

# *Newtown Grant Master Homeowner Association*

## **Newtown Grant Master Homeowners Association Commercial Vehicle Rules and Regulations Replaces #25 of the Rules and Regulations**

25. 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 on the property of the Association, unless garaged in a unit. No recreation vehicles (including but not limited to campers, trailers of 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 on the property of the Association, 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. Only non-commercial vehicles, being of the type and having the appearance of a vehicle used principally for the personal transportation of the unit owner may be parked on the property of the Association unless garaged. Dump trucks, vehicles having a double rear axle, fifth wheels, and other vehicles of similar nature are specifically prohibited.

Commercial vehicles are permitted to park temporarily (but not overnight) on the property of the Association in connection with service or repair to a unit or the common element.

## RULES AND REGULATIONS

### NEWTOWN GRANT PHASE S.F.-3A HOMEOWNERS' ASSOCIATION

In order that all members are treated fairly and equally, and in order to keep the Cluster 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 \_\_\_\_\_, 198\_. These Rules and Regulations are in addition to rules and regulations applicable to the entire Community promulgated by the Master Newtown Grant Homeowners' Association.

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 ENVIRONMENTAL REVIEW BOARD.

1. No Lot 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 Environmental Review Board.
2. No sign, awning, canopy or shutter (except as installed by the Declarant) shall be affixed to or placed upon the exterior walls or roof of any Home or any part thereof, without the prior written consent of the Environmental Review Board.
3. No animals, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any Home or in the Cluster Common Areas, except that two (2) household pets may be kept in Homes, subject to Rules and Regulations adopted by the Board, which Rules or Regulations may exclude any kind of pet by type or category, provided that permitted household pets are not kept, bred, or maintained for any commercial purpose; and provided further that any such authorized pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Cluster Properties upon three (3) days' written notice from the Board. All pets shall be registered with the Board. All pets must be held or kept on a leash, may not be left outside unattended and are not allowed to run free. Pets taken outside shall display licenses and rabies tags required by law. Owners shall clean up after their pets.
4. No noxious or offensive activity shall be carried on in any Home or in the Cluster Common Areas, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Lot Owners or occupants.

5. The Owner(s) of each Lot shall: cause such Lot to be kept free from rubbish, litter and noxious weeds; cause shrubs, trees, grass, lawns, plantings and other landscaping located or from time to time placed upon such Lot to be maintained, cultivated and kept in good condition and repair; and cause to be replaced dead plants, shrubs, trees, grass or any other landscaping on such Lot with plants, shrubs, trees, grass or landscaping of the same or similar type.

6. No building, shed, shack, fence, wall, addition, porch, patio, deck, pool, structure or other exterior improvements of any kind shall be commenced, constructed, erected, placed or maintained upon a Lot, nor shall any exterior addition to or change or alteration therein or change or alteration of the exterior finish or color of any Home thereon be made by anyone, other than by Declarant until final plans and specifications showing the nature, kind, shape, height, materials, colors, dimensions, and location thereof have been submitted to and approved in writing by the Environmental Review Board as to harmony of external design, conformity with the provisions of the Declaration, and location in relation to surrounding structures and topography. The Environmental Review Board 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 "Environmental Review Board Rules." Said rules shall interpret and implement this Regulation by setting forth the standards and procedures for Environmental Review Board review and the guidelines.

7. Each Owner shall promptly furnish, perform and be responsible for, at his own expense, the repair, maintenance, replacement and decoration of the interior of his own Home, and shall maintain the interior and maintain or cause to be maintained the exterior of the Home in a clean, painted, sanitary and attractive condition and state of repair.

8. The use and the covering of the interior surfaces of windows, whether by draperies, shades or other items visible on the exterior of the Building shall be subject to the Rules and Regulations of the Board.

9. Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of the Buildings or on the Property.

10. No Owner shall place or store anything (including firewood) on the patio or grounds appurtenant to his Home other than outdoor furniture, nor shall such patio or grounds be decorated, painted or otherwise altered, if, in the opinion of the Board, such placement, storage, decorating, painting or alteration would create an appearance or condition which is not

in keeping with the standards maintained or to be maintained in the Community.

11. Exterior doors and storm doors shall not be altered or replaced except as approved by the Board.



**PHEASANT WALK – SF3A  
HOMEOWNERS ASSOCIATION  
NEWTOWN GRANT**

**ENVIRONMENTAL REVIEW BOARD  
RULES & REGULATIONS**

Pheasant Walk  
Board of Directors  
Revised – January 2007

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## INTRODUCTION

The architectural and environmental character of our community was established by the architects and planners who originally designed Newtown Grant. The Environmental Review Board (ERB) is responsible for preserving this character. It establishes standards and is responsible along with the community of these standards. The standards are not intended to stifle the imagination or creative desires of the residents, but rather assure them that protective restrictions are in effect which will help maintain the appearance and value of their property and our community.

The purpose of the ERB is to "regulate the external design, appearance, use and maintenance of the Cluster Properties and of improvements thereon, in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography."(1) The ERB is empowered "to regulate the external design, appearance, location and maintenance of the Cluster Properties and of improvements thereon and to regulate such uses of property." (2)

When you purchased your home you were presented with documents known as the Covenants. The Covenants established two categories of standards. Those standards labeled Master Board are in effect for the entire community and may not be changed or altered by the Pheasant Walk ERB with the approval of the Board of Directors. Those standards are included in this document under "Rules and Regulations."

## ERB REQUEST POLICY

The ERB will only consider written requests submitted on ERB Request forms, a copy of which may be found in Appendix A.

ERB submissions should be mailed to Pheasant Walk Homeowners Association at 975 Easton Road, Suite 102, Warrington, PA 18976, or faxed to 215/343-4409.

Provide a brief description of your project, including all the necessary information. This information should include dimensions, location and sketches or scale drawings; photographs or pictures of similar projects would also be helpful.

Approval of any project by the ERB does not waive the necessity of obtaining the required municipal permits. Applications for building, zoning and other governmental permits for the proposed project shall be made by the homeowner at their own expense. Abiding by deed restrictions, such as not obstructing pedestrian easements, is the responsibility of the homeowner. All cost and damages incurred as a result of not complying with easement restrictions will be borne by the homeowner.

The ERB will respond within to your request within 60 days of receipt. If a request is not approved, the applicant is free to request that the ERB reconsider its position and is encouraged to present new or additional information which might clarify the request or demonstrate its acceptability. Any further action would require participation of the Board of Directors. (Please request in writing to be placed on the agenda of the next general board meeting. You will be notified of the date and time for which you are scheduled.). The Board will render a written decision within ten (10) days of the presentation.

**RULES AND REGULATIONS  
NEWTOWN GRANT PHASE SF3A HOMEOWNER'S ASSOCIATION**

**AWNINGS (PW)**

Awnings are prohibited on the front and sides of all structures. Requests for awnings for the back of the house must be submitted to the ERB for approval. The ERB will only approve canvas awnings in a color that coordinates with the siding or trim. Deteriorating awnings and/or frames must be repaired or removed immediately.

**CLOTHESLINE (MB)**

Clotheslines are not permitted in the open.

**DISTURBANCES (MB/TWP)**

Power tools, lawn equipment, etc., shall not be used between 9 PM and 9 AM of the following day.

Televisions, stereo and radio volume shall be lowered after 11 PM. No short wave radio transmitter shall be permitted to be operated in the Community without special permission of the Board of Directors.

No occupant shall obstruct or interfere with the rights of any other occupant or in any way cause injury or create an annoyance.

Each homeowner shall be charged with the responsibility of directing his tenant(s), guests and invitees to comply with the Association's Declaration, Bylaws and these Rules and Regulations.

No resident will continue to operate and externally audible alarm system which malfunctions, emits false alarms and disturbs the peace of the Community.

Exterior lighting shall not be directed in such a manner as to create an annoyance to your neighbor.

**EXTERIOR MAINTENANCE/ALTERATIONS (PW)**

Each homeowner is responsible for maintaining the appearance of their home.

In general, only those areas that are painted may be repainted. Only those areas which are stained may be restained, and unpainted surfaces and unstained areas such as brick and stone shall remain unpainted and unstained.

**PW = Pheasant Walk**

**MB = Master Board**

**TWP = Township**



## **EXTERIOR MAINTENANCE/ALTERATIONS (PW) (Continued)**

No changes to the exterior design of any home may be undertaken without the written approval of the ERB. Exterior materials must be compatible with the architectural design character of the community. The ERB reserves the right, with Board approval, to retain a registered architect or engineer to review and assist in this determination.

All building projects must be completed within a reasonable length of time.

See Appendix B for original color combinations.

### **FENCES (PW)**

No property boundary line is to be formed by cinderblocks, bricks, masonry structures, hedges or shrubbery. Fences are permitted with ERB approval. Acceptable styles are board-on-board, split rail and picket; good side must face out. Stockade and chain link fences are not permitted.

Fences between three (3) and five (5) feet high in the rear yard only will be approved by the ERB. Fence color shall be stained or natural.

Prior to proceeding, homeowners must verify property lines and/or easements.

### **FIREWOOD (PW)**

Homeowners are permitted to neatly stack up one and one-half cords of firewood on their property. Firewood must be neatly stacked on side or rear yards and positioned so as not to obstruct any existing drainage patterns or easements. The ERB can provide information on drainage and easement locations.

### **LANDSCAPING (PW)**

Patios, walkways, decks, and landscaping must be submitted to the ERB for approval. Homeowners are reminded to contact the Township for required permits.

Retaining walls and grading alterations which change the contour of the earth and/or water drainage patterns must be submitted to the ERB with complete details including sketches for approval.

Homeowners are responsible for verifying locations of all underground utilities and existing easements and bear total responsibility for any and all service interruptions directly attributable to work performed on their property. Homeowners may contact Pennsylvania One Call free of charge at 1-800-242-1776 to verify underground utility locations. There is a fee for contractor requests.

### **MAILBOXES (PW)**

Homeowners may install mailboxes of their choice only after ERB approval. Mailboxes must be of a design that is harmonious with the appearance of the community. Mailboxes must remain in good repair – rusting and damaged mailboxes must be repaired or replaced.

### **PETS (MB)**

All pets must be licensed with Newtown Township.

An animal of any kind may be kept only as a domestic pet. Pet runs, pens or houses of any kind are not permitted.

No pet shall be permitted to run at large or remain outside unattended. Owners must clean up after pets.

### **POOLS/SPAS (MB)**

In-ground pools and spas with required fencing are permitted with ERB approval. Aboveground pools are not permitted. In-ground pools must be surrounded by an approved five (5) foot high fence at a location sufficient to protect all residents, and entrances/exits must be locked when not in use. Pumps must be concealed so as not to present an eyesore. Care should be given to pump location to minimize noise to surrounding neighbors.

Applications for in-ground pools must include (a) copies of all township permits, (b) proposed layout and design, (c) plot plan illustrating pool location, and (d) fence specifics.

Homeowners can contact Pennsylvania One Call free of charge at 1-800-242-1776 to verify underground utility locations. There is a fee for contractor requests.

### **RECREATION EQUIPMENT (PW)**

Recreation equipment to include among other things swing sets and playhouses must receive ERB approval. All equipment must be setback at least five (5) feet from property lines and permanently anchored. Rusting or deteriorating equipment must be removed or repaired immediately. Equipment must be located in rear yard only.

Basketball backboards must be approved by the ERB. Backboards must be of fiberglass and/or metal construction. All posts must be of metal and embedded in concrete for stability. Backboards may not be mounted on the house or garage.

Canopies or tents are permitted in the rear or side yard for specific events and must be disassembled within 48 hours.

**SHEDS (MB)**

Sheds or freestanding structures are not permitted.

**SIGNS (MB)**

No sign of any nature shall be maintained on or in the property. An exclusion is made for real estate "For Sale" signs which may be placed on the property.

**STORM DOORS AND WINDOWS (PW)**

Storm doors and windows shall not be installed, altered or replaced except as approved in writing by the ERB. The color of the storm door must be compatible with the home's color scheme. See Appendix C for acceptable door styles.

**TRASH (MB)**

Trash receptacles such as metal or plastic cans or bags shall not be permitted to stand along the outside wall of any building.

Trashcans or bags shall not be placed outside until sundown the day preceding scheduled pick-up and shall be returned inside that evening. Cans must be covered and bags must be closed.

Dumping of grass clippings or trash is not permitted in wooded areas or the Common Property.

Burning of papers or rubbish of any kind is not permitted.

**VEHICLES**

In general, overnight street parking is not permitted. During the snow removal season, owners must cooperate with equipment operators by moving their vehicles off the street. Failure to do so will result in the vehicle being towed at the owner's expense. (PW)

No recreation vehicles (campers, house trailers, motor homes, boats and boat trailers or commercial vehicles, disabled vehicles or unlicensed vehicles, etc.) of any type may be parked outside overnight and must be garaged if on-site overnight. (MB)

**WINDOW AIR CONDITIONERS (MB)**

Window air conditioners are not permitted.

## **YARD MAINTENANCE (PW)**

Yards shall be maintained to provide a neat appearance to the Cluster. Lawns shall be maintained so that grass height does not exceed six (6) inches and/or the grass does not go to seed.

Residents must maintain ground cover on their lots so to avoid soil erosion onto streets or other properties.

Within thirty (30) days after completion of any building project, all building materials and debris must be cleared from the site, and excavations must be backfilled and returned to original grade.

As a reference, included below is additional Master Board rules and regulations.

## **COMMON PROPERTY**

Common Property shall mean and refer to the Association Recreation Area and other land and improvements owned or to be owned by the Homeowners' Association, if any, for the common use and enjoyment of the Members. The Entrance Easement Areas and Buffer Easement Area shall be deemed to be part of the Common Property, although title to the same shall remain in the Owners of the Lots on which such Areas are located. All roads and streetlights installed on the Property are expected to be dedicated to the Township of Newtown. Homeowners may not use common areas for permanent location of recreation equipment or storage of personal property.

## **DRAINAGE/RUNOFF**

The Declarant and Owners, their successors and assigns shall have a blanket, perpetual and non-exclusive easement in common in, upon, over, under, across and through the Property for surface water runoff and drainage caused by natural forces and element, grading, and/or the improvements located upon the Property. No individual Owner shall directly or indirectly interfere with or alter the drainage of runoff patterns and systems within the Property.

Each owner hereby covenants and agrees that he will not interfere with the established drainage pattern over his Lot from adjoining or other Lots, and make adequate provision for provision for proper drainage from any such other Lot in the event the established drainage over his Lot is changed or altered. For the purpose hereof, "established" drainage is defined as the drainage which will occur at the time the overall grading of the Property, including the landscaping of each Lot, is completed.

## **EASEMENT**

Easement shall refer to a blanket, perpetual and non-exclusive easement of unobstructed ingress and egress in, upon, over, across and through the Property for the Township of Newtown and the Homeowners' Association, their respective officers, agents and employees and for all policemen, firemen and ambulance personnel in the proper performance of their respective duties.

## **EASEMENT (Continued)**

Further, a perpetual and non-exclusive easement to use and maintain all pipes, wires, ducts, cables, conduits, public utility lines and other common facilities located on any portion of the Property which serve the Home or Lot of an individual Owner(s) exists.

Entrance Easements may be used by the Homeowners' Association for open space purposes and for fence, entrance monuments and signs relating to the Community, subject to compliance with the requirements of the Township of Newtown. Buffer easements may be used by the Homeowner's Association only for open space purposes. The maintenance of a lawn area, shrubs, flowers, plants and common area within the Entrance Easement Areas and Buffer Easement areas by the Homeowner's Association is permitted. In addition, the Owners of the Lots on which the Entrance Easements are located shall avoid any action which shall in any way restrict or limit the use of the Entrance Easement Areas and Buffer Easement Areas as permitted hereunder. Access to the Areas is restricted to residents of the Lot on which a portion of the Areas is located and agents, employees or contractors of the Declarant or the Homeowners' Association.

## **RESIDENTIAL USE ONLY**

No home shall be used for any purpose other than as a private residence. Further, neither the Common Property nor Cluster Common Elements shall be utilized for any residential or commercial purpose unless expressly permitted by this Declarant or appropriately incidental to residential use.

## **STORAGE OF HAZARDOUS MATERIALS**

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.

## **TRANSFER OF LIABILITY**

Upon transfer of any such special declarant right, the liability of the transferor is as follows: (a) a transferor is not relieved of any obligation or liability arising before the transfer and remains liable for warranty obligations imposed upon him.

## **VIOLATIONS**

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 the Declaration and shall have the right to bring lawsuits to enforce the rules and regulations promulgated by it. The Board shall further have the right to levy fines for violation of such regulations. In the event the Board engages the services of an attorney or institutes legal action for collection of any fines, then the defendant(s) shall be responsible for payment of reasonable attorneys' fees of the Homeowners' Association, plus interest and cost of suit.

**NOTES**

Clubhouse Rules and Regulations, including the use of the Clubhouse building, pools, tennis courts and other recreational facilities are printed on a separate sheet.

Further restrictions and Rules and Regulations may be promulgated pursuant to Supplemental or Cluster Declarations.

**These Rules and Regulations are in addition to restrictions and requirements set forth in the Association Declaration and Bylaws.**

**ENFORCEMENT POLICY**

The schedule of fines which will be imposed by the Board of Directors is as follows:

First Offense	Written warning
Second Offense (30 days)	\$25 fine
Third Offense (30 days)	\$25 fine per day

If after the third offense the situation has not been resolved, the Board has the authority, as established by the Master Board Covenants, to initiate any or all corrective action at the homeowner's expense. It is conceivable that an unresolved infraction could result in a lien being placed on the property.

\*Fines that apply to Master Board rules and regulations may be amended in the future.

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**APPENDIX B**

**PHEASANT WALK**

**COLOR SCHEMES**

APPENDIX B

PHEASANT WALK COLOR SCHEMES

\*\*All colors are Finnaren & Haley Inc. unless otherwise noted\*\*

Combination #1

Roof:	Weathered Wood	
Siding:	Almond	
Trim:	Colonial Mauve	
Door/Shutters:	Ft. Mifflin Brown	Ft. Mifflin Brown
Garage Door:	Franklin White	

Combination #2

Roof:	Weathered Wood	
Siding:	Almond	
Trim:	Woodford Green	
Door/Shutters:	Tun Tavern Green	Tun Tavern Green
Garage Door:	Franklin White	

Combination #3

Roof:	Weathered Wood	
Siding:	Almond	
Trim:	Tower Stair Hall Blue	
Door/Shutters(1):	Belmont Blue	Belmont Blue
Door/Shutters(2):	Flintlock Gray	Flintlock Gray
Door/Shutters(3):	Meeting House Blue	Meeting House Blue
Garage Door:	Franklin White	

Combination #4

Roof:	Weathered Wood:	
Siding:	Almond	
Trim:	Independence Hall White	
Door/Shutters:	Penn Red	Penn Red
Garage Door:	Independence Hall White	

Combination #5

Roof:	Desert Tan	
Siding:	Almond	
Trim:	Independence Hall Quill	
Door/Shutters:	Elfreth's Alley Brown	Elfreth's Alley Brown
Garage Door:	Franklin White	

Combination #6

Roof:	Desert Tan	
Siding:	Sandtone	
Trim:	Supreme Court Yellow or Todd House Bronze	
Door/Shutters:	Elfreth's Alley Brown	Elfreth's Alley Brown
Garage Door:	Independence Hall White	



Combination #7

Roof: Desert Tan  
Siding: Sandtone  
Trim: Penn Red  
Door/Shutters: Black Penn Red  
Garage Door: Independence Hall White

Combination #8

Roof: Weathered Wood  
Siding: Heritage Gray  
Trim: Franklin White  
Door/Shutters: Liberty Gray Liberty Gray  
Garage Door: Old Portsmouth(MAB) or Cape May(MAB)

Combination #9

Roof: Colonial Slate  
Siding: Heritage Gray  
Trim: Belmont Blue  
Door/Shutters(1): Black Black  
Door/Shutters(2): Flintlock Gray or Meeting House Blue  
Garage Door: Cape May(MAB)

Combination #10

Roof: Colonial Slate  
Siding: Heritage Gray  
Trim: Independence Hall Quill  
Door/Shutters: Congress Hall Red Congress Hall Red  
Garage Door: Independence Hall Quill

Combination #11

Roof: Onyx Black  
Siding: Heritage Gray  
Trim: Colonial Mauve  
Door/Shutters: Flintlock Gray or Meeting House Blue  
Garage Door: Cape May(MAB)

Combination #12

Roof: Onyx Black  
Siding: Heritage Gray  
Trim: Egret(MAB)  
Door/Shutters: Militia Blue(MAB) Militia Blue(MAB)  
Garage Door: Cape May(MAB)

Combination #13

Roof: Cedar Blend  
Siding: Autumn Brown  
Trim: Independence Hall White  
Door/Shutters: Elfreh's Alley Brown Elfreh's Alley Brown  
Garage Door: Sweetbriar Sand

Combination #14

Roof: Weathered Wood  
Siding: Autumn Brown  
Trim: Franklin White  
Door/Shutters: Belmont Blue Belmont Blue  
Garage Door: Franklin White

Combination #15

Roof: Weathered Wood  
Siding: Colonial Blue  
Trim: Colonial Mauve  
Door/Shutters: Patriot's Blue(MAB) Patriot's Blue(MAB)  
Garage Door: Cape May(MAB)

Combination #16

Roof: Aspen Gray  
Siding: Colonial Blue  
Trim: Congress Hall Red  
Door/Shutters: Black Black  
Garage Door: Tower Stair Hall Blue

Combination #17

Roof: Colonial Slate  
Siding: Colonial Blue  
Trim: Independence Hall White  
Door/Shutters: Flintlock Gray or Meeting House Blue  
Garage Door: Tower Stair Hall Blue

Combination #18

Roof: Colonial Slate  
Siding: Colonial Blue  
Trim: Egret(MAB)  
Door/Shutters: Liberty Gray Liberty Gray  
Garage Door: Cape May(MAB)

Combination #19

Roof: Onyx Black  
Siding: Chapel Gray  
Trim: Bug Eye(MAB)  
Door/Shutters: Congress Hall Red Congress Hall Red  
Garage Door: Heddle Beige(MAB) or Independence Hall White

Combination #20

Roof: Weathered Wood  
Siding: Chapel Gray  
Trim: Revolutionary Gold  
Door/Shutters: Tun Tavern Green Tun Tavern Green  
Garage Door: Independence Hall White

**APPENDIX C**

**STORM DOORS**

**NEWTOWN GRANT**  
**SPECIFICATIONS FOR STORM DOOR**

Door will be designed of heavy gauge extruded aluminum sections of 6063 T - 6 tempered aluminum with a minimum tensile strength of 22000 PSI.

Main frame shall have a nominal thickness of .050".

Glass frame and screen frames to have wall thickness of .050".

Main door frame to be joined together with interior steel gussets.

Glass and screen inserts to be secured together with stainless screws and the screen frame will be secured to the gussets by peening at the mitered corners.

Screens to be 18 X 16 Anodized aluminum mesh conforming to Federal Specifications RR-W-365-Type VII.

Glass insert to be tempered glass.

Glass and screen will be held in place with aluminum thumb screw and clip.

The selected doors may be installed with or without the scallops (as outlined in specification).

Homeowner's at Heatherwood and Willow Creek will use the full glass panel storm door in white only.

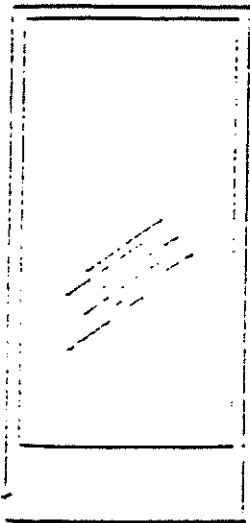
Homeowner's in the Estates of Pheasant Walk will use the full glass style, scalloped style or the cross buck style in white, brown or black.

Refer to Sheet A - 1 dated September 12, 1990.

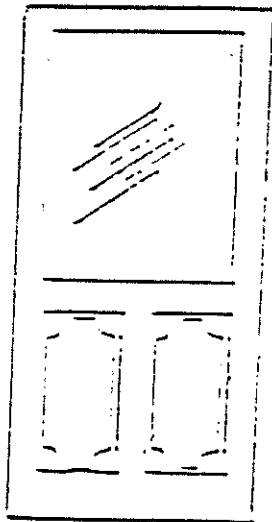
**Available In:**  
**Town Homes**  
**Single Family Homes**  
**Condo Homes**

**Available In:**  
**Single Family Homes**

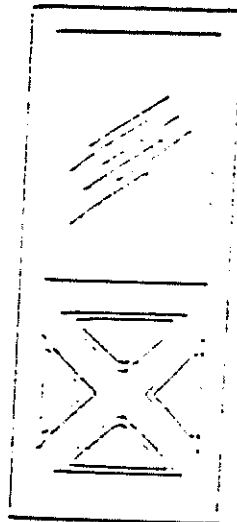
**Available In:**  
**Single Family Homes**



Full Glass Style



Scalloped Design



Cross Buck Design

Homeowners in the single family home sections have the option of white, black or brown color doors.

Town home and condo home buyers must use white only.

No other door style or color will be permitted.

## 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 desirable place in which to live, the Board of Directors has promulgated the following Rules and Regulations, which are currently in effect as of NOV. 11, 1985. These Rules and Regulations are in addition to rules and regulations applicable to individual Clusters.

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 Surrey Drive and fifteen (15) miles per hour on all other streets. All STOP signs at intersections MUST be observed.

3. Bicycles and adult tricycles are considered vehicles and must travel on Community roads the same as an automobile, observing all STOP signs and traveling on the right-hand side of the road. They must be equipped with a headlight and rearlight for night riding. 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) Receptacles such as metal or plastic trash cans or bags shall NOT be permitted to stand along the outside wall of any building.
- (b) Trash cans or bags shall not be placed outside until the day of the scheduled pick-up and not the night before. Cans must be covered and bags must be tied closed.
- (c) Trash cans shall be returned inside by 11:00 p.m. of the day of pick-up.

6. Dumping of grass clippings or trash is NOT permitted in wooded areas or the Common Property.

7. Burning of papers or rubbish of any kind is NOT permitted.

8. Wash or airing lines are NOT permitted in the open. They must be installed in attics or garages and when used in garages, garage doors MUST be closed enough so that wash is not visible from the street. Blankets, pillows, towels, linens or wearing apparel shall NOT be aired in the open.

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 security personnel immediately.

11. Power tools shall not be used between 9:00 p.m. and 9:00 a.m. of the following day.

12. Pets shall NOT be walked between buildings (rear or side yards) except in the case where the side yard is completely private. Pets may be walked in designated areas on the perimeter of the Community.

13. 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.

14. Absolutely no commercial business is to be conducted from any Home.

15. TV's, stereos and radios shall be turned low after 11:00 p.m. No short wave radio transmitter shall be permitted to be operated in the Community without special permission of the Board of Directors. Outside antennas are NOT permitted.

16. No window air-conditioners are permitted.

17. Clubhouse Rules and Regulations, including the use of the Clubhouse building, pools, tennis courts and other recreational facilities are printed on a separate sheet and MUST be adhered to.

18. No occupant shall obstruct or interfere with the rights of any other occupant or in any way injure or annoy them.

19. Each Home Owner shall be charged with the responsibility of directing his tenant, guests and invitees to

comply with the Association's Declaration, By-Laws and these Rules and Regulations.

20. Rules and Regulations for harboring a pet:

- (a) All pets which will be taken outside the Owner's Home on any occasion must be registered with the Association.
- (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) Anyone observing any infraction of any of these rules shall discuss the infraction in a neighborly manner with the pet owner in an effort to obtain voluntary compliance. An 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) Revoke permission to harbor a pet and effectuate permanent removal of the pet.

21. 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.



22. Residents with garage space available must use garages for overnight parking and at all other times when practicable. Garage doors must be closed at all times when a vehicle is not in the process of exiting or entering.

23. 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.

24. During the snow removal season, owners must cooperate with equipment operators by moving their vehicles when necessary.

25. Only private licensed passenger type sedans, coupes, station wagons/vans and two wheel power vehicles are allowed to park in the Community unless garaged. No recreation vehicles (campers, house trailers, motor homes, boats and boat trailers or commercial vehicles, disabled vehicles or unlicensed vehicles, etc.) of any type may be parked outside overnight and must be garaged if on-site overnight.

26. 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.

27. No vehicle, equipment or machine will be operated within the community without adequate noise suppression nor shall any such device be operated in a manner to create excessive noise. No motorized vehicle may be operated in areas other than the streets without proper authorization except for lawn and maintenance equipment. This in no way shall prevent the Declarant, Association, or authorized contractors from performing their functions at a time and under those conditions deemed appropriate by Declarant or Association management.

28. 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.

29. No resident will continue to operate an externally audible alarm system which malfunctions, emits false alarms and disturbs the peace of the Community.

30. Further restrictions and Rules and Regulations may be promulgated pursuant to Supplemental or Cluster Declarations.

31. These Rules and Regulations are in addition to restrictions and requirements set forth in the Association Declaration and By-Laws.

(2)

**RESOLUTION OF THE NEWTOWN GRANT MASTER ASSOCIATION BOARD OF  
DIRECTORS, ADOPTING AN 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 shall interpret and implement this Declaration by setting forth the standards and procedures for Covenants Committee review and the guidelines.

**WHEREAS**, subparagraph (l) 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 the 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.

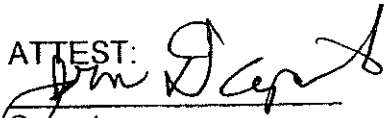
**IN CONSIDERATION OF THE ABOVE STATED PREMISES**, by a majority vote of the Master Association Board, the Rules and Regulations of the Newtown Grant Homeowners Association, specifically applicable to all Cluster Associations, are hereby amended as follows:

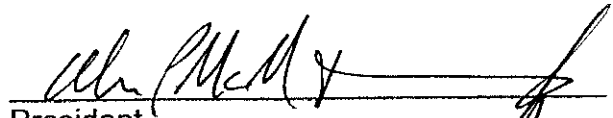
1. The rules and regulations are amendment to add paragraph **32. Sheds are not permitted anywhere on the Property.**

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.

IN WITNESS WHEREOF, the undersigned, have executed this Resolution on this 17<sup>th</sup> day of October, 2007.

ATTEST:   
Secretary

  
President