

AMENDMENT TO & CLARIFICATION OF PROVIDENCE HILL HOMEOWNERS' ASSOCIATION RULES AND REGULATIONS

March 24, 2015

This document [updating the previous version dated May 4, 2011] constitutes an amendment and clarification of the items in Article 9 of the "Declaration of Covenants, Conditions and Restrictions" denoting Use Restrictions, as well as the "Guidelines for Exterior Modifications." This amendment and clarification does not contain all items addressed in the Covenant and "Guidelines for Exterior Modifications," and homeowners are to reference both the original Covenant and Guidelines and the items contained in this document.

Background

The Covenant represents a document to which all homeowners in the Providence Hill community have agreed to abide by when purchasing a home in this Community. As duly elected representatives of residents in this Community, the Providence Hill Homeowners' Association Board is responsible for ensuring that items in the Covenant are upheld and that the process for enforcing this document is applied consistently.

Article 9.9: Rubbish, Trash and Garbage

All residents are expected to comply with the East Fallowfield Township Ordinance Number 2009-05 regulating storage and disposal of trash.

1. All trash shall be stored in watertight, vermin-proof containers of sufficient strength to prevent access to the trash by animals, children, or others not collecting or disposing of the same. All trash shall be stored as to prevent it from being carried or deposited on lands of others or on public ways by reason of wind, storm water, or acts of nature, or similar causes. All trash receptacles, including recycling containers provided by the Township, must have a lid securely in place when the container is placed out for collection. All combustibles and flammables shall be stored in a manner to prevent fire or explosion or the spreading of toxic or noxious fumes. Combustibles and flammables shall not be considered as recyclable trash.
2. No person shall place trash containers or bulk trash at curbside or in any area on the lot visible from the street except for the period beginning at 6 p.m. on the day prior to the day designated for collection, and ending at 9 p.m. on the day designated for collection. Residents leaving trash containers or trash in an area of the residence visible from the street outside of these time frames are subject to being fined on a per incidence basis.

Article 9.11: Owner's Landscaping Obligations

Each single-family homeowner is responsible for maintaining the landscaping of their Lot in an aesthetic manner consistent with the community-at-large.

Turf must be kept below six inches in height. Clippings should be removed from walkways, driveways, patios and streets. Weeds should be controlled by a one-time spring application of a pre-emergent (such as Snapshot) or a non-chemical application (such as corn meal gluten). Lawns can be further improved by applications of a post-emergent, once in late spring and once during late summer or early fall. Landscaping obligations also include trimming the lawn such that the lawn is not encroaching upon the sidewalk. Note that the lawn area between the sidewalk and curb should also be maintained by single-family homeowners.

All flower beds and tree rings are to be maintained free of weeds and any plants that are visibly in poor condition are to be removed. Edges of flower beds and tree rings should be clearly defined. Beds and rings should be mulched with triple cut wood mulch that is dark brown or black.

Article 9.12: Motorbikes and Unlicensed Vehicles

The use of motorbikes, mini-bikes, snowmobiles or any unlicensed motorized transportation devices shall not be permitted in the Community except duly licensed motorcycles may be used on the roads for the purpose of normal transportation to and from the Units. No motorized vehicles of any sort are permitted on the common areas with the exception of vendors under contract to the Homeowners' Association for purposes pursuant to that contract.

Article 9.15: Fences

Fences are not permitted with the following two exceptions: 1) around a swimming pool provided such fencing and related pool has been approved by the Association. 2) "Invisible" underground fences are permitted in the single-family homes only. "Invisible" underground fences are not permitted in the townhouses. Furthermore, no shrubbery, bushes or trees may be planted on a Lot, in a manner that would act as a fence screen or continuous property line delineation.

Article 9.17: Review of Plans and Proposed Improvements.

In order to maintain an attractive community of a certain standard and uniformity, the HOA reserves the right to review and to give or withhold consent to all exterior modifications that an Owner may wish to make on his lot. All Owners are expected to abide by the guidelines. Copies of these Guidelines may be obtained via email to

Castlebridge Management (jay@castlebridgemanagement.com). Failure to submit a "Request for Architectural Change" and the information relevant to the requested change prior to making the modification will result in a fine of \$25. In addition to the fine, the modification, should it not be approved, will need to be removed at the owner's expense.

Pets: No livestock, fowl, or similar animal of any kind shall be raised, bred, or kept in any residence or on the Common Areas, with the exception of dogs, cats, and other domestic pets provided that such pets are neither dangerous nor poisonous and do not disturb or annoy other residents. In no event shall any dog, cat or other domestic pet be permitted to roam freely in any of the Common Areas or residential streets. Such pets may be carried or constrained on a leash and under the control of their homeowner at all times. Pets are not permitted to be left unattended in Common Areas of the Community.

The pet owner is responsible for immediately cleaning up any pet waste made on the grounds and disposing of this in appropriate trash receptacles. Pet owners are also responsible for preventing urination on the lawns and shrubbery of private property other than that owned by the homeowner.

Please note that pet owners are required to comply in full with the East Fallowfield Township Animal Ordinance. Pet owners are hereby advised of the East Fallowfield Township Animal Ordinance Article II Section 201 regarding Disturbance of the Peace:

It shall be unlawful to harbor or keep in custody any animal which disturbs the peace. It shall be unlawful to own, harbor or keep in custody any animal which disturbs the peace by barking, howling or making other loud noise to the annoyance and discomfort of any person in the Township of East Fallowfield. Barking, howling or making other loud noises by any animal for more than fifteen (15) minutes shall be deemed to disturb the peace and to cause the annoyance and discomfort of persons in the Township of East Fallowfield.

If a dog, cat, or other domestic pet becomes obnoxious to other Unit Owners/residents by barking, trespassing, roaming freely, or otherwise, the owner thereof shall cause the problem to be corrected; or if it is not corrected, such owner upon written notice by the Association will be required to remove the animal or take such other steps as the Association may direct.

Mailboxes: Mailboxes should be maintained in good working order. Posts should be upright. If street address numbers are placed on the mailbox or post, they must be complete with all digits upright.

Per East Fallowfield Township Ordinance 2010-01, Section 4-106: "occupancies with mailboxes at the end of driveways shall display street numbers on both sides of the mailbox or support post."

Basketball Hoops: Homeowners with basketball hoops are expected to maintain these in a manner that is safe and aesthetically complies [good working order and appearance of all parts, no raggedy nets] with the Community-at-large.

Enforcement Process

Residents determined by the Board to be in violation of the Covenant, or this amendment, will receive a letter from the Board notifying them of the violation. Residents will have fourteen (14) days [exception: Rubbish, Trash and Garbage seven (7) days] from the date of the letter to a) correct the item in violation such that the resident is in compliance or b) appeal to the Board with the appropriate information.

Failure to correct the violation within fourteen days of the date of the notification letter will result in a fine of \$25 per incident [exception: \$50 per incident for Rubbish, Trash and Garbage]. Three violations of the same Article will result in an increased fine of \$50 per subsequent violation. If a homeowner accumulates more than \$200 in unpaid fines in their account, the HOA will send the account to Collections and the homeowner will be responsible for all fees related to Collections.