

Farmview Community Homeowner's Association Rules & Regulations

1 INTRODUCTION

Rules and Regulations are established to help the success of the community both initially and in subsequent years. It is founded on the principles of common decency, respect, and consideration of the basic rights of neighbors. The Rules and Regulations have been established to serve as a quick reference to supplement the terms of the Declaration. In event there is an inconsistency in statement or interpretation, the Declaration rules.

Provisions for these Rules and Regulations and the authority for enforcement, are contained in the Declaration and the Bylaws. This is to supplement the Declaration and is not a replacement. All terms of the Declaration, not referenced in these Rules and Regulations, remain in full effect, and must be adhered to by all owners, and residents. It is the responsibility of the owner to make their guests, residents, and tenants aware of the restrictions of the Governing Documents. However, it is the Owner, as a member of the Association, who remains responsible for the conduct of residents, tenants, vendors, and guests. This document may be changed by the Board periodically as needed.

2 EXECUTIVE BOARD

The Executive Board is defined and governed by the Bylaws. The Board establishes and enforces these Rules, manages the financial affairs of the Association, and oversees the operation and maintenance of the Association facilities and common areas.

3 MANAGEMENT COMPANY

York H-G Properties, LLC
40 Gotham Drive, Suite D
Red Lion, PA 17356

Association Management
717-501-4435
associations@yorkhgproperties.com

4 FEES

An annual budget is established to pay for the cost of operating the Association. Monthly fees are established to pay for these routine costs and the payment of these fees is due the first of each month and are the responsibility of the Owner. Terms for late payments are as follows:

- Payments are due by the 1st of the month and no later than the 5th
- A late fee of 15% will be charged after the 5th
- A late notice will be sent, and late fees will be applied for each unpaid month

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- Any accounts past due 90 days will be sent to collections or the Association's attorney

Unusual expenses not covered by the monthly fees can be assessed to the Owners if determined by the Board. See Responsibility Checklist provided as to what is covered by the Association.

5 CHANGE IN APPEARANCE OF UNITS

We believe that the appearance of the community is important in maintaining the value of each Owner's investment. Owners are not permitted to make **any** changes to the exterior of their unit without the prior written consent of the Board. This includes additions, deletions, change of colors, etc. of the town homes, the garage buildings, the lawn, and landscaping. If a change is desired, it must be requested in writing, to the Board providing specific request. The Board will act on the request within 30 days of receipt and will provide a written response as to its approval or disapproval, and the rationale of same. The Board's decision is final.

6 COMMERCIAL USE

1. No trade, business or profession shall be conducted or pursued within any structure or on the property of the HOA. However, the maintenance of a personal private office within a dwelling is accepted provided no customers, clients, or vendors are allowed to visit. Also, no persons residing outside of the unit may be employed in such a personal office and no signs identifying the office may be posted, either inside or outside a unit.
2. No vehicle, equipment, or structure shall be placed, maintained, constructed, or operated, temporarily or permanently on any part of the community.

7 VEHICLES

1. No mobile home, bus, house car, motor home, camper, trailer, commercial vehicle, boat, jet ski, snowmobile or airplane shall be permitted to be parked on the premises, unless same is parked in the unit's garage. The definition of the prohibited vehicle types listed above is at the discretion of the Board of Directors.
2. Repair and maintenance on vehicles shall not be conducted on the premises.
3. Only non-commercial vehicles with current registrations and licenses are permitted to be parked outside in parking areas.

8 SIGNS

No signs, billboards, notices, advertising, displays, or other attention attracting devices shall be erected or maintained on the premises except for house numbers provided by the declarant. Real Estate signs not exceeding four square feet advertising the sale or lease of a unit will be permitted.

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9 LAWN

1. No lawn ornaments are permitted in the lawn that the lawn mowing contractor will have to mow and trim around. Decorative ornaments are not permitted in beds or lawns.
2. Items used outside on the lawn are not to be left outside overnight. This includes but is not limited to, bicycles, toys, splash pools, etc.

10 NUISANCES

1. No nuisance, or noxious, offensive, or dangerous activity or thing shall be created, permitted, or conducted on or about the site, including but not limited to open or smoking fires, uncovered refuse, loud parties or music.
2. "Quiet time" is from 11:00 pm to 7:00 am. No Owner will make or permit any unreasonable noise either willfully or negligently that will disturb or annoy other residents or permit anything to be done which will interfere with the rights, comfort, and convenience of other residents.

11 TEMPORARY/EXTERIOR STRUCTURES

1. No temporary structure, trailer, garage, tent or other similar facility shall be used at any time for residential purposes.
2. Storage sheds are not permitted.
3. Only the fences installed by Declarant as required by the land Development Plan are permitted.

12 ANIMALS

1. Only **2 animals** commonly recognized as domestic house pets shall be permitted. No pets shall be used for commercial purposes such as for breeding, etc.
2. No pets shall be kept outside. Doghouses or other structures for pets are not permitted.
3. Pets must be kept on a leash at all times when outside of the unit. Pets shall be maintained and controlled at all times so as not to offend or disturb other owners, occupants, or guests by noise, elimination, odor, intrusion, destruction of property or otherwise.
4. **Pets are not allowed to eliminate in the front lawns. They should be walked behind the units, garages, or in between buildings. Solid waste must be picked up and disposed of properly.**

13 GRILLS

Gas grills are permitted only on the decks, provided they are kept away from the building to avoid damage to the vinyl siding. Owner is responsible for any damage to the deck or siding.

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14 LANDSCAPING, TREE MAINTENANCE, AND REPLACEMENT

It is the Association's responsibility to maintain and as necessary replace shrubbery and trees that have not been damaged by residents.

1. Additional plantings are to be provided by, and cared for, by the unit owner after seeking architectural approval from the Board of Directors. This includes flowers, shrubs, and trees.
2. Additional plantings may be placed in the existing beds in the front and rear of the units. New beds are not to be made. The grounds crew is not responsible for damage to flowers when edging, mulching, weeding, etc.
3. Vegetable gardening is allowed only in contained planters on the unit owners deck.
4. Residents are responsible for assisting the Association with maintenance and weeding of the garden beds in front of the units.

15 SNOW REMOVAL

The Association provides for removal of snowfalls greater than two (2) inches on the streets, parking areas, sidewalks, and front porch. The Owner is responsible for removing snow from decks and garage man doors if desired. No salt shall be used to melt snow or ice on porches or sidewalks.

16 RESTRICTIONS ON USE

1. No poles, wires, ropes, or other fixtures or appliances or portion thereof upon which laundry is hung or exposed, shall be erected or placed or maintained on the site, including the decks. laundry is not to be hung outside.
2. No antennae and no exposed electrical or electronic wires or lines shall be erected, fastened, or maintained on the outside of a structure, including without limiting the generality thereof, any television receiving antenna, satellite receiving antenna, radio receiving antenna or radio or television transmitting antennas, excepting only satellite television receiving antennas not exceeding one meter in diameter. Television receiving dishes shall be placed in the rear of the building assuming reasonable reception. Owner is responsible to obtain Association approval for location, method of fastening, etc. Owner is responsible for repair or replacement of damaged parts when dish is removed.
3. Decks are not to be used as storage areas and any furnishings shall be designed for outdoor use. Activities taking place on the decks must be considerate of the close neighbors.

17 TRASH AND RECYCLING

Trash and recycling is provided by Mount Joy Borough. Each townhouse owner is to provide their own trash can(s). Please mark it with your street address. Recycling bins are available at the borough office on Main Street. See the current Mount Joy Borough guidelines for recycling on their web site.

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1. All waste and recycling materials are to be put in the appropriate containers. Nothing is to be placed on the ground beside containers. Tuesday is trash collection day in the borough. As they may come early in the morning, it is best to place the containers outside on Monday evening.
2. **Trash cans or containers shall not be visible from the front of the units and should be stored behind the garages or on the unit owner's deck. All trash contains must have a lid.**

18 RENTAL RESTRICTIONS

Unit owners who wish to establish their unit as a non-owner occupied or rental unit, must submit a request to the Board of Directors. No unit can be established as non-owner occupied without written approval from the Board of Directors. Any unit not occupied by the owner listed on the deed is considered a non-owner occupied or rental unit regardless of whether rent is collected or not. All non-owner-occupied units must have a lease agreement established per the terms of the Declaration and such lease will be provided to the Board of Directors within 10 days of execution.

1. The Condo Association has a non-owner occupied/rental limit of 3 units. Once the limit has been met residents may contact the board if interested in being added to a waiting list.
2. Units must be sold to owner occupants regardless of the status of the rental cap unless the purchaser has requested and received written approval from the Board of Directors to purchase as a non-owner-occupied unit.
3. Violation of the rental restriction will be subject to immediate fines of \$50 per week until resolved.

19 ENFORCEMENT

The Unit Owners shall comply with all the Regulations hereinafter set forth governing the buildings, public areas, drives, recreational areas, grounds, parking areas and any other appurtenances. Failure to do so may result in the following:

- a. A first offense may result in a written warning notice. Unit owners will have 10 days to correct the violation and/or contact the Management Company.
- b. A second offense or failure to comply with corrective action may result in an additional notice and \$25 fine.
- c. A third offense or failure to comply may result in an additional notice and \$50 fine.
- d. Additional repeated offenses or continued non-compliance may result in the Board seeking corrective action on the Unit Owners behalf and a \$100 fine. The cost associated with any corrective action taken by the Board will be the responsibility of the Unit Owner.

Failure to enforce any restrictions, covenants, or agreements contained in the Governing Documents shall in no event be deemed a waiver of the rights to do so thereafter as to the same breach or as to a breach occurring prior or subsequent thereto.