

**Rules and Regulations**  
**Raven's View II**

**Awnings (MB & RV)**

Awnings are prohibited on the front and sides of all structures. Proposed awnings must be in the rear of the unit over the deck or rear patio. The awning must be the same size or smaller than the deck or patio and must not exceed that size. The awning must be canvas, retractable and a color to match the siding. A color swatch must be submitted along with an Environmental Review Board (ERB) Request Form to the Ravens View II Board for approval.

**Clotheslines (MB)**

Clotheslines of any type are not permitted.

**Disturbances (MB)**

Power tools, lawn equipment, etc., shall not be used during the hours as of 9:00pm -7:30am (Monday-Friday) and 9:00pm – 9:00am on weekends (Saturday and Sunday).

Television, stereo and radio volume shall be lowered after 11:00 pm. No short-wave radio transmitters shall be permitted to be operated in the community without special permission of the Board of Directors, outside antennas and solar panels are not permitted.

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 residents will continue to operate an externally audible alarm system which malfunctions, emits false alarms and/or disturbs the peace of the community.

Exterior lighting, including security lights, shall not be directed in such a manner as to create an annoyance to your neighbor. Additions of exterior lighting must be approved by the ERB.

**Exterior Maintenance (RV)**

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

In general, only those areas that are painted may be repainted. Unpainted surface areas such as brick and stone shall remain unpainted and unstained. When repainting the original colors must be used. See Appendix for colors.

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 the 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.

## **Pools/Spas (RV)**

In-ground pools and spas are not permitted.

Above ground pools are not permitted except for toddler type pools which are acceptable and must be stored indoors nightly, with no exceptions.

## **Roof (RV)**

All roofs are to be a GAF Timberline HDZ Architectural Style Shingle in the color “Weathered Wood”.

## **Gardens (RV)**

Flower gardens are permitted in the original beds provided by the developer. Additional beds require the approval of the ERB. Please include size, shape, location and type of planting(s) in your request. Please note, all additions, removals, or changes, of trees and/or shrubs also require approval. When replacing trees, please provide both the common and botanical species name. Residents are required to contact PA One-Call prior to replacing/installing new trees.

Replacement of dead shrub(s) with the same or similar item does not require ERB approval.

Small vegetable gardens will be permitted in rear yard only. Plans must be submitted to the ERB with a sketch to include size, shape, contents to be planted, and location in rear yards. Gardens may not extend forward beyond rear wall of house and may not infringe on a neighbor's property or existing easement, swales or right of way.

All gardens must be properly maintained during the growing season and must be cleaned out after the growing season.

## **Bird Feeders and Bird Baths (RV)**

Not permitted within the Ravens View II cluster.

## **Firewood (RV)**

Firewood may be stored only at the rear of the property. Wood pile is to be stacked neatly. No existing drainage pattern or easement can be obstructed by wood piles.

## **Fencing (RV)**

Ravens View II will only permit either a Wooden Board on Board (Shadowbox) Style Fence or a White Vinyl Solid option. Vinyl fences may be five (5) or six (6) feet in height with the good side facing out. Wood fences maximum of five (5) feet high. The top one foot of the vinyl fence may be lattice design. Chain link, split rail and aluminum fences are not permitted. Wooden Fences are not to be painted. Only a clear preservative or natural wood stain may be used on a wooden fence. Please submit a sample of the natural wood stain you intend on using when submitting your ERB form. Fencing may not extend forward beyond the rear wall of the house.

All fencing requires a township permit as well as approval from the ERB board. Prior to proceeding, homeowners must verify property lines and/or easements.

### **Decks and Patios (RV & TWP)**

Additions of a deck or patio must be approved by the ERB board and also require a township permit. Please submit a site plan showing required setbacks and dimensions. For decks, submit a sample of the stain that will be used.

### **Pets (MB & TWP)**

All pets must be licensed with Newtown Township as required.

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 even on their own property.

All animals, regardless of species, are to be kept on a leash when outside. No homeowner shall have more than two (2) pets unless the pets were owned prior to moving-in and even then, only three (3) pets are permitted.

### **Sheds (MB)**

Sheds or free-standing structures of any type are not permitted.

### **Mailboxes (RV)**

The mailboxes are not to be used as bulletin boards for lost or stolen items or pets, garage sales or other announcements. The recreational facilities building has a bulletin board for just such purposes.

### **Recreation Equipment (RV & TWP)**

Recreation equipment includes, among other things, swing sets, trampolines and playhouses which must receive ERB approval. All permanent equipment, including trampolines, must be at least five (5) feet from rear property lines and must be permanently anchored. You are required to leave five (5) feet at the rear of your property unobstructed. If you are an end property, you are also required to leave five (5) feet at the side of your property unobstructed. If you have a storm sewer easement anywhere on your property, the township requires that nothing may be placed, planted, stored or built in this area.

Children's outdoor play equipment of the portable type must be stored indoors at night.

Rusting or deteriorating equipment must be removed or repaired immediately. Metal swing sets are not permitted.

Canopies or tents are permitted in rear or side yard for a specific event and must be disassembled within 48 hours. Please notify the Property Management office of such an event.

Permanent or portable basketball equipment is not permitted.

### **Storm Doors, Garage Doors and Windows (RV)**

Exterior doors, storm doors, garage doors and windows shall not be installed, altered, painted or replaced except as approved in writing by the ERB. The color of the storm door must be white or match the color of the door it fronts.

See Appendix for acceptable storm and garage door styles.

## Signs (MB)

Ravens View II has adopted to adhere to the updated Newtown Grant Master Board Sign Policy. That policy is as follows.

### 1. General Prohibition

No sign or flag of any kind may be displayed inside any Home or Unit if it is visible from the exterior.

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

"For Sale" or "For Rent" signs are permitted solely for the purpose of selling or renting a Home or Unit.

"For Sale" or "For Rent" signs must be placed on the homeowner's property and must not obstruct sidewalks or views.

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

"Sold" signs are not permitted.

Directional signs for open houses are permitted only on the day of the open house event only, may be placed on HOA property or Common Property, and must be removed immediately after the open house concludes.

**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))

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.

Pennsylvania State, military, and religious flags are permitted, provided they are displayed respectfully and in accordance with applicable laws or guidelines.

Seasonal, holiday, decorative, and sports team flags are permitted.

Garden flags are permitted.

All flags permitted under this section must be properly maintained, free of damage, and displayed in a respectful manner.

Maximum size of all flags (including U.S., State, Military, Religious, Seasonal, Decorative, Holiday, and Sports Team) shall be **3 feet by 5 feet**.

Freestanding flagpoles are not permitted.

#### C. Political Signs and Flags

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.

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.

Maximum size:

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

#### **D. Informational and Public Safety Signs**

Permitted signs include:

Dog waste reminder signs (e.g., "Please Pick Up After Your Dog" or "Please Curb Your Dog").

Home security system signs (indicating the property is protected by a security system).

Public Safety-Related Signs (such as "Lawn Treated," utility marking signs, or "No Solicitation" signs).

Signs must be professionally designed, unobtrusive, and no larger than 8" x 8".

Signs must be displayed on the Home or Unit and shall not be placed or affixed on Common Property.

Homeowners may submit requests for approval of additional types of public safety signs to the HOA.

#### **E. Garage/Yard Sale Signs**

**Permitted Displays:** Signs advertising garage or yard sales are permitted under the following conditions:

Signs may only be displayed for up to 24 hours prior to the event and must be removed immediately following the sale.

Signs must be professionally printed or neatly handwritten and must not include any offensive or commercial advertising unrelated to the sale.

**Maximum size shall be 18" by 24".**

**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**

Homeowners are responsible for ensuring compliance with these rules and regulations.

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**

This policy supersedes any previous rules regarding signage.

All other forms of advertising, promotional, or non-permitted signage are prohibited.

Questions or concerns about compliance or exceptions should be directed to the property manager.

### **Yard Maintenance (RV)**

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. Each homeowner is responsible for the cutting and maintenance of their lawn. This includes seeding, weeding, cutting, fertilizing and care of the lawn and shrubbery surrounding one's home.

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

Within 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.

### **Seasonal Decorations**

Seasonal decorations may not be displayed more than five (5) weeks prior to a holiday and must be removed no later than four (4) weeks following a holiday.

### **Snow Removal**

It is the responsibility of the homeowner to clear all driveways and sidewalks which are considered part of their property. Per Newtown Township, residents are required to clear all sidewalks that abut any front, side or rear part of their property within 24 hours from when the winter precipitation has concluded.

“ALL vehicles must be removed from any dedicated road or street after the accumulation of inch or greater of snow until snow has been completely removed from the entire width of the cart way and, **until 24 hours after** the storm. Any vehicle in violation of this law may be towed, ticketed and impounded at the discretion of the Police Department.”

### **Window Air Conditioners (MB)**

Window air conditioners are not permitted.

### **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.

Trash cans and 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. Clean-up of trash, which has not been properly secured and has caused a mess, is the responsibility of the homeowner.

Dumping of grass clippings or trash is not permitted in wooded areas or the common property.

Fallen leaves must be picked up and bagged; blowing leaves into the street is not permitted.

Burning papers or rubbish of any kind is not permitted.

## **Vehicles (MB & TWP)**

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. Homeowners are encouraged to utilize their driveways and garages as much as possible, to avoid street congestion.

Commercial vehicles are allowed if to perform a specific job or function for a limited period of time.

During the snow removal season, "ALL vehicles must be removed from any dedicated road or street after the accumulation of inch or greater of snow until snow has been completely removed from the entire width of the cart way and, **until 24 hours after** the storm. Any vehicle in violation of this law may be towed, ticketed and impounded at the discretion of the Police Department."

Failure to do so will result in the vehicle being towed at the owner's expense by the Township.

## **Garage Sales (RV)**

Raven's View II will hold one cluster garage sale I the spring of the year. The date to be determined yearly with notification of said date to appear in the Newtown Grant newsletter. No other garage sales are permitted within Raven's View II.

## **Payment of Association Fees (RV)**

Association fees are due on the first day of each quarter, that is January 1st, April 1st, July 1st and October 1<sup>st</sup>. A late fee is automatically imposed if payment is not received by the 15<sup>th</sup> of the month in which the payment is due.

## **IV. Master Board Rules and Regulations**

Please refer to the documents that you received when you purchased your home. These documents carry out the rules and regulations for the Master Board.

## **V. Satellite Dishes**

The Board Presidents from all the town home clusters in Newtown Grant have met to discuss the regulation. We have drafted guidelines that will be adopted by the ERB boards as policy for the installation of satellite dishes.

Under the FCC regulation, satellite dishes up to the diameter of 39" may be installed on your property. First and most important, we recommend that professionals install your satellite dishes. Because the dishes must be placed in a certain direction to receive the best signal, experienced professional installers will help you attain the best reception possible.

Also, should any damage occur to your home or your neighbor's home during the installation process or following installation, the company installing your dish would be responsible for repairs or payment for

said damage. Should the homeowner himself decide to install a satellite dish, the homeowner will then be responsible for reimbursement of costs for any damage that occurs to a neighbor's property during installations or after installation. This will include, but not limited to roof damage, water leaks, broken areas of trim, siding and windows, etc. You may wish to check with your homeowner's insurance to verify your coverage regarding these issues. You may also want to check the RWC policy to make sure that installation will not make these policies null and void.

Satellite dishes are to be placed in the rear of your yard. For those living in an end unit, you may use the rear or side yard of your property. It is recommended that the satellite dishes be mounted at ground level and landscaping or special satellite dish decorative covers be used to shield the dish from view. If it is necessary to mount on your home in the rear, satellite dishes must be painted to match the area it is mounted to. No wires from the installation may be exposed. With the installation of a satellite dish, local stations (3, 6, and 10) are not received. To receive these three stations, you may need to retain your cable. Contact Suburban Cable for cost information on retaining the three local stations.

Finally, we remind you that you must notify your ERB board prior to installation. If you have already installed a satellite dish, please submit a form to your ERB showing that you have met all of the above guidelines. If you have any further questions, please contact property management.

As Board President, I would like to thank you for your cooperation in working with us and under the above guidelines. We are reminding residents of Newtown Grant to please keep in mind "safety" in placement of a satellite dish, as well as the esthetics of the community. We all can take great pride in our community because of the cooperation everyone is willing to provide.

**Complaint Forms (RV)**

A copy of the ERB request form is found in Appendix with a general and pet policy complaint form provided for your use should you deem it necessary to identify a violation of the above rules and regulations as Appendix. The ERB and board of directors of Raven's View II understand the need to maintain a clean, safe and esthetically pleasing neighborhood environment. Each homeowner deserves such and pays quarterly to obtain it. It is also our homeowner's responsibility to comply with these rules and regulations to do their part for our community.

**Fine policy (MB)**

The same guidelines used in the Master Board Policy will be in effect for Raven's View II.

Non-Pet Rule	First Offense	Warning
	Second Offense	\$100.00
	Third Offense	\$200.00
	Fourth Offense	\$300.00
Pet Rule	Per Offense	\$250.00

## **ERB**

### **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 established standards and is responsible along with the Master Association Board of Directors and the Raven's View II Cluster Board for informing all homeowners in the community of these standards. The standards are not intended to restrict the creative desires of the homeowner, but rather to 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 as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography."

The ERB is empowered "to regulate the external design, appearance, location and maintenance of the cluster properties and of improvements thereon and regulate such uses of property".

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 Raven's View II ERB. Other standards were open to jurisdiction of Raven's View II 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 may be found in Appendix. Additional copies may be obtained from the Newtown Grant Property Manager's office at the clubhouse.

ERB submission should be delivered to Environmental Review Board, Newtown Grant TH-4, c/o Raven's View II, 360 Eagle Road, Newtown, PA 18940.

Please provide a brief description of your project, including all necessary information along with a site plan indicating the required setbacks. The information should also include dimensions, location and sketches or scale drawing; 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 expense. A copy of the approved permit for the township must be submitted to the ERB before final approval can be granted and before work can begin.

Requests submitted to the Environmental Review Board for approval will be denied if the homeowner owes an Association fee, late fee, legal fee, or fine. You are required to be in compliance with all Association rules and documents.

To obtain the services of the Association, you must be a member in good standing. Please resubmit your request when all Association obligations are satisfied.

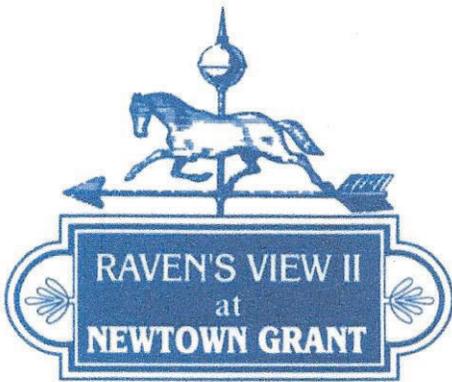
If your application has not been approved, the applicant is free to request that the ERB reconsider its positions and is encouraged to present new or additional information which might clarify the request or demonstrate its acceptability. In some cases, you may be requested to have your surrounding neighbors accept and approve your project.

**Additional Resolutions by the Board of Directors:**

Plastic, Composite and PVC railings may now be used, white or colors that are close to the siding color.

**December 2016**

House numbers to be added to the trash receptacles as described in the attached Resolution.



May 2006

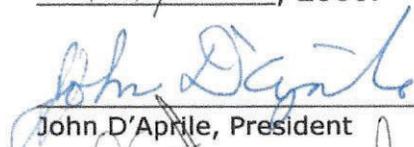
## Resolution of the Board of Directors

The undersigned, being all of the members of the Board of Directors of Raven's View II at Newtown Grant Homeowners Association, a Pennsylvania Domestic Nonprofit Corporation do hereby consent in writing to the adoption of the following resolution in accordance with the Bylaws of the Association.

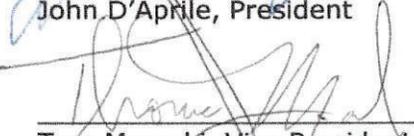
**Bird Feeders, Bird Houses and Bird Baths are not permitted on private lots or common ground of Raven's View II at Newtown Grant HOA**

This was decided, after many complaints, in order to protect our families from disease (Bird Flu Virus), and to protect the community from rodents.

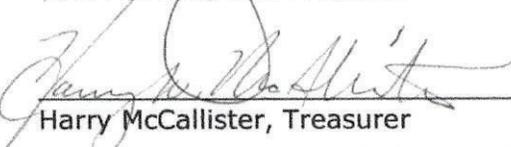
IN WITNESS WHEREOF, we have executed this written consent this 9<sup>th</sup> day of May, 2006.

  
\_\_\_\_\_  
John D'Aprile, President

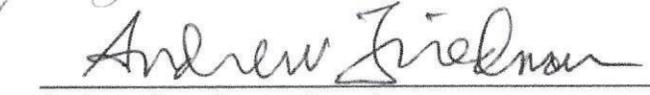
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Tom Moroski, Vice President

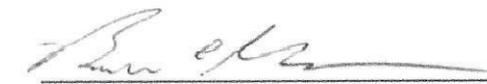
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Harry McCallister, Treasurer

5/9/06  
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\_\_\_\_\_  
Andrew Freedman, Secretary

5/9/06  
\_\_\_\_\_  
Date

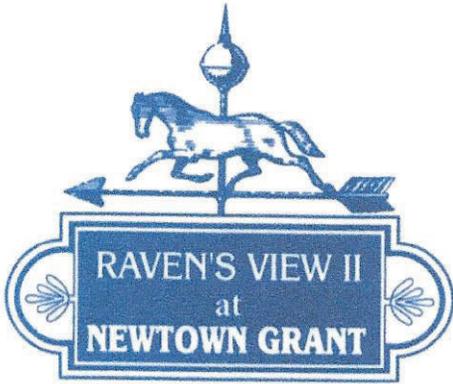
  
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Brian Gearhart, Member

5/9/06  
\_\_\_\_\_  
Date

The Ravens View II Board of Directors have agreed to change/amend the architectural policies to:

- 1) Allow decks and fences to be the same color as the siding of said house.
- 2) Not allow bird feeders, bird houses and bird baths.

Andrew Friedman  
John Siegel  
Thomas Moul  
Bob [unclear]



May 2006

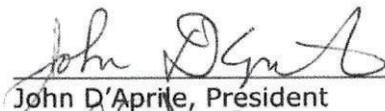
## Resolution of the Board of Directors

The undersigned, being all of the members of the Board of Directors of Raven's View II at Newtown Grant Homeowners Association, a Pennsylvania Domestic Nonprofit Corporation do hereby consent in writing to the adoption of the following resolution in accordance with the Bylaws of the Association.

**Plastic, Composite and P.V.C. railings may now be used, or colors that are close to the siding color.**

This policy still allows wooden decks that must be stained, according to the Rules & Regulations of our architectural guidelines.

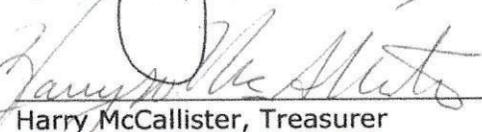
IN WITNESS WHEREOF, we have executed this written consent this 9<sup>th</sup> day of May, 2006.

  
\_\_\_\_\_  
John D'Aprile, President

5-9-6  
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Date

  
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Tom Moroski, Vice President

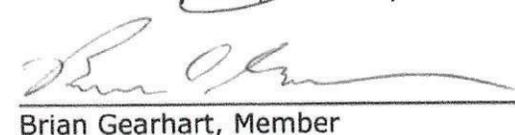
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Harry McCallister, Treasurer

5-9-06  
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\_\_\_\_\_  
Andrew Freedman, Secretary

5/9/06  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Brian Gearhart, Member

5/9/06  
\_\_\_\_\_  
Date

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE NEWTOWN GRANT PHASE T.H.-4 AKA RAVEN'S VIEW II  
HOMEOWNER ASSOCIATION  
ADOPTING AN AMENDMENT TO THE RULES AND REGULATIONS.**

**WHEREAS**, RAVEN'S VIEW II HOMEOWNER ASSOCIATION IS CLUSTER PROPERTY PART OF THE NEWTOWN GRANT PLANNED COMMUNITY CONSISTING OF 141 HOMES.

**WHEREAS**, THE RAVEN'S VIEW II ENVIRONMENTAL BOARD OF DIRECTORS MAY ADOPT GENERAL RULES TO IMPLEMENT THE PURPOSES SET FORTH HEREIN AND INTEPRET THE COVENANTS IN THIS SECTION, INCLUDING BUT NOT LIMITED TO TRASH CONTAINERS.

**WHEREAS**, THE RAVEN'S VIEW II RULES AND REGULATIONS FOR TRASH CANS CURRENTLY STATE:

- Trash receptacles such as metal or plastic cans or bags shall not be permitted to stand along the outside wall of any building.
- Trash cans and 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. Clean-up of trash, which has not been properly secured and has caused a mess, is the responsibility of the homeowner.
- 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.

**NOW THEREFORE, IT IS HEREBY RESOLVED** BY THE BOARD OF DIRECTORS FOR RAVEN'S VIEW II TO ESTABLISH THAT ALL TRASH CANS IN RAVEN'S VIEW II ARE TO BE NUMBERED IN ACCORDANCE WITH GUIDELINES LISTED BELOW IN ORDER TO ESTABLISH OWNERSHIP OF TRASH CANS AND ADHERENCE TO TRASH RULES STATED ABOVE:

- All large wheeled type trash/recycle containers/receptacles should be identified by using either three (3) or four (4) or five (5) inch self-sticking number decals that are white with black lettering as seen in pictures below.
  - All small, non-wheeled trash/recycle containers/receptacles should be identified by using three (3) inch self-sticking number decals that are white with black lettering as seen in pictures below.
-

- These self-sticking numbers are readily available at Newtown Hardware, Lowe's, and other hardware/building supply outlets. All stickers are to be white stickers with black lettering.
- All trash/recycle containers/receptacles should contain numbers that match the owner's house address numbers. For example, the address 424 Mahogany Walk will place three stickers on their trash containers in the order of "424".

RESOLVED AND ADOPTED BY THE UNANIMOUS VOTE OF THE BOARD OF DIRECTORS OF RAVEN'S VIEW II HOMEOWNERS ASSOCIATION THIS 28<sup>th</sup> DAY OF November, 2016.

ATTEST:

Stuart Caplan  
Secretary/Treasurer

John D'Aprile  
President

Harry McAllister  
Vice-President

Russell Consentino  
Director

Christopher Lear  
Member at Large

**Note: Pictures accompany this Resolution and all Board signatures on file in management office.**



1 2 3 4 5

6 7 8 9 0

3" MYLAR REFLECTIVES™  
LETTERS & NUMBERS

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Q R S T U V W X

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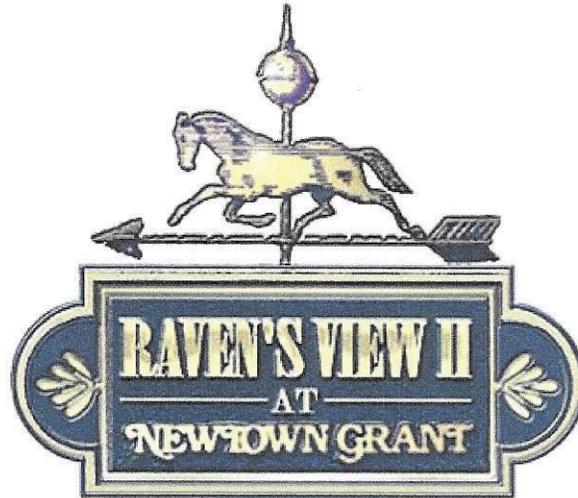
398

5998

5998

A blue recycling bin with a white label containing the number 424. The bin is made of plastic and has a lid. It is sitting on a concrete floor. There are some yellow stains on the floor around the base of the bin. The background is dark and out of focus.

424



## **PUBLIC NOTICE**

### **POLICY FOR IMPOSING FINES**

THE RAVEN'S VIEW II BOARD OF DIRECTORS HAS ADOPTED THE FOLLOWING SCHEDULE OF IMPOSING FINES FOR THE ENFORCEMENT OF THE TH-4 HOME OWNERS ASSOCIATION RULES AND REGULATIONS, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

<b>CATEGORY A OFFENSE</b>	<b>\$25.00</b>
<b>CATEGORY B OFFENSE</b>	<b>\$25.00 PER DAY</b>

FAILURE TO COMPLY WITH THE RULES AND REGULATIONS, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TH-4 HOME OWNERS ASSOCIATION WILL RESULT IN THE IMPOSITION OF FINES ACCORDING TO THE ABOVE SCHEDULE. PRIOR TO IMPOSITION OF ANY FINES, THE RAVENS VIEW II BOARD SHALL SEND WRITTEN NOTICE BY FIRST CLASS MAIL TO THE HOME OWNER AT THE ADDRESS OF THE PROPERTY OR THE ADDRESS TO WHICH ALL ASSOCIATION NOTICES ARE SENT. SAID NOTICE SHALL BE DEEMED TO BE RECEIVED BY THE HOME OWNER 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 HOME OWNER 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 DATE OF THE ORIGINAL NOTICE TO HOME OWNER. THE APPEAL WILL BE ADDRESSED AT THE NEXT SCHEDULED MEETING OF THE BOARD OF DIRECTORS FOLLOWING THE RECEIPT OF THE APPEAL REQUEST IN WRITING. IF NEITHER THE CORRECTION OR THE VIOLATION NOR AN APPEAL IS REQUESTED BY THE HOME OWNER WITHIN THIRTY (30) DAYS AFTER THE VIOLATION NOTICE IS GIVEN TO THE HOME OWNER, A **CATEGORY A** FINE WILL BE LEVIED. IF THE VIOLATION IS STILL NOT CORRECTED AFTER AN ADDITIONAL TEN (10) CALENDAR DAYS, A PER DIEM FINE WILL BE ASSESSED AS LISTED IN **CATEGORY B**.

FINES ARE PAYABLE TO AND MAILED TO:

**RAVENS VIEW II HOA  
NEWTOWN, PA 18940**

WITHIN TEN (10) DAYS OF ASSESSMENT.

IN THE EVENT THE HOME OWNER APPEALS THE NOTICE AS SPECIFIED ABOVE, THE FINE MAY BE SUSPENDED AT THE BOARD'S DISCRETION, PENDING THE OUTCOME OF THE APPEAL. IF THE HOME OWNER DOES NOT FILE AN APPEAL WITHIN THE REQUIRED TIME AND DOES NOT PAY THE ASSESSED FINE AND/OR CORRECT THE VIOLATION, A PER DIEM FINE AS LISTED IN **CATEGORY B** WILL BE LEVIED. THE BOARD OF DIRECTORS WILL NOT PERMIT, UNDER ANY CIRCUMSTANCES, A CONTINUANCE OF THE APPEAL HEARING.

A HOME OWNER 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 A **CATEGORY B** FINE.

IF THE HOME OWNER REFUSES TO COMPLY WITH THE RULES AND REGULATIONS, DECLARATIONS OR COVENANTS, CONDITIONS AND RESTRICTIONS. THE ASSOCIATION RESERVES THE RIGHT TO HIRE A CONTRACTOR TO PERFORM ANY WORK REQUIRED TO CORRECT THE VIOLATION AT THE HOME OWNER'S EXPENSE. IF THE HOME OWNER 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 ARTICLE IV OF THE RULES AND REGULATIONS, DECLARATIONS OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE RAVENS VIEW II HOME OWNERS ASSOCIATION AND ALL REMEDIES AVAILABLE TO THE ASSOCIATION FOR REINFORCEMENT OF PAYMENT OF MAINTENANCE ASSESSMENTS SHALL ALSO BE AVAILABLE TO THE ASSOCIATION FOR THE COLLECTION OF FINES, CORRECTING THE VIOLATION, AND ENFORCING THE RULES AND REGULATIONS, DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RAVENS VIEW II HOME OWNERS ASSOCIATION. INCLUDING, BUT NOT LIMITED TO THE REASONABLE COSTS AND ATTORNEYS' FEES FOR ANY ACTION TO ENFORCE THE RULES AND REGULATIONS. DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RAVEN'S VIEW II HOME OWNERS ASSOCIATION.



## Complaint Form

*Please use this form when reporting a complaint to the Board of Directors.*

DESCRIPTION OF COMPLAINT OR RULE INFRACTION:

Date and Time of Rule Infraction/Complaint \_\_\_\_\_

Address(s) involved in Complaint/Rule Infraction \_\_\_\_\_

Description of Complaint/Rule Infraction \_\_\_\_\_

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I certify that this complaint is true, valid and described accurately. No personal bias exists between me and those cited in this complaint. I understand that should the Board of Directors decide an Association rule has been broken, a violation warning will be issued. That violation will allow that person 30 days to rectify the violation, as directed by the Governing Documents. Should the violation continue after 30 days, a second violation can be issued with a fine.

The complaint will be kept confidential until a fine is issued. At that time, the person receiving the fine has a right to request a meeting with the Board of Directors and the originator of the complaint.

Name: \_\_\_\_\_ Email Address: \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Homeowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please submit to [Marianne.Fein@fsresidential.com](mailto:Marianne.Fein@fsresidential.com). Thank you!

