

VILLAGES AT TREWELLYN

Single Family Lot and Single Family Village Lot Rules and Regulations

October 2020

TABLE OF CONTENTS

INTRODUCTION.....	3
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SECTION I - COMMUNITY RULES

1. Animals	4
2. Committees.....	4
3. Holiday Decorations	5
4. Noise/Nuisance/Fireworks	5
5. No Commercial Solicitations	5
6. Signs and Banners	5
7. Trash	6
8. Vehicles and Parking.....	7
9. Walking Trails.....	8
10. External Appearance of Property	8
11. Maintenance of Landscaping	8
12. Emergency Generators	9

SECTION II – ARCHITECTURAL RULES

1. Mandatory Prior Approvals and Conditions.....	10
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SECTION III - COMPLIANCE RULES AND PROCEDURES

1. General Compliance and Violation Notices.....	11
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2.	Penalty Assessment	11
3.	Appeals	11
4.	Neighbor to Neighbor Disputes.....	12

INTRODUCTION

These Rules and Regulations for the Single Family Lots and the Single Family Village Lots 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 a fence which may be an electric underground fence or tied to a zip line in the rear of the property. Pets may not remain outdoors overnight.
- d) Doghouses or outside enclosures for pets are allowed as long as they are in the rear of the property and cannot be seen from the street.
- 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 all other holidays are permitted, but they 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 Lot 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.

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, dumpsters are permitted and must be placed on your driveway. 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.

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. Dog houses and small barbecue propane tanks are permitted in accordance with any other pertinent rules herein.
- c) Antennae or satellite dishes are permitted only at 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 unless reviewed and approved by the Board of Directors as provided in Section II hereof. No portion of the lot may 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 unless reviewed and approved by the Board of Directors as provided in Section II hereof.
- h) Permanently installed or temporary swing sets, playhouses, basketball poles and backboards or other outdoor recreational equipment are permitted as long as they are maintained in good condition.

11. Maintenance of Landscaping

- a) No plantings may be removed or changed in the Common Area.

- b) Landscaping on Lots must be trimmed and maintained by the Unit Owner. Tree branches hanging over the sidewalks and impeding walking traffic must be cut. Dead plant materials must be removed and disposed of promptly. Lawns must be kept maintained.
- c) Invasive species, including Bamboo, are prohibited throughout the Community.
- d) No compost piles are permitted on the Lots.
- e) No piles of mulch, soil or other materials may be dumped in the road. Unit Owners must have their landscapers dump all such materials on their driveway.
- f) Unit Owners are permitted to install underground water sprinkler systems on their Lots.

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 or side exterior of the house.
- 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

ARCHITECTURAL REQUESTS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE BOARD OF DIRECTORS PRIOR TO WORK BEGINNING FOR THE FOLLOWING EXTERIOR CHANGES:

- FENCES
- IN-GROUND POOLS (Above ground are not permitted per Lower Gwynedd Township)
- CONSTRUCTION OR MODIFICATION OF ANY KIND TO THE FRONT OF THE HOME
- GENERATORS
- SHEDS OR ENCLOSURES FOR ANY FORM OF STORAGE

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) 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.
- 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 their neighbor's written permission or, in the case of Common Areas, the Association's written permission, for any encroachment upon, transport across or storage of materials on another's property.

Section III – COMPLIANCE RULES AND PROCEDURES

1. General Compliance and Violation Notices

Notwithstanding any other provision of this Section, the 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.