



Rules and Regulations

The Newtown Grant Homeowners' Association

In order that all Members are treated fairly and equally, and in order to keep the Community a beautiful and desirous place in which to live, the Board of Directors has promulgated the following Rules and Regulations, which are currently in effect as of November 11, 1985. These Rules and Regulations are in addition to rules and regulations applicable to individual Clusters.

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These rules have been updated by the Board of Directors as of January, 2018.

PLEASE NOTE, HOWEVER, THAT ANY OR ALL OF SAME ARE SUBJECT TO MODIFICATION OR TERMINATION AT ANY TIME AND THAT OTHER RULES AND REGULATIONS MAY ULTIMATELY BE ESTABLISHED IF THE SAME ARE DEEMED DESIRABLE OR APPROPRIATE BY A PROPER VOTE OF THE BOARD OF DIRECTORS OR THE DELEGATES OF THE HOMEOWNERS' ASSOCIATION.

1. No parking is permitted at any time in front of U.S. mail boxes or fire hydrants or in any other posted "No Parking" zones.
2. The speed limit in the Community is twenty-five (25) miles per hour on North/South Drive and Jonquil Drive and fifteen (15) miles per hour on all other streets. All STOP signs at intersections MUST be observed. This is enforced by Newtown Township Police Department.
3. Bicycles are considered vehicles and when traveling on Community roads are the same as an automobile, observing all STOP signs and traveling on the right-hand side of the road. All applicable municipal and governmental regulations concerning safety devices and rules of the road must be observed.
4. No property boundary lines are to be formed by cinder-blocks, bricks, hedges, shrubs, fences or fence-like structures of any kind, except as approved by the Covenants Committee.
5. Trash and/or trash cans:
 - a. Trash bins and/or trash bags shall not be permitted to stand along the outside wall of any building
 - b. All non-recyclable trash shall be in bags that tie closed and be placed within trash bins with a top closure.
 - c. Trash bins and recyclable trash containers shall not be placed outside until the evening before the scheduled trash pick-up no earlier than 7:00 PM.
 - d. Trash bins and recyclable trash containers shall be removed from the street returned inside as soon as possible, but no later than 9:00 PM on the day of pick-up.
 - e. Society Place Condominiums use dumpsters and initiates an immediate and un-waivable fine of \$50 per bag/box left on the ground and not deposited in trash bins. This fine escalates with each infraction.



6. Dumping of grass clippings or trash is NOT permitted in wooded areas or the Common Property. Grass clippings should be cleaned from sidewalks to prevent tripping hazard. Weeds are to be cleaned between driveways and the street in front of your home. Edge sidewalks to allow utilization of full sidewalk and prevent tripping hazards.
7. Burning of papers or rubbish, of any kind is NOT permitted.
8. Wash or airing lines are NOT permitted.
9. Positively no cans of gasoline or paint rags, or other flammable material is permitted to be stored in closets, attics or utility rooms, unless in Underwriters Laboratory approved container with UL label affixed.
10. Absolutely no peddlers or solicitors of any kind are allowed in the Community. Report any solicitors to the Newtown Township Police Department. Please use the non-emergency number and ask for an officer to come to the community, 215-598-7121.
11. Lawn mowers, power tools and other noise making equipment shall only be used:
 - (a) Monday thru Friday from 7:30 AM until 9:00 PM, and
 - (b) Saturday and Sunday from 9:00 AM until 9:00 PM.

The Newtown Township noise ordinance can be found: <https://ecode360.com/30830602> and will be enforced by local authorities.

12. No sign of any nature shall be maintained in the interior of any building or dwelling unit which is visible from the exterior of any such building or dwelling unit. Exterior signs shall be restricted to "For Sale" and "For Rent".
13. Absolutely no commercial business that includes customer traffic is to be conducted from any Home.
14. No window air-conditioners are permitted.
15. Each homeowner has a right to peaceful enjoyment of their home. Excessive noise that causes a disturbance should be directed to the Newtown Township Police Department.
16. Each Home Owner and family member shall be charged with the responsibility of directing his tenants and invitees to comply with the Association's Declaration, By-Laws and these Rules and Regulations.
17. Each homeowner and family member shall be charged with the responsibility of directing his tenants and invitees to comply with the Clubhouse Rules and Regulations, including the use of the



Clubhouse building, pools, tennis courts and other recreational facilities as posted at the clubhouse and online www.newtowngrant.org.

18. Rules and Regulations for harboring a pet:

(a) All pets that will be taken outside the Owner's home on any occasion must be registered with the State of Pennsylvania.

(b) An animal of any kind may be kept only as a domestic pet. It cannot be used for any commercial purpose including, but not limited to, breeding for sale, research, or experimentation.

(c) No pet shall be permitted to run at large or to roam without a leash on any lands other than its owner's land.

(d) No pets, leashed or unleashed, shall be permitted in the Association Recreation Area.

(e) If any pet, without provocation, causes or creates a nuisance, or unreasonable disturbance or noise, the pet owner shall correct the problem immediately.

(f) Please dispose of pet waste in the designated trash cans on North/South Drive, Cypress Drive, Laurel Circle and Jonquil Drive or your own garbage can.

(g) Anyone observing any infraction of any of these rules shall discuss the infraction in a neighborly manner with the pet owner or resident shall, if the complaint is not satisfied voluntarily, write to the Association relating the incident or incidents and the efforts made to obtain voluntary compliance.

(h) The Association Board shall meet with the owner of the offending, pet and the complainant or complainants. If the Board determines that the complaint is justified, it may take either of the following actions, depending upon the character and frequency of the complaint:

(1) Reprimand the pet owner and solicit his/her cooperation in the future.

(2) Assess fines in accordance with the below fine schedule

(3) Revoke permission to harbor a pet and effectuate permanent removal of the pet.

Pet Rule Addition:

A. Any person owning or having the care, custody or possession of a dog(s) shall maintain control of such dog(s) at all times. Control is maintained by confining the dog(s) within the premises of the person owning or having the care, custody or possession of the dog(s) by means of a secure collar and chain or other device to prevent straying (such as a physical



fence or electric fence). Control is maintained while off the person's premises by means of a secure collar and a physical leash which shall be consistent with the Newtown Township ordinance. Any non-physical leash, such as an electric leash or other such control mechanism, does not meet the requirements of this section. Retractable leash mechanisms are allowed so long as their use is in compliance with the requirements of this section and the leash does not exceed twenty (20) feet.

B. Any person owning or having the care, custody, possession, or control of a dog(s) while off the person's premises shall have in their possession the equipment necessary to remove the dog's fecal matter and shall so remove such fecal matter deposited by their dog(s) before the owner leaves the immediate area where the fecal matter deposited. Pets shall NOT be walked between buildings (rear or side yards) except in case where side yard is completely private. Pets may be walked in designated areas on the perimeter of the Community. Please dispose of pet waste in the designated trash cans on North/South Drive and Jonquil Drive or in your own garbage can only.

C. A violation of this Section shall be an infraction, the penalty for which shall be a fine of One Hundred Dollars (\$100.00), which shall be assessed for a first offense of a violation of this section and Fifty Dollars (\$50.00) for each occurrence thereafter. These fines will not be waived. The regular fine schedule can be found at the end of this document, page 8.

19. In the event a vehicle is parked within 10 feet of a fire hydrant or in a "No Parking" zone, is impeding a snow plow or is obstructing access or egress from another's garage, if the owner cannot be located, refuses or fails to move the vehicle within a reasonable period of time, then in that event the Association is authorized to have the car towed to a common parking area at the owner's expense.

20. Garage doors must be closed anytime the resident is not home. In addition, garage doors must not be left open unless there is resident activity that necessitates reasonable entry and exit from the garage during the performance of the activity.

21. Parking lines must be observed as must all rules, regulations and laws with regard to the parking and operation of vehicles. No vehicle may block any sidewalk or pedestrian walkway or driveways.

22. When roadways become snow covered requiring plowing to clear the roadway residents must cooperate with the Township, Association and plow equipment operators by removing their vehicle(s) from the roadway. The Association will make available parking at the parking lot by the baseball field for those residents without sufficient off-street parking.

23. All vehicles must be properly licensed and registered. Vehicles may not be disabled, leaking fluids, and must not be in an obvious state of disrepair. Only private passenger type sedans, coupes, vans, sport utility vehicles, pickup trucks and two wheel power vehicles are allowed to park in Newtown Grant, unless garaged in the Unit. No recreational vehicles (including but not limited to campers,



trailers or any kind, motor homes, boats or other recreational equipment), nor commercial vehicles (regardless of whether licensed or registered as a commercial vehicle) may be parked in Newtown Grant, unless garaged in the Unit.

Vans, as well as other enclosed vehicles must have windows on all four sides. Vans and other enclosed vehicles must have windows in the front and back on the passenger and driver's side. Blank metal sides or panel sides are not permitted. No vehicle may have a commercial appearance, including but not limited to ladder, tool and equipment racks or visible advertising or lettering. Dump trucks, vehicles having a double rear axle, fifth wheels, and other vehicles of similar nature are specifically prohibited anywhere in Newtown Grant unless garaged.

Commercial vehicles are permitted to park temporarily (but not overnight) in Newtown Grant in connection with service or repair to a Unit or the Common Element.

Temporary instances, please contact the Management Office (215)968-3789 about permit parking.

24. Residents will refrain from performing any repair or service to their vehicles which could cause damage to Common Property and shall perform repair and service work inside of the owner's garage if practicable and possible.
25. No resident shall stop an employee or contractor in the performance of his duties, give special instructions or ask favors of employees or contractors. All requests for services and/or complaints are to be submitted to the Association office.
26. No resident will continue to operate an externally audible alarm system which malfunctions, emits false alarms and disturbs the peace of the Community.
27. Snow Removal – It shall be the duty of the property owner, not later than 24 hours after snow has ceased to fall, to clear or cause to be cleared a pathway in the sidewalk upon which such property abuts. Such pathway shall not be less than 30 inches in width and shall be thoroughly cleared to that extent of snow or ice or other obstruction. It shall be unlawful for any property owner to allow or permit snow or ice to lie upon or remain upon or piled or accumulate upon a sidewalk with the Township for more than 24 hours. This is the exact Newtown Township rule adopted by Newtown Grant as a Newtown Grant rule for all Newtown Grant owners. **This rule pertains to townhomes and single family homes; it does not affect or pertain to condominium owners/residents.**
28. No sheds are allowed anywhere in Newtown Grant. See Resolution below.
29. Further restrictions and Rules and Regulations may be promulgated pursuant to Supplemental or Cluster Declarations.
30. These Rules and Regulations are in addition to restrictions and requirements set forth in the Association Declaration and By-Laws.



RESOLUTION OF THE NEWTOWN GRANT MASTER ASSOCIATION BOARD OF DIRECTORS, ADOPTING AND AMENDMENT TO THE RULES AND REGULATIONS OF THE NEWTOWN GRANT MASTER HOMEOWNERS ASSOCIATION BACKGROUND

WHEREAS, Newtown Grant is a development consisting of 1,751 homes in Newtown Township, Bucks County, Pennsylvania.

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WHEREAS, Newtown Grant Homeowners Association is a master association which administers, operates, maintains and repairs certain common facilities of 14 Cluster Associations in the Newtown Grant Development (the "Master Association").

WHEREAS, the Master Association is governed by a Declaration of Covenants, Conditions and Restrictions for Newtown Grant, recorded by F.P.A. Corporation in the office of the Recorder of Deeds of Bucks County in Deed Book 2649 at pages 886 et seq. (Master Declaration).

WHEREAS, Article III, Section 4 (d) of the Master Declaration provides as follows:

- Notwithstanding anything contained in the Declaration expressly or impliedly to the contrary, no building, shed, shack, fence, wall, addition, porch, patio, deck, structure or other exterior Improvements shall be commenced, constructed, erected, placed or maintained upon the Property...[unless] approved in writing by the Covenants Committee.. The Covenants Committee may, from time to time, and in its sole and absolute discretion, adopt, amend and repeal, by majority vote or written consent of its members, rules and regulations, to be known as "Covenants Committee Rules." Said rules shall interpret and implement this Declaration by setting forth the standards and procedures for Covenants Committee review and the guidelines.

WHEREAS, subparagraph (1) of Article III, Section 4 of the Declaration states that

- The Board shall have the power to make such rules and regulations as may be necessary to carry out the intent of these restrictions and Declaration.

WHEREAS, Article V, Section 1 of the Bylaws the Master Association specifically empowers the Master Board to:

- (f) Adopt, amend, and publish Rules and Regulations covering the details of the operation and use of the Property including, but not limited to, pet controls, and

WHEREAS, each of the 14 Cluster Associations is specifically made subject to the Master Declaration by virtue of Article II, Section 1 thereof.

WHEREAS, each of the governing documents of the 14 Cluster Associations contain the following provisions:

- The [Cluster Property], as now or hereafter constituted, is and will be part of a planned community being developed by Declarant known as Newtown Grant (the "Community"), which Community is intended to contain different types of dwelling units in different forms of ownership. The entire Community is governed by and subject to the provision of the Master



Declaration and the Articles of Incorporation and the Master By-Laws of the Newtown Grant Homeowners Association...

- [Cluster Boards] may adopt rules and regulations consistent with and supplemental to the documents governing the Master Homeowners Association and its Rules and Regulations pursuant thereto...

WHEREAS, since inception of operations of the Newtown Grant development, the Master Association has never permitted the erection, construction, installation or placement of sheds anywhere on the Property, including on any Lot or Unit within any of the Cluster Associations.

WHEREAS, there is not a single shed anywhere on the Property.

WHEREAS, the Master Board deems the continued enforcement of this rule and policy to be in the best interest of the Newtown Grant Homeowners' Association and all of its 14 Cluster Associations.

IN CONSIDERATION OF THE ABOVE STATED PREMISES, by a majority vote of the Master Association Board, the Rules and Regulations of the Newtown Grant Homeowners Association, specifically applicable to all Cluster Associations, are hereby amended as follows:

1. The rules and regulations are amended to add paragraph 28. **Sheds are not permitted anywhere on the Property.**
2. All other provisions of the Rules and Regulation, not inconsistent herewith, shall remain in full force and effect.
3. A copy of this Resolution shall be submitted to the Members immediately upon its adoption.

FINES

Failure to comply with the Rules and Regulations, Declaration of Covenants, Codes, and Restrictions of the Newtown Grant Master Association will result in the imposition of fines according to the above schedule. Prior to the imposition of any fines, the Board will send written notice by first class mail to the homeowner at the address of the property and the official billing address. Said notice shall be deemed to be received by the homeowner on the date it is postmarked. A period of thirty (30) calendar days following the date of written notice will be allowed to correct the violation.

The homeowner may choose to file an appeal by requesting a hearing before the Board, in writing, postmarked or delivered to the Board within thirty (30) days of the original notice to the homeowner. The appeal will be addressed at the next scheduled meeting of the Board of Directors following receipt of the appeal request in writing. If neither the correction of the violation nor an appeal is requested by the homeowner within thirty (30) days after the violation notice is given to the homeowner the appropriate fine will be levied.

- a) Fines are payable to and mailed to **Newtown Grant HOA, 360 Eagle Road, Newtown, PA 18940** within ten (10) days of the assessment.



- b) In the event the homeowner appeals the notice as specified above, the fine may be suspended at the Board’s discretion, pending the outcome of the appeal. If the homeowner does not file an appeal within the required time and does not pay the assessed fine and/or correct the violation the appropriate fine will be levied. Under no circumstances will any continuances of the appeal hearing before the Cluster Board be permitted.
- c) A homeowner appealing the Board’s decision will be notified in writing of the appeal decision within ten (10) days after the hearing. If the decision is to uphold the Board’s initial determination, the homeowner will have ten (10) days to pay the assessed fine and/or comply with the appeal decision. Failure to comply with the Board’s decision shall result in the imposition of the appropriate fine.
- d) If the homeowner refuses to comply with the Rules and Regulations, Declaration of Covenants, Conditions, and Restrictions, the Board reserves the right to hire a contractor to perform any work required to correct the violation at the homeowner’s expense. If the homeowner refuses to pay any levied fine, the case will be referred to an attorney as directed by the Board for appropriate legal action. All fines and costs for correcting the violation shall accrue and become a lien upon the property as if they were assessments pursuant to the Declaration of Covenants, Conditions, and Restrictions. All remedies available to Newtown Grant HOA for reinforcement of payment of the Maintenance assessments shall also be available to the cluster for the collection of fines, correcting the violation, and for enforcing the Rules and Regulations, Declaration of Covenants, Conditions, and Restrictions of the Cluster and Master Documents including, but not limited to the reasonable costs and attorney’s fees for any action to enforce the Rules and Regulations, Declaration of Covenants, Conditions, and Restrictions.

e) <u>Category of Offenses</u>	<u>Type of Offense</u>	<u>Fine Amount</u>
Category A	Non-Pet Rules listed above After initial 30 day warning	\$25.00
Category B	Pet Rule Initial notice will include an immediate \$100 fine as described above and subsequent fines will be issued at \$50 each.	\$100.00

All Category violations and fines that continue after first notice and first fine, will be fined at higher amounts culminating in daily fines of \$25, as listed on the violation notice.

Help us save a tree and reduce budget demands for mailings/paper.
Please text or email us your email address!! Sign up for email blasts at
Intheloop@newtowngrant.org Your information will not be shared
outside of the community!!

