



**Rules and Regulations
The Newtown Grant Homeowners' Association**

In order that all Members, be treated fairly and equally, and 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.

These rules have been updated by the Board of Directors as of April 2026.

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. mailboxes or fire hydrants or in any other posted "No Parking" zones.
2. Per Newtown Township, the speed limit on all roads within Newtown Grant is twenty-five (25) miles per hour as posted. Per Newtown Grant Master Association, the speed limit on Recreation Drive and in the Recreation Area is fifteen (15) miles per hour. All STOP signs at intersections and PEDESTRIAN CROSSWALKS MUST be observed. This will be 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 cinderblocks, bricks, hedges, shrubs, fences or fence-like structures of any kind, except as approved by your respective Cluster Association Board via an Environmental Review Board Application.
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 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 5:00 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 initiate 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.

- f. Dumping of household/residential trash in the clubhouse trash cans or the community trash cans is prohibited. Violators will be subjected to association issued fines.
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 sidewalks and prevent tripping hazards.
7. Burning paper 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 through 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. Absolutely no commercial business that includes customer traffic is to be conducted from any Home.
13. Window air-conditioners are not permitted.
14. Each homeowner has a right to peaceful enjoyment of their home. Excessive noise that causes a disturbance should be directed at the Newtown Township Police Department.
15. Each Homeowner and family member shall be charged with the responsibility of directing his tenants and invites to comply with the Association's Declaration, By-Laws and these Rules and Regulations.
16. 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 buildings, pools, tennis courts, and other recreation facilities as posted at the clubhouse



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and online www.newtowngrant.org.

17. Signs

General Prohibition

- a. No sign or flag of any kind may be displayed inside any Home or Unit if it is visible from the exterior.
- b. No signs or flags of any kind are allowed on or within the property, including any Home or Unit or Common Property, unless explicitly permitted by this policy.

2. Permitted Exterior Signage

A. Real Estate Signs

- a. "For Sale" or "For Rent" signs are permitted solely for the purpose of selling or renting a Home or Unit.
- b. "For Sale" or "For Rent" signs must be placed on the homeowner's property and must not obstruct sidewalks or views.
- c. Signs must be free-standing, professionally maintained (e.g., no damage, rust, or faded text), and must be removed within seven (7) days of the closing or the sale or signing of the agreement for rental of the Home.
- d. "Sold" signs are not permitted.
- e. Directional signs for open houses are permitted only on the day of the open house event only, maybe placed on HOA property or Common Property, and must be removed immediately after the open house concludes.
- f. **Maximum size of signage shall be 24" x 36"**.

B. Flags (Flags (including U.S., State, Military, Religious, Seasonal, Decorative, Holiday, and Sports Team Flags))

- a. The U.S. flag may always be displayed, provided it is displayed respectfully and in accordance with the U.S. Flag Code and the Newtown Grant flag code outlined in the Rules and Regulations.
- b. Pennsylvania State, military, and religious flags are permitted, provided they are displayed respectfully and in accordance with applicable laws or guidelines.
- c. Seasonal, holiday, decorative, and sports team flags are permitted.
- d. Garden flags are permitted.
- e. All flags permitted under this section must be properly maintained, free of damage, and displayed in a respectable manner.
- f. **Maximum size of all flags (including U.S., State, Military, Religious, Seasonal, Decorative, Holiday, and Sports Team) shall be 3 feet by 5 feet.**
- g. Freestanding flagpoles are not permitted.

C. Political Signs and Flags

- a. One sign/flag per candidate, issue, or party is allowed per homeowner's property, if there shall be no more than three (3) signs/flags.
- b. Signs/flags may only be displayed up to thirty (30) days before and seven (7) days after an



election, including federal, state, local, or HOA elections.

c. Maximum size:

- Political signs: **18" x 24"**
- Political flags: **3 feet by 5 feet**

D. Informational and Public Safety Signs

a. Permitted signs include:

- i. Dog waste reminder signs (e.g., "Please Pick Up After Your Dog" or "Please Curb Your Dog").
 - ii. Home security system signs (indicating the property is protected by a security system).
 - iii. Public Safety-Related Signs (such as "Lawn Treated," utility marking signs, or "No Solicitation" signs).
- b. Signs must be professionally designed, unobtrusive, and no larger than 8" x 8".
- c. Signs must be displayed on the Home or Unit and shall not be placed or affixed on Common Property.
- d. Homeowners may submit requests for approval of additional types of public safety signs to the HOA.

E. Garage/Yard Sale Signs

- a. **Permitted Displays:** Signs advertising garage or yard sales are permitted under the following conditions:
- i. Signs may only be displayed for up to 24 hours prior to the event and must be removed immediately following the sale.
 - ii. Signs must be professionally printed or neatly handwritten and must not include any offensive or commercial advertising unrelated to the sale.
- iii. **Maximum size shall be 18" by 24".**
- b. **Placement:** Signs may be placed only on the Home or Unit or as permitted in writing by the Association, on Common Property. Signs are not permitted in HOA flower beds, mulched areas, or other landscaped sections. They must not obstruct sidewalks or views nor create hazards.

3. Enforcement

- a. Homeowners are responsible for ensuring compliance with these rules and regulations.
- b. The Association reserves the right to request the removal of non-compliant signs. If the homeowner fails to comply within seven (7) days of receiving written notice, further action may be taken, including fines and enforcement procedures as outlined in Association policies. The HOA shall not be required to, but is entitled to, remove and dispose of any sign that violates this rule and regulation at the expense of the owner.

4. Clarifications

- a. This policy supersedes any previous rules regarding signage.
- b. All other forms of advertising, promotional, or non-permitted signage are prohibited.
- c. Questions or concerns about compliance or exceptions should be directed to the property manager.



18. Rules and Regulations for harboring pets:

- (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 land other than its owner's land.
- (d) If any pet, without provocation, causes or creates a nuisance, or unreasonable disturbance or noise, the pet owner shall correct the problem immediately.
- (e) Please dispose of pet waste in the designated trash cans on North/South Drive, Sequoia Drive, Laurel Circle and Jonquil Drive or your own garbage can.
- (f) 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.
- (g) 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 removal of the pet.

Pet Rule Addition:

- A. Any person owning or having the care, custody or possession of a dog(s) shall always maintain control of such dog(s). 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



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mechanisms are allowed so long as their use follows 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 Two Hundred Fifty Dollars (\$250.00) per occurrence. These fines will not be waived.
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 regarding 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 parking available at the parking lot by the softball field for those residents without sufficient off-street parking. Unless otherwise communicated, vehicles must be removed from the softball within 24 hours from the conclusion of the winter storm. Vehicles that are not removed will be towed by the association at the owner's expense.
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 recreation 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 from performing 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 residents 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 pile 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 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.

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 should 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 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 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.



The homeowner may choose to file an appeal by requesting a hearing before the Board, in writing, postmarked or delivered to the Board within ten (10) 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 ten (10) 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 against 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 continuance of the appeal hearing before the Cluster Board be permitted.
- c) A homeowner appealing against 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 fine levied, 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 included, 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>
Non-Pet Rule	First Offense		Warning
	Second Offense		\$100.00
	Third Offense		\$200.00
	Fourth Offense		\$300.00
Pet Rule	Per Offense		\$250.00



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