

**RULES AND REGULATIONS
OF
BLOSSOM HILL HOMEOWNERS ASSOCIATION**

DEFINITIONS

1. Blossom Hill Homeowner's Association ("Association"), acting through its Board of Directors ("Board"), has adopted the following Rules and Regulations ("Regulations"). These Regulations may be amended from time to time by resolution of the Board.
2. Whenever in these Regulations reference is made to "unit owners", such term shall apply to the owner of any unit, to his family, tenants (whether or not in residence), employees, agents, visitors, and to any guests, invitees or licensees of such unit owner, his family or tenant of such unit owner. Wherever in these Regulations reference is made to the Association, such reference shall include the Association and any agent of the Association when that agent is acting on behalf of the Association.
3. The unit owners shall comply with all the Regulations hereinafter set forth governing the buildings, public areas, grounds, and any other appurtenances.
4. The Association reserves the right to alter, amend, modify, repeal, or revoke these Regulations and any consent or approval given hereunder at any time by resolution of the Board.
5. "Planned Community" is defined as all members of the Blossom Hill Homeowners Association.
6. "Common Areas" is defined as the retention pond, including the sidewalks around it, the streets, and encasements.

RESTRICTIONS ON USE

7. No part the Planned Community shall be used by or through a Unit Owner for any purpose except housing and the common purposes for which the Planned Community was designed, except for such accessory uses as may be authorized by the Board of Directors.
8. There shall be no obstruction of any common areas. Nothing shall be stored or placed on or within the Common areas without the prior consent of the Board of Directors except as provided herein or as expressly provided in the Declaration or Bylaws.
9. Nothing shall be done to or kept in any Unit or common areas which will increase the rate of the Association's insurance without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done to or kept in his/her Unit which will result in the cancellation of the Association's insurance or which would be in violation of any public law,

ordinance or regulation. Gasoline, explosive or flammable material stored in their original or UAL approved containers may be kept in small amounts.

10. All garbage and trash and recycling must be disposed of in a proper manner consistent with all applicable regulations of York Township and any other governmental entity with jurisdiction over the Planned Community. No garbage or trash or containers therefore shall be visible from the exteriors of the Unit except on after 5:00PM the day before trash pick-up day, until 11:59PM on the day after trash pick-up day designated for the collection and removal of garbage and trash. No trash or trash containers may be placed or otherwise stored on any exterior part of a Unit.
11. Except in any recreational areas designated as such by the Board of Directors, no playing or lounging shall be permitted, nor shall bicycles, toys, benches, chairs or other articles of personal property be left unattended in public areas. This does not apply to "controlled area" which is defined as parking areas, lawns, balconies, decks, patios, porches, front stoops or steps of any Unit to the extent that they do not detract from the appearance of the community.
12. No business advertising signs shall be displayed to the public view of any Unit except a one-family name sign of not more than two (2) square feet on each side (a total of four (4) square feet on both sides), or one temporary sign of not more than four (4) square feet on each side (a total of eight (8) square feet on both sides), advertising the property for sale. Celebration signs may be posted no more than 10 consecutive days. No such sign shall be illuminated.
13. The water and storm sewers shall be used only for the purpose for which designed, and no sweepings, mulch, rags, ashes, or other improper articles shall be thrown therein. The cost of repairing any damage resulting from misuse shall be borne by the unit owner causing such damage.
14. Additions, alterations and improvements to the exterior of Units and any Limited Common Facilities appurtenant thereto may be made by Unit Owners only in accordance with the provisions of **Article II of the by-laws**. The purpose of those provisions is to ensure that the overall architectural character and exterior appearance of the community is maintained. A unit owner may submit a written request to the Board of Directors with sufficient information, including plans, specification, materials, colors, and any other information reasonably necessary for the Executive Board to render a decision.

PET RULES

15. No animals, except small, domestic animals such as dogs, cats and birds, shall be kept in any Unit, without first obtaining the prior written consent of the Board of Directors. Nothing contained herein shall prohibit an impaired owner or occupant from keeping a service animal in his or her Unit. Permitted animals kept within a Unit may only be kept as pets and not for any commercial purposes.
16. Pet owners are fully responsible for personal injuries and/or property damage caused by their pets.

17. No animals, including cats, shall be allowed to be unleashed or to roam freely in the Planned Community. Unit Owners shall be responsible for cleaning up, removing and discarding in the proper receptacles all animal excrement produced by their animal immediately when walking the animal.

STORAGE

18. All personal property placed in any portion of the Planned Community shall be at the sole risk of the Unit Owner, and the Association shall in no event be liable for the loss, destruction, theft or damage to such property.

PARKING

19. All Unit Owners shall observe and abide by all parking and traffic regulations as posted by the Association and by municipal authorities. Vehicles parked in violation of any such regulations may be towed away at the Unit Owner's sole risk and expense.
20. Vehicle parking is permitted only in designated areas, and parking so as to block mailboxes, sidewalks, driveways or trash receptacles is not permitted. If any vehicle owned or operated by a Unit Owner, any member of his family, tenants, guests, invitees or licensees shall be illegally parked or abandoned on the Planned Community, the Association shall be held harmless by such Unit Owner for any and all damages or losses that may ensue, and any and all rights in connection therewith that the owner or driver may have under the provisions of state or local laws and ordinances are hereby expressly waived. The Unit Owner shall indemnify the Association against any costs or liability which may be imposed on the Association as a result of such illegal parking or abandonment and any towing or other consequences thereof.

ASSOCIATION

21. All charges and assessments imposed by the Association are due and payable on the first day of each calendar month, unless otherwise specified. Payment shall be made at the Planned Community's principal office or other designated address by check or money order payable to the Association or by direct debit or other form of electronic payment. Cash will not be accepted.
22. Complaints regarding the management of the Planned Community shall be made in writing to the Board of Directors. Complaints regarding the actions of other Unit Owners shall be reported to the managing agent. No Unit Owner shall direct, supervise or in any manner attempt to assert control over or request favors of any employee of the Association, its contractors or agent employed by the Association.

OTHER

23. For all snow events, unit owners are responsible for removing snow from their walks.
24. York Township ordinance requires that property owners, tenant, agent in charge or occupier of

any property within the township remove all snow, ice, slush or other matter from the sidewalks in front of or along your property within 24 hours after the snow has ceased falling. Such removal shall provide for the free passage of pedestrians for a width of at least 36 inches.

25. If the snow event is 3 inches or more, the Association has contracted for the removal of snow from Common Areas.

RESALE AND LEASING

26. Unit owners are responsible for providing written notification to the Board of the name(s) of the new unit owner(s) or tenants and their respective telephone number.