the timeframe provided in the third violation notice, the Board may immediately assess an additional penalty up to \$300 and may continue to assess up to an additional \$300 each day until the violation is cured in accordance with the Board's written notice, plus any costs incurred by the Association in achieving compliance. If a penalty or costs are assessed, the Board shall give written notice of such assessment, and any continuing penalties being assessed, to the Unit Owner at the Unit Owner's address of record.

The rights and procedures for collecting Assessments set forth in the Declaration apply to the collection of such penalties and costs.

3. Appeals

Any Unit Owner who receives a notice of a violation and/or a penalty may appeal in writing to the Association within fourteen (14) days of the date of such notice of violation or penalty assessment. All such appeals must be directed to the Board as provided in the notice of violation or penalty assessment. All appeals must include the reasons why the Unit Owner believes there is no violation or that a penalty should not have been imposed.

The Board shall review the appeal no later than its next scheduled meeting, and shall have sole discretion with regard to the disposition of any such appeal. The Board will issue its decision on the appeal within fifteen (15) days thereafter, which decision shall be final. While an appeal is pending, any penalties set forth in the notice shall continue to accrue.

4. Neighbor to Neighbor Disputes

If a Unit Owner has a claim of an alleged violation of the Declaration, Bylaws or Rules and Regulations by another Unit Owner or occupant(s) of another Unit, the first step is for the Unit Owner to submit a signed written complaint of the alleged violation to the Board addressed to the property manager if there is a property manager.

The Board or property manager will not be involved in neighbor disputes. If a violation has occurred, then the Board will take corrective action.