

SOCIETY PLACE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

1. PETS

- a. All pets are required to be on a leash or carried while outside of their owner's unit.
- b. Owners are responsible for cleaning up their pet's waste from all areas at all times.
- c. Pets may not roam freely. They must be kept on a leash at all times when outside the condominium unit.
- d. Pets may not be tied to any stationary object and/or left unattended outside of any condominium unit.
- e. Owners are responsible for any disturbance, injury, or property damage that their pets may cause.

2. PARKING

- a. Parking is limited to standard passenger vehicles.
- b. Commercial vehicles including those with ladder racks, pipe racks or lettering are prohibited.
- c. Parking is only permitted in lots. Parking is not permitted parallel to curb lines or in "No Parking" zones.
- d. Residents requiring handicap parking must contact the management company.
- e. Only currently registered, inspected and operational vehicles are permitted.
- f. Dead storage of vehicles for more than 48 hours is prohibited.
- g. Campers, trailers, boats, and other recreational vehicles are not permitted to be parked in the development.
- h. The repair or servicing of vehicles on Association property is strictly prohibited.

3. BALCONY, PATIO, PORCH

- a. Only outdoor furniture, grills, plants, and firewood are permitted on balconies, patios, and porches. Firewood must be stored in a rack which provides 6 inches of space between the firewood and the deck.

- b. Bicycles, toys, ladders, tools, tires, etc. are not permitted to be stored in these areas.
- c. Carpets or other floor coverings may be placed on balconies or patios, but not on front porches. The coverings may not hang over the edge of the patio or balcony.
- d. Items such as windchimes or bird feeders which may cause an annoyance to neighbors are strictly prohibited.

4. COMMON AREAS

- a. Common areas include: lawns, planting beds, sidewalks, streets, and parking areas.
- b. No personal belongings, including bicycles, grills, lawn furniture etc., may be stored on common areas.
- c. No toys, bicycles, strollers, etc. may be left unattended on common areas.
- d. No laundry may be displayed to public view in any common area or on any porch, patio, or balcony.
- e. Sports activities such as, throwing, kicking, and hitting balls, throwing frisbees, playing hockey, and skateboarding are strictly prohibited in common areas. These activities must be conducted at Newtown Grant recreation areas.
- f. Homeowners may plant annual flowers in currently existing, mulched planting beds. Perennial flowers and vegetable plants may not be planted in beds or other common areas.

5. EXTERIOR OF BUILDINGS

- a. The exterior design or color scheme of any building may not be altered in any way, including the doors of the building.
- b. Only white, full-view style storm doors with no cross bar are permitted with a kickplate no higher than 12" from the bottom door edge.
- c. Holiday decorations may be placed in windows, on doors, on balcony railings and posts, and on shrubs adjacent to an owner's unit. Decorations may not be attached to the aluminum siding. Decorations may be in place no earlier than 20 days before the respective holiday, and must be removed within 20 days after the holiday.
- d. A single non-holiday decoration, such as a wreath or name plate may be displayed on a door. No items may be attached to the siding.

- e. Window air conditioners, antennas, satellite dishes and additional exterior lighting is prohibited.
- f. Only appropriate window coverings, such as curtains and blinds, are permitted on the interior surface of windows since they are visible from the exterior of the building. Sheets, newspapers, foil and other inappropriate coverings are not permitted.

6. "FOR SALE" SIGNS

- a. "For Sale" and "Open House" signs are not permitted to be displayed in any area, including windows, patios and balconies, Monday through Friday.
- b. A single sign may be placed in the window of a unit or on the lawn immediately adjacent to the unit on Saturdays and Sundays from 1:00 p.m. to 4:00 p.m. only. Owners are responsible for removing signs at the required time.

7. MISCELLANEOUS

Absolutely no commercial business is to be conducted from any condominium.

8. HOMEOWNER'S RESPONSIBILITIES

Homeowners will be held responsible for the actions of themselves, their children, guests, and tenants, and be held liable for any violation or damage to Association property caused by any of these persons.

9. COMPLAINTS

Complaints regarding the management of the property or the actions of other homeowners or tenants must be made in writing to the Association's Board of Directors and signed by the homeowner. Verbal or unsigned complaints will not be accepted. A member of the Executive Board, committee member or representative of the management company will investigate complaints to determine whether there is reasonable cause to believe that a violation has occurred.

10. ENFORCEMENT PROCEDURES

- a. 1st offence: written warning (NOTE: written warning letters have been eliminated for leaving trash along side of dumpsters and for not picking up after your pet. \$50.00 fines will be assessed to all owners not in compliance.)
 - 2nd offence: \$50.00 plus cost of any property damage
 - 3rd offence: \$75.00 plus cost of any property damage
 - 4th offence: \$100.00 plus cost of any property damage

Fines will continue in \$25.00 increments for additional offenses. Owners will have seven (7) days from the date of a written warning* to correct a violation. Fines will commence on the eighth day if not corrected. The Executive Board reserves the right to institute per day fines, in the amount of \$25.00 per day, for violations which occur on a daily basis, such as illegal parking and the display of "For Sale" signs.

- b. All Association members shall have the right to a hearing by the Board or its designated committee. A request for a hearing must be submitted in writing within ten (10) days of the date of a violation warning. A decision by a designated committee may be appealed to the Board of Directors. Any decision made by the Executive Board is final.
- c. In the event that a violation is not corrected, and/or a fine is not paid, the Executive Board may take whatever legal action necessary for collection and compliance. Any expense associated with legal action and the collection of fines, including court costs, attorney fees, etc...incurred by the Association, shall be added to the complaint and become the responsibility of the owner to pay. If a judgment, awarded by the court, remains unpaid, the Executive Board may place a lien, for the amount of the judgment plus costs, against the owner's property.

*Written warning letters have been eliminated for leaving trash along side of dumpsters and for not picking up after your pet. \$50.00 fines will be assessed to all owners not in compliance.

1ST MONTH - Mid-month late notice sent if payment is not received by the 15th of the month.

- End of month - delinquency reminder letter sent detailing assessment and late charge due.

2ND MONTH - Mid-month late notice sent if payment is not received by the 15th of the month.

- End of month - delinquency letter sent detailing assessments and late charges due. Given ten (10) days to pay or collection will be taken.

3RD MONTH - Mid-month - District Court Civil Complaint filed for collection of three (3) months of dues and late charges and acceleration of fees, according to Newtown Gate Townhouse Association supplemental Declaration, Page 11, Section 6.8(a).

Approximately thirty (30) days after filing of this complaint, the Association will receive a Default Judgment. The date of judgment can be affected by problems with service of the complaint. If the complaint needs to be served by constable, the default hearing date will be extended. In addition, if the defendant (owner) elects to defend against the complaint, the hearing date will be extended further.

Once the Association receives judgment, the owner is sent a letter confirming the judgment and giving them thirty (30) days to pay the entire balance due to the Association. During this thirty (30) day period, the defendant may also appeal the judgment.

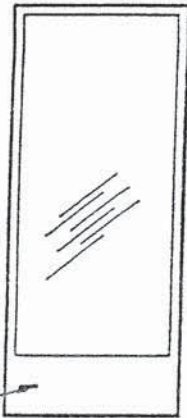
If the judgment is not appealed and payment is not received within the thirty (30) day period, the Association may now execute on the judgment. Methods of execution include execution sale of personal possessions, attachment of bank accounts, sequester of rent in cases of investor ownership, or foreclosure on the unit.

If the defendant appeals the judgment, the case is given to an attorney to transfer the case to County court and to answer the appeal. The defendant must then respond to the Answer of Appeal. If no response is made, the Association will again enter a default judgment against the owner. This process takes approximately 60-90 days from the date of appeal. After waiting the thirty (30) day period, the Association may proceed with execution on the default judgment.

If the defendant responds to the Answer of Appeal, the case is scheduled for an Arbitration Hearing. This takes approximately 90 days. If the Arbitration Board awards the judgment to the Association, we must wait the thirty (30) day period and may then proceed with execution on the judgment. If the defendant appeals the Arbitration Judgment, the matter is then scheduled for trial to the County level. This would take several months.

AVAILABLE IN:

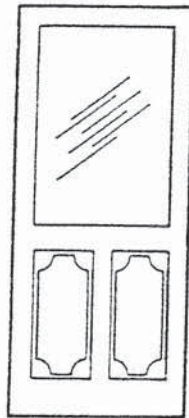
TOWN HOMES
SINGLE HOMES
CONDO-HOMES



FULL GLASS STYLE

AVAILABLE IN:

SINGLE HOMES



WALLOPED DESIGN

AVAILABLE IN:

SINGLE HOMES



CROSS BUCK DESIGN

DOORS WILL BE DESIGNED OF HEAVY GAUGE EXTRUDED ALUMINUM SECTIONS OF 6063 T-5 TEMPERED ALUMINUM WITH A MINIMUM TENSILE STRENGTH OF 22000 PSI. MAIN FRAME SHALL HAVE A NOMINAL THICKNESS OF .050".

NOTES:

HOMEOWNERS IN THE SINGLE FAMILY HOME SECTIONS HAVE THE OPTION OF WHITE, BLACK, OR BROWN COLOR DOORS.

TOWNHOME AND CONDO HOME BUYERS MUST USE WHITE ONLY.

NO OTHER DOOR STYLE, OR COLOR WILL BE PERMITTED.

date 28 MAY 1987
scale NOTES
drawn by R. LUCE
checked by
project no. SCREENDR .DWG

NEWTOWN GRANT STANDARD SCREEN DOORS

F.P.A CORPORATION

ARCHITECTURAL - ENGINEERING DEPARTMENT
2507 PHILMONT AVENUE - HUNTINGDON VALLEY, PA. 19006

sheet title

sheet no.

