



RULES AND REGULATIONS

Table of Contents

Introduction	2
1. Pets.....	2
2. Parking	2
3. Balcony, Patio, Porch.....	3
4. Common Areas	3
5. Exterior of Buildings	3
6. Paint Colors.....	4
7. For Sale and Other Signs	5
8. Trash and Recycling	5
9. Unit Owner Responsibilities.....	6
10. Dispute Resolution (Alternative Dispute Resolution (ADR))	6
11. Enforcement and Collection Procedures	7
12. Plumbing Lines	9
13. Architectural Requests	10
14. Insurance Coverage and Requirements.....	10
15. Miscellaneous	11
16. Maintenance Responsibility List.....	11
17. Resolutions	11
18. Fine Structure	12
19. Noise	



Introduction

As provided for in the Society Place Condominium Association (hereinafter referred to as the “Association”) By-Laws, the Executive Board (hereinafter referred to as the “Board”) has the authority to promulgate Rules and Regulations for the purpose of supplementing or elaborating on the provisions contained in the By-Laws or the Declaration.

The provisions in this document set forth in more detail the specific use and enjoyment of Society Place Community Association Property.

1. Pets

- a. No animals, livestock, fowl, or poultry of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except two (2) household pets.
- b. All pets are required to be on a leash while outside of the Units.
- c. Pet owners are responsible for always cleaning up their pet's waste from all areas.
- d. Pets may not roam freely. They must always be under the full control of the pet owner.
- e. Pets may not be tied to any stationary object and/or left unattended outside of any Unit.
- f. Pets are not permitted to engage in conduct which causes any unreasonably noise, disturbance, injury, or property damage.
- g. Pet owners are responsible for and must indemnify and hold the Association harmless for all injuries, damage and nuisances caused by their pet. An immediate fine of \$100 will apply for not picking up after your pet.

2. Parking

- a. Parking is limited to standard passenger vehicles and motorcycles.
- b. Commercial vehicles, including those with ladder racks, pipe racks, lettering, and no windows on the side of the vehicle, are strictly prohibited.
- c. Parking is only permitted in parking spaces available on a first-come-first served basis. Parking is not permitted parallel to the curb or in 'No Parking' zones.
- d. Residents requiring handicapped parking must contact the management company to request accommodation at 215-942-6621 or e-mail the Property Manager.
- e. Only current, registered, inspected and operating vehicles are permitted on the property.
- f. Storage (left unmoved for 2 weeks or longer) and covering of vehicles are not permitted.
- g. Damaged vehicles and those which leak fluids are not permitted.
- h. Campers, trailers, boats, and other recreational vehicles are not permitted on the property.
- i. Repairs or servicing vehicles on Association property is strictly prohibited.
- j. Motorcycles must use kickplates to prevent damage to the surface of the parking lot.
- k. Parking of Storage Pods is not permitted except on a short-term, temporary basis with written permission from the Executive Board.
- l. Vehicles are prohibited from appearing to be used for storage purposes. If the owner cannot be located, refuses or fails to comply with parking rules within a reasonable period of time, the Association is authorized to have the car towed at the owner's expense.

3. Balcony, Patio, Porch

- a. Only appropriate outdoor furniture, such as appropriate tables and chairs, plants and firewood can be stored on balconies, patios, and porches.
- b. Firewood must be stored in a rack with 6 inches of space provided between the firewood and the deck.
- c. Folding chairs may be used but not stored or left on balconies, patios, and porches.
- d. No dead plants, or empty pots are allowed; common areas must be kept in a neat and orderly condition. Only small to medium-sized flowerpots are allowed on patio and/or decks.
- e. No vegetable plants are allowed.
- f. Bicycles, toys, ladders, tools, tires, kid pools and trash cans, etc. are not permitted to be stored on balconies, patios, or porches.
- g. Carpets or other floor coverings may be placed on balconies or patios, but not on front porches. The coverings may not hang over the edge of the patio or balcony.
- h. Items such as wind chimes which may cause annoyance to neighbors are strictly prohibited.
- i. No pergolas, tents, awnings, canopies, and the like are permitted.
- j. Only electric grills are permitted on the back patio and deck, excluding porches.
- k. Nothing may be hung from, or attached to building structures, railings, siding, soffits, gutters, porches decks.
- l. Birdfeeders, birdhouses, and feeding wildlife are prohibited.

4. Common Areas

- a. Common areas include lawns, planting beds, sidewalks, streets and parking areas.
- b. No personal belongings, including bicycles, toys, strollers, grills, lawn furniture, etc. may be stored in common areas.
- c. No flower or vegetable pots permitted.
- d. No laundry may be displayed to public view in any common area or on any porch, patio or balcony.
- e. Sports activities such as throwing, kicking, and hitting ball, throwing frisbees, playing hockey and Skateboarding is strictly prohibited in common areas.
- f. Unit Owners may plant annual flowers in currently existing mulched planting beds. Any perennial planted will be removed at the owner's expense.
- g. Only electric grills are permitted to be used.

5. Exterior of Buildings

- a. The exterior design or color scheme of any building may not be altered in any way, including doors of the building.



- b. Replacement of any exterior element requires prior Executive Board approval including but not limited to (doors, windows, light fixtures, etc.). Owners should fill out an Architectural Request Form and submit it to the property manager prior to any work beginning.
All doors and trims must be free of damage and in good condition.
- c. Exterior closet doors must be commercial grade, non-corrosive with a flat surface (no panels).
- d. Exterior front doors should be commercial grade, non-corrosive with 6 panels (no windows) for ground floor units and 4 panels with 2 glass windows at the top for second floor units. Replacement doors should have the appearance of the existing doors.
- e. Sliding glass doors should have gridlines.
- f. Back glass doors must contain gridlines.
- g. Octagon windows should not have gridlines.
- h. The replacement of trim should be done with similar looking composite wood.
- i. Owners are responsible for replacement and repairs of the exterior electric outlets.
- j. Light fixtures should be kept and appear in good condition.
- k. Only white full view storm doors with no cross bar are permitted with a kick plate no higher than 12" from the bottom edge.
- l. Holiday decorations may be placed on windows, doors, balcony railings and posts railings, posts and on shrubs adjacent to an owner's unit. Decorations may be in place no earlier than 20 days before the respective holiday and must be removed within 20 days after the holiday. No hay bales or corn stocks are permitted; rotten pumpkins must be promptly removed. Decorations which present glare or otherwise constitute a nuisance are not permitted.
- m. Holiday projector lights (projecting images or designs onto the building) are prohibited.
- n. One non – holiday decoration such as a wreath, or name place, may be displayed on the front door and should not block unit numbers.
- o. No items or decorations may be attached to the building structure, to the siding, soffits, or gutters.
- p. Only appropriate window coverings, such as curtains and blinds, are permitted on the interior surface of windows since they are visible from the exterior of the building. Sheets, newspaper, and foil are not permitted to be used as window coverings. Only plain white or clear window films are permitted on glass.
- q. Screen doors should not be left propped open.
- r. Window air conditioners, antennas, satellite dishes and additional exterior lighting are prohibited.
- s. Only American flags are permitted to be displayed and can be attached to the wooden deck posts.
- t. Electronic camera doorbells, such as Ring or Nest are permitted. Any additional camera equipment installation requires prior Executive Board approval.

6. Paint Colors

Paint Chart for Society Place

Area	Paint Color	Finish	Notes
Roof Shingles	Pewter Grey	N/A	HOA-approved color
Gutters, Downspouts & Soffits	White	N/A	Matches existing structures
Exterior Siding	TBD	N/A	To be determined
Door Trims	Pure White (Sherwin Williams)	Gloss	Homeowner responsibility
Wooden Porticos & Awnings Above Doors	Pure White (Sherwin Williams)	Satin	Matches trim color
Scalloped Wooden Decorative Awnings	Zeus (Sherwin Williams)	Satin	HOA-approved color
Front and Shed Doors	Navy (In the Navy - Sherwin Williams) / Zeus (Sherwin Williams)	Gloss	Homeowner responsibility
Octagon Window Trim, Wooden Door Kickplates, Wooden Posts & Poles	Pure White (Sherwin Williams)	Semi-Gloss	Homeowner responsibility
T1 Window Panels	Zeus or In the Navy (Sherwin Williams)	Satin	Matches building elements
Shutters	Navy (In the Navy - Sherwin Williams)	Semi-Gloss	HOA-approved color
Decks, Balconies, Porches & Steps	Zeus (Sherwin Williams)	Deck Stain	Weather-resistant finish
Balcony Railings	White	Semi-Gloss	Matches trim color
Community Iron Railings	Black	Semi-Gloss	HOA standard color
Community Signs	Existing Colors	N/A	Refer to management for color codes

To ensure consistency and maintain the aesthetic integrity of Society Place, the following guidelines must be adhered to for all painting projects:

Society Place's approved paint colors are stored on file at the local Sherwin-Williams: **Sherwin-Williams** 2050 S Eagle Rd, Newtown, PA 18940. Phone: **215-579-2946**. Any exterior painting projects must receive Board approval before application.

Surface Preparation: Proper preparation is essential. Surfaces must be cleaned, repaired, and primed as needed to ensure optimal paint adhesion. Homeowners are responsible for maintaining painted surfaces in good condition. Peeling or deteriorating paint must be addressed promptly to maintain the community's appearance.

Thank you for your cooperation in maintaining the beauty and value of Society Place!



7. For Sale and Other Signs

- a. "For Sale" and "Open House" signs are prohibited from Monday to Friday.
- b. A single sign may be placed in the window of a Unit or on the lawn adjacent to the Unit on Saturdays and Sundays from 1:00 pm to 4:00 pm only (during an open-house event). Owners are responsible for removing signs at the required time.
- c. No political signs are permitted.
- d. No sign or flag of any kind may be displayed inside any Home or Unit if it is visible from the exterior.
- e. Society Place must adhere to all sign display rules enforced by the Newtown Grant Master Association.

8. Trash and Recycling

- a. Trash is removed 3 times per week and recycling is removed 2 times per week.
- b. Bulk items are removed on Wednesdays with prior arrangement with Leck Waste Management; items are to be placed on the EXTERIOR of the enclosures. Please visit <https://www.newtowntownship.org/167/Newtown-Township-Recycling-Information> for more detailed info on recycling in Newtown Township.
- c. Cardboard boxes must be broken down and placed inside recycle dumpsters.
- d. Trash, boxes (including donation items) left on the ground and/or around any dumpster or enclosure are subject to automatic fines pursuant to the fining schedule/procedure.
- e. An immediate fine of one hundred (\$100) will apply for trash violations.



Items that can be recycled:

- Paper, white & colored paper
- Newspapers, magazines
- Envelopes
- Phones books, junk mail
- Boxes and cardboard – must be broken down prior to placing inside the bin
- Aluminum & Steel cans
- Plastics - #1-5 & #7
- Glass

Below is a list of items that are NOT recyclable:

- Food & Beverage Waste
- Tyvek envelopes
- Candy Wrappers or Chip Bags
- Styrofoam or Polystyrene
- Carbon Paper
- Coffee cups
- Floor Sweepings
- Take out containers.
- Tissue Products Non-Paper Packing Material
- Foam packaging
- Plastic wrap
- Packaging peanuts

Bulk Items Include :

- Mattresses
- Carpet
- Sofa, recliner
- Toys
- Furniture
- Appliances

9. Unit Owner Responsibilities

- Unit Owners will be held responsible for the actions of themselves, their children, guests, contractors, and tenants, and including but not limited to, any violations or damages to Association property caused by any of these individuals.
- Unit Owners are responsible for registering new tenants, leases and paying the associated fee/cost with the property manager. In addition, the Unit Owner must provide tenants with the rules and regulations for the HOA. All lease agreements must contain the Lease Addendum which may be found in Section 16 of this document.

10. Dispute Resolution (Alternative Dispute Resolution (ADR))

Mandatory Dispute Resolution Procedure. Prior to filing a claim, lawsuit or administrative proceeding (including but not limited to law enforcement authorities such as the State Attorney General's Office) against the Association, the Executive Board, or any officer, director, or committee member of the Association, an Owner **MUST FIRST** request, attend and participate in a hearing before the Executive Board. In addition, the Executive Board will utilize this procedure for the assessment of fines and penalties, if an appeal is filed by a Unit Owner.

- All requests for a hearing shall be in writing and shall be delivered to the Executive Board, or property management.
- The Executive Board shall schedule a hearing within thirty (30) days of receipt of a written request from the Owner or resident. The parties shall endeavor to schedule a hearing time that is mutually convenient and shall not insist on the thirty (30) day period if schedules do not permit the hearing to be held within it.



- c. The Executive Board may appoint an ad hoc committee to conduct and hold one or more hearings. During the hearing, the parties shall present their disputes in a reasonably detailed fashion and shall make a good faith effort to resolve the dispute amicably. The parties shall cooperate and shall reasonably make available any documentation, information, or access to premises as may be required for inspections.
- d. If immediate resolution is not possible or practicable, the parties shall afford each other reasonable time, and opportunity to address the grievance and to attempt to resolve the dispute.
- e. In hearings before the Executive Board or the committee designated by the Board, all parties shall be entitled to, but shall not be required to, be represented by counsel.
- f. Each party shall bear their own costs and expenses in hearings before the Executive Board, or the committee designated by the Board.
- g. Within ten (10) days of the conclusion of the hearing, the Executive Board or the committee designated by the Board, shall issue a written decision, or if an agreement was reached, shall issue a memorandum incorporating the terms thereof.
- h. This procedure shall not apply to matters related to the imposition, payment, and collection of assessments, and may be waived in writing by the Executive Board.

Discretionary Dispute Resolution Procedures. If the dispute cannot be resolved during or after a hearing before the Executive Board or the committee designated by the Board, the parties may submit their grievance or dispute to negotiation, mediation, or arbitration. The Association encourages Owners and residents to resolve any disputes without litigation or court proceedings, and will take reasonable steps to facilitate additional negotiations, mediations, or arbitrations to resolve disputes and grievances within the Association.

11. Enforcement and Collection Procedures

A. Enforcement Procedures:

- (1) All complaints concerning violations of the Declaration, Bylaws, Rules and Regulations or Guidelines must be in writing. Complaints shall be addressed to the Executive Board c/o the current community manager and must be signed by the Unit Owner or the resident. Alternatively, the complaint may be submitted via email. The complaint must be specific in detail so that the Executive Board or its agent can determine whether an investigation is warranted. Complaints may not be kept confidential unless the violation is independently verifiable.
- (2) Complaints may also be made by the Executive Board or property management for violations revealed in the course property inspections.
- (3) Complaints will be investigated by a member of the Executive Board, member of the committee concerned or property management to determine whether the complaint is justified and whether a violation exists and must be corrected.
- (4) Any person who is believed to be committing a violation of the Declaration, By-Laws, and or Rules and Regulations of the Association shall receive an email or written notice thereof. If the violation is being committed by a tenant of the Unit Owner, the Unit Owner shall receive written notice of the violation. Courtesy notices shall be given via email to the Unit Owner and subsequent violations of the same nature shall be sent by regular first-class mail.

The Notice of Violation shall contain the following information:

- a) A description of the conduct or condition constituting a violation.
- b) A reference to the Declaration, By-Laws, and or Rule and Regulation which is being violated.



c) Notice of the penalty which is assessable for the violation and notice of the enforcement remedies of the Association, including the collection of attorney's fees, and costs.

d) Notice that if the violation is corrected within a specified number of days (usually not less than seven (7) or more than (30), depending upon the circumstances), no further action will be taken, and no finding of a violation shall occur.

This applies to those violations that are considered of a "curable" nature. It does not apply to violations that pose a threat to public health or safety such as the current parking policy and the use of fireworks.

e) Notice that the homeowner charged with a violation shall have the right to a hearing before the Executive Board to appeal against the violation if a request for a hearing is made in writing within ten (10) days of the date of the Notice of Violation.

- (5) If a hearing is requested, the Executive Board shall schedule a hearing within thirty (30) days of the date of the request therefore, at which hearing it will determine whether a violation has occurred, and, if so, the amount of the fine to be imposed. Hearings shall be conducted in accordance with Article XIX, Section 19.02 of the Declaration; all parties shall be entitled to be represented by counsel.
- (6) A written decision of the Executive Board shall be issued and forwarded to the Homeowner charged with the violation within ten (10) days of the conclusion of the hearing. Notice of the decision shall be given by regular mail and email. Failure to appear at the hearing by the Owners)/Residents) will result in a finding of violation and appropriate fines or actions may be levied and/or taken.
- (7) If a hearing is not requested and the violation remains unabated, fines will be assessed as indicated in the Notice of Violation.
- (8) If the ho charged with violations under the same section of the Declaration, Bylaws, Rules and Regulations or Guidelines fails to comply with the Notice of Violation within the specified time therein, then each day violations continues beyond the specified time period, shall constitute a separate violation and subject the violator and or Unit Owner to a separate fine as to each subsequent violation. No Notice of such additional violation and an opportunity for a hearing on same shall be given. No additional opportunity to cure the violation shall be required for such subsequent violations.
- (9) Any homeowner violating any of the Declaration, Bylaws, or Rules and Regulations of the Association shall in most circumstances be subject to a fine of not less than \$25.00 nor more than \$300, per violation. Continuing violations shall be subject to separate fines for each day the violation continues of not less than \$10.00 nor more than \$50.00 per day. The Executive Board reserves the right to assess higher fines if the circumstances warrant the imposition of more severe penalties.
- (10) Fines shall be collected in the same manner as provided for the collection of assessments. All costs incurred by the Association, including attorneys' fees, shall be the responsibility of the Unit Owner found to be in violation.
- (11) In addition to the assessment of fines, the Executive Board reserves the right to file legal action for money damages or injunctive relief, and its decision concerning the manner of enforcement shall be final.
- (12) In addition to the imposition of fines and the right to pursue legal action as set forth herein, the Executive Board may, after notice and an opportunity for a hearing, suspend the Unit Owners' (or resident's where applicable) rights, including, without limitation, the right to vote, the right to serve on the Executive Board or Committees, the right to seek and be granted architectural modification approval, and the right of access to Common Elements, recreational facilities or amenities. The foregoing suspension of privileges also applies in the event of an assessment delinquency for so long as the delinquency continues.



B. COLLECTION PROCEDURES

- (1) The annual Assessment for Common Expenses shall be divided and payable in 12 equal monthly installments, each rounded to the nearest dollar.
- (2) Each monthly installment of the Assessment is due by the first day of the respective month.
- (3) Any installment of Assessment payment not received by the fifteenth (15th) of the month shall be termed delinquent.
- (4) On the sixteenth (16th) day of each month, an automatic late fee of \$25.00 shall be assessed to every account with a balance more than one (1) month's Assessment.
- (5) The first time a delinquent balance exceeds two (2) month's Assessment cost, one warning letter shall be sent to the Owner from the Association. Included in the mailing will be:
 - a) A list of unpaid assessments and charges.
 - b) Information on who the Owner may contact to obtain further information and have any questions answered.
- (6) If no payment is made after issuance of the warning letter and/or no satisfactory contact has been made with the Association, the Owner's account will be referred to the Association's attorney for collections.
- (7) As provided in the Declaration and Bylaws, all related charges for collection of any delinquent Assessment shall be the responsibility of the Owner. Included in this are: court and legal costs, bank charges (including for returned payments) late fees, interest, penalty Assessment and other Assessments which may become due.
- (8) In the event an Assessment is not paid within thirty (30) days after the due date, the Executive Board reserves the right to accelerate all Assessments due and owing for the remainder of the fiscal year, including the amount of any Special Assessments.
- (9) In the event of a delinquency, the Executive Board may suspend the delinquent Owner's (including his/her family, occupants, guests, or tenants) rights and privileges in the Association, including, but not limited to, right to vote, the right to serve on the Board or committees, the right to seek architectural approval, and the right to use the Recreational Facilities during any period of delinquency, provided the Association has first given written notice (by certified mail and an opportunity to be heard. The right to vote shall only be reinstated in the event the Owner shall have fully paid all Assessments made or levied against the Owner and against the Unit by the Board together with all interest, costs, attorneys' fees, penalties and expenses) at least five (5) days prior to the date fixed for any annual or special meeting.
- (10) Legal action on a delinquent account may result in any of the following steps as is required to collect amounts due:
 - a) Filing of suit.
 - b) Entry of judgment.
 - c) Execution sale of personal property; and/or garnishment.
 - d) Foreclosure and sale of the Unit in a manner like a mortgage foreclosure.
- (11) The Executive Board may exercise all its rights as permitted by law and its decision is final.

New Rentals are not permitted at Society Place. Daily Fines of \$100 will apply to any accounts that are found in violation. Please contact the property manager at eslomite@camcomgmt with any questions.

12. Plumbing Lines

- a. Unit Owners / tenants are responsible for maintenance and repair of all plumbing fixtures and lines which serve the Unit.



- b. Unit Owners / tenants are responsible for repairs or clogs caused to sewer laterals due to their negligence (flushing improper materials / chemicals, for example).
- c. Plumbing sewer laterals which serve less than all Units are the joint responsibility of the Units which they serve. For example, the cost of a repair to a lateral which serves an upstairs and a downstairs Unit is to be shared by those Units.

13. Architectural Requests

- a. All exterior modification or changes or any kind require the prior written approval from the Association. All requests for exterior modifications to the Unit must be submitted to the Association Management Office with a fully completed Architectural Review Request Form ("ARC") along with all requested and necessary documentation. The Association Manager, ARC Committee and/or the Board may request additional information before considering any application.
- b. No ARC Application will be considered by the Committee and/or Executive Board if there are any outstanding assessments due or violations (except if the ARC seeks to correct a violation).
- c. Approval of any ARC is conditional on the applicant's understanding and agreement that the approved modification will be installed strictly in accordance with the written approval, that it will always be kept in good order and repair, and that all future use, maintenance, repair, replacement, liability and insurance of same are the sole responsibility of the Unit Owner.
- d. Should an improvement cause any harm or disruption to a neighboring Unit or Common Area, the applicant shall be fully responsible for making all necessary repairs at his own cost.
- e. No contractor yard signs allowed at any time.

14. Insurance Coverage and Requirements

- a. The Association shall purchase and maintain property insurance as required by Article XVI of the Declaration, providing coverage for the Common Elements and the Units.
- b. Property insurance purchased by the Association DOES NOT cover betterments and improvements within individual Units.
- c. Each Owner shall purchase and maintain personal liability insurance, as well as property insurance covering personal property and all betterments and improvements within the Unit.
- d. Upon request by the Association, Unit Owners shall be required to provide evidence of insurance coverage as set forth herein. The Executive Board and the Association shall have no liability for losses arising from an Owner's failure to purchase and maintain the insurance required herein.
- e. The deductible of the Association's property damage insurance coverage is 25 thousand per occurrence. [The deductible is subject to change by the Board – Unit Owners must verify the master policy deductible amount when purchasing individual coverage]. The deductible portion of any insurance claim shall be assessed as a Limited Expense against the Unit(s) which sustained the loss. Accordingly, in the event of a loss affecting only one Unit, the Unit Owner is responsible for the deductible portion of the Association's master policy. In the event of a loss impacting more than one Unit (or a Unit and Common Element), the deductible portion of the Association's master policy shall be allocated and imposed against the affected Unit(s) (or the Association in the event Common Element is impacted) in the proportion which the loss to the affected Unit (or Common Element) has to the total loss.



- f. If the net proceeds of all insurance are insufficient to pay for the cost of repairing or restoring a Unit, the Unit Owner shall solely be responsible, therefore. If the net proceeds of all insurance are insufficient to pay for the cost to repair or restore any Common Elements, the Association shall levy a Special Assessment against all Unit Owners to fund the expense.
- g. Tenants shall be responsible for insuring their own personal property for any loss or damage.

15. Miscellaneous

- a. No Commercial Business is to be conducted from or in any Unit.
- b. Each Owner must have a licensed and insured vendor to clean their dryer vent every 3 (three) years.
- c. Each Owner must have a licensed and insured vendor clean their fireplace chimney every 1 (one) year.
- d. Owners must submit a receipt from a licensed and insured vendor to management as proof maintenance is completed or each cleaning.
- e. No obnoxious or offensive activity shall be carried on in any Unit or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants.
- f. Unit Owners are also bound by and shall observe and comply with all restrictions and requirements set forth in the Master Declaration, the Master By-Laws and the rules and regulations of the Homeowners' Association pursuant thereto. A default thereunder shall constitute a default hereunder and the Executive Board shall have the power to enforce any or all such restrictions and requirements as if the same were set forth in full herein. The Homeowners' Association also has authority to enforce its restrictions and requirements and, by reason of delegation of authority hereunder, authority to enforce the requirements and restrictions applicable to the Condominium.
- g. **Noise Ordinance - Prohibited hours:** Between 11:00 p.m. and 7:00 a.m. the following day, certain noises are prohibited. **Prohibited activities:** This includes the operation of sound-producing devices and the handling of loud objects like boxes, crates, and building materials. **Maximum sound levels:** There are also rules about the maximum continuous sound levels (measured in decibels, or dBA) that are allowed, depending on the zoning district and time of day. For example, in a Town Commercial (TC) zone, the limit is 60 dBA during the day (7 a.m. to 7 p.m.) and 50 dBA at night (7 p.m. to 7 a.m. The Newtown Township noise ordinance can be found: <https://ecode360.com/30830602> and will be enforced by local authorities.

16. Maintenance Responsibility List

The Association is responsible for maintaining the exterior of the buildings and common grounds.

Homeowners are responsible for maintaining the interior of their units.

The Homeowners and Association both share responsibility for maintaining the common limited elements.

Maintenance is defined as keeping items neat, clean and in their original condition.

Repairs are defined as the activity to fix a damaged item; replacement is defined as structural

Replacement or complete replacement of an item.

17. Resolutions

- Society Place Dryer Vent Cleaning Resolution 05.03.2018
- Society Place General Maintenance Resolution signed 10.05.2017
- Society Place Termite Inspection Resolution signed 06.01.2017
- Handicap Parking Resolution signed 10.16.2014

- Society Place Chimney Inspection Resolution 05.03.2012
- Society Place Lease Admin Fee and Leasing Resolution 01.01.2018
- Society Place Leasing Resolution 11.15.2017
- Late Fee Resolution to \$25
- Privacy Resolution
- Signed Grill Resolution 2-13-2020 (
- Fire Hazardous Decoration Restrictions Resolution
- Suspension of Voting Rights
- Signed ADR Adoption Policy
- Increase of Fine amount to \$50 Resolution
- Society Place Collection Procedure Resolution 2025
- Society Place Rental Amendment

18. Fine Structure

Written warning letters have been eliminated for leaving trash alongside dumpsters and for not picking up after your pet.

Owners that fail to register their tenants and pay the \$150 leasing fee within 30 days of the start of the lease, will incur a \$50 fine in addition to the \$150 leasing fee.

All other offenses shall follow the Master Association Fee structure below:

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

Fines will continue in \$25.00 increments for additional offences. Owners will have seven (7) days from the date of a written warning to correct a violation. Fines will commence on the eighth day if not correct. The executive Board reserves the right to institute per day fines, in the amount of \$25.00 per day, for violations which occur daily.