

WALNUT RIDGE HOME OWNERS' ASSOCIATION, INC.
PO BOX 1235
POTTSTOWN, PA 19464

RULES AND REGULATIONS

Approved: June 22, 1988

Effective: Sunday, July 31, 1988 at 12:00 AM

The Board of Directors shall have such power for the conduct of the affairs of the Association as are granted by law and the Governing Documents including the following:

"To adopt and publish Rules and Regulations governing the use of the COMMON AREA AND FACILITIES, and the personal conduct of the MEMBERS and their guests thereon, and to establish penalties for the infraction thereof."

The following rules and regulations shall govern the use and operation of the Property know as WALNUT RIDGE ESTATES and the use of the Common Area and Facilities, for the enjoyment of all of the Owners. These rules have been formulated not only for the safety and welfare of the Owners, but also to protect the Owner's privacy property and the quality of their investment. These rules shall apply to all present and future Owners, Mortgagees, Lessees, Occupants of the homes and of the Common Area, their agents, employees and guests.

A. GENERAL RULES

1. The Common walkways in front of all buildings, and the walkways providing ingress to or egress from the units shall not be obstructed or used for any purpose other than pedestrian traffic.
2. Toys or personal articles shall not be allowed to stand unattended on any part of the common area.

NOTE: Items found standing unattended on the Common Area for periods in excess of twenty-four (24) hours will be removed. Items posing a threat to the health and safety of the residents will be removed immediately.

3. Each Unit Owner shall keep his/her Unit including the deck, fence and/or patio in a good state of preservation and cleanliness. The deck and/or patio of each Unit may not be used as a "storage area" or in any manner which may detract from the overall appearance of the Unit.
4. The Unit Owner MUST notify the Board of Directors of any landscaping on Common Area. Each Unit Owner will be responsible for the weeding, trimming and maintenance of their private easement. Dead shrubs are to be removed promptly.

5. Unit Owners shall not use or permit to be brought into any Unit of placed on the Common Area, an inflammable oil or fluid such as gasoline, kerosene, naphtha, or benzene; or explosives, fireworks, or other articles deemed hazardous to life.
6. Any damage to any portion of the common Area including the damage which may be caused by the moving or carrying of any article into or out of a Unit, shall be the financial responsibility of the Unit Owner causing said damage.
7. Any damage to any portion of the Common Area caused by the Unit Owners, occupants, or guests of Unit Owners will be repaired at the expense of said Unit Owner.
8. Firewood shall be neatly stored.
9. If a Unit Owner(s) leases a Unit, the Unit Owner(s) must provide the Manager/Board of Directors with the lessee's name and duration of the lease and affirm that the lessee has read and has in his/her possession a copy of the Rules and Regulations of WALNUT RIDGE ESTATES. The Unit Owner(s) shall be responsible for any and all fines levied against the tenant for violations of the Rules and Regulations.
10. Residents, shall not make or permit any disturbing noises and/or acts in or around any building which will interfere with the rights, comforts, and conveniences of other residents. Residents shall NOT CAUSE or permit any OBJECTIONABLE NOISE or ODORS to be produced upon or emanate from their units or on Common Area.
11. All garbage and trash MUST be placed in the APPROPRIATE trash containers or in plastic bags, TIED, and placed in the designated pick up areas. Trash in plastic bags should not be placed out for pick up until the early morning hours of trash day, before 6:00 AM.
12. All Association Dues and Assessments are DUE ON THE FIRST OF THE MONTH. Those dues and assessments NOT RECEIVED by the Seventh (7) of each month will be charge a \$10.00 late charge.
13. Dumping of trash on Common Areas is prohibited.
14. Checks returned to the Association for any reason will be subjected to a \$20.00 handling fee. This fee will be assessed against the Owner(s) accumulative account.

15. The removal of trees or shrubs on Common Area is prohibited, unless approved by the Board of Directors.
16. Christmas lights may be installed on the outside of the units after November 1st and must be removed no later than March 1st.
17. Trash cans/containers shall be removed from the parking area and Common Areas at the end of the trash pick up day.
18. All Real Estates signs will be displayed in the front window only of the unit being sold. No signs will be allowed to be posted in the front of units, in yards or on Common Area.

B. PARKING RULES

NOTE: Ownership of each Lot shall entitle the Owner(s) thereof to the exclusive use of not more than (1) automobile parking space, which shall be as near and convenient to said Lot as reasonably possible.

1. All motor vehicles shall be parked in established parking areas only. Vehicles such as motorcycles, motorbikes, mopeds, etc. **MAY NOT BE STORED IN ANY UNIT** or on the deck and/or patio.
2. There shall be **NO PARKING PERMITTED ON THE GRASS.**
3. All unlicensed vehicles or vehicles with registration and/or inspection stickers expired by more than thirty (30) days will be removed at the owner's expense.
4. All Unit Owners, members of their families, their employees, visitors, guests, tenants, and agents will obey ALL TRAFFIC REGULATIONS (stop signs, speed limits, etc.) as may be promulgated by the Board of Directors for the health, safety, comfort, and convenience of WALNUT RIDGE ESTATES.
5. No vehicles belonging to Unit Owners, members of their families, their employees, visitors, guests, tenants or agents shall be parked in a such a manner as to impede or prevent ready access to any entrance to or exit from any Unit, or the Parking Areas, Fire Zones, Ramps and Sidewalks.
6. Repairs to motor vehicles in the WALNUT RIDGE parking areas shall be limited to (a) minor repairs only, (b) repairs which can be accomplished in six (6) hours or less. No vehicles shall be left jacked up and unattended.

7. Repairs which may damage any portion of the Common Area (draining radiators or pouring oil into storm drains) are strictly prohibited. Any damage to the Common Area resulting from the repair of motor vehicles becomes the financial liability of the vehicle and/or Unit Owner.
8. The following vehicles are NOT PERMITTED in the WALNUT RIDGE parking areas on a regular basis: Commercial Tractor Trailers, large trucks, track campers, motor homes, trailers, boats, non-self-propelled campers and all similar vehicles as well as vehicles deemed by the Board of Directors to pose a hazard to the health and safety of its residents, damaging to the Common Area or detracting from the overall appearance of WALNUT RIDGE ESTATES. These types of vehicles are not permitted in the Community between the hours of 10:00 PM to 6:00 AM.

C. PET RULES

1. ALL PETS MUST BE ON A LEASH AND ATTENDED when outside of the unit. No pets may be tied outside on a leash unattended.
2. If any animal becomes obnoxious to other unit owners, the owner shall correct the problem or, upon written notice by the Board of Directors, will be required to remove the animal, or take such action as the Board may direct.
3. Pets must not be allowed to defecate/urinate within fifteen (15) of any building, on flower beds, shrubs, sidewalks or parking areas.
4. Pet droppings everywhere on the Common Area must be picked up **IMMEDIATELY** by the pet owner.

D. CURFEW RULES

These rules and regulations shall cover all youth who are currently live in, are visiting or passing through this Community.

1. No youth under 18 years of age shall be permitted to be on common grounds, sidewalks and streets or WALNUT RIDGE ESTATES at night from 10:00 PM to 5:30 AM from April 1st to September 30th inclusive, of each year; and 9:30 PM to 5:30 AM from October 1st to March 31st inclusive, of each year, unless accompanied by an adult parent, guardian or other adult person having the legal custody of such person.
2. The parents, guardian or other legal custodian of any youth found in violation of the above rules and regulations regarding the curfew of WALNUT RIDGE ESTATES will pay a fine in accordance to the fine policy set forth in the rules and regulations dated July 31, 1988.

3. Any Homeowner or Renter who observes any youth in WALNUT RIDGE ESTATES, violating the above curfew rules shall be permitted to call the Police and request their assistance for violation of these established rules and regulations.

E. MAINTENANCE AND REPAIR OBLIGATIONS

Section 1.

- A. It shall be duty of each Unit Owner, at such Unit Owner's sole cost and expense, to maintain and repair each Unit Owner's Unit in a neat, safe, sanitary and attractive condition. Each Unit Owner is responsible for assuring that any internal plumbing, electric, heating and/or mechanical devices are kept in safe condition and do not constitute a hazard, nuisance or dangerous condition to the Unit or any other property.
- B. Each Unit Owner shall be responsible for the maintenance of, including but not limited to snow removal from, front walks, extending the common area and common sidewalk to the front door of each unit.
- C. Each Unit Owner shall be responsible for landscaping and mowing, including property maintaining and replacing plants and other vegetation in the Limited Common Facilities.
- D. Each Unit Owner shall be responsible for maintaining, repairing or replacing the plumbing within the Unit including toilets, drains and other water or sewer fixtures or apparatus within such Unit. Any damage resulting from the misuse of such systems, toilets, pipes, drains or apparatus shall be the obligation of the Unit Owner.
- E. No flammable oil, fluid or substance such as gasoline, kerosene, naphtha, benzene, explosives, fireworks or other articles that pose a safety risk or hazard shall be brought upon the Unit. This prohibition does not apply to heating oil or propane use for cooking that is placed in a safe and customary container or system.
- F. No Unit Owner shall do any work on or upon the Unit that shall jeopardize the soundness or safety of the Unit or adversely affect or impair any easement.

Section 2.

1. The Board of Directors shall have the right to enter any Unit to maintain, repair or replace any common element or to make repairs to Units if such repairs are reasonably necessary for the public health, safety or welfare, and to prevent damage to other property or common units. Any entry shall be made, as reasonably as possible, to avoid any inconvenience to the Unit Owner except in emergencies.

POLICIES

ENFORCEMENT

1. Each Unit Owner shall comply with the provision of these Rules and Regulations.
2. In the event of default, the Unit Owner shall be responsible for any and all costs with respect to the enforcement thereof, including the costs of remedial action undertaken by the Association, attorney's fees, engineering or other consultants fees, and any other costs or expenses that the Association may incur in enforcement of the provisions herein.
3. The Association may effect its right to recovery of damages and costs by filing a lien in accordance with the law for any unpaid damages, costs or expenses as aforesaid.
4. In addition to the right of enforcement as set forth herein, the Association shall have the right to enforce its Rules and Regulations by injunctive relief, a claim for damages before a district justice, or otherwise as allowed in law or in equity.

The WALNUT RIDGE Board of Directors has adopted the following procedure for processing violations of the WALNUT RIDGE Rules and Regulations:

For the First Violation of each Rule and Regulation, the Unit Owner(s) and/or tenant of record will be contacted by letter and advised of the violation. Should the Unit Owner(s) or tenant of record be convinced that an error has been made in the citation, h/she has the opportunity to address such objections in writing to the Manager of WALNUT RIDGE ESTATES within ten (10) days from the date of the citation.

Each subsequent violation of the same Rule and Regulation will result in the following cumulative assessment, plus costs:

Second Violation	\$25.00 plus costs
Third Violation	\$40.00 plus costs
Fourth Violation	\$80.00 plus costs
Fifth Violation	\$160.00, plus additional action(s) at the discretion of the Board, plus costs
Sixth and each Subsequent Violation	\$200.00, plus additional action(s) at the discretion of the Board, plus costs.

All assessments, plus costs and interest imposed, must be paid within thirty (30) days from the date of notification. Failure to pay cumulative assessments, plus costs imposed, within the stipulated period will be cause for the Board to take appropriate action before the Justice of the Peace and/or the appropriate courts to recover the assessments, interest and costs.

ADDENDUM ADDED AFTER JULY 31, 1988

A. 12. Association Dues Fines - Amended November 17, 1994 - Effective January 1, 1995.

A. 16. Christmas Lights - Added and Effective April 12, 1989.

A. 17. Trash Cans/Containers - Added and Effective June 14, 1989.

A. 18. Real Estate Signs - Added January 19, 1995 - Effective March 1, 1995.

C. Pet Rules - Fee Violations increases - Amended April 15, 1993 - Effective April 15, 1993.

D. Curfew Guidelines for WALNUT RIDGE ESTATES, Section D of current Rules and Regulations, Approved September 15, 1994 - Effective October 15, 1994.

A. 12 Association Dues/Assessments - Amended December 21, 1995 - Effective January 1, 1996.

A. 12 Association Dues/Assessments - Amended October 17, 2001 - effective January 1, 2002.

C. Pet Rules - Violation Fees changed to match the violations for Rules and Regulations, Amended July 16, 2003 - Effective July 16, 2003.

D. Curfew Guidelines for WALNUT RIDGE ESTATES, Violation Fees, changed to match the violation fees for the Rules and Regulations, Amended July 16, 2003 - Effective July 16, 2003.

E. Maintenance and Repair Obligations - Added June 15, 2005 - Effective December 1, 2005.

Policies, Enforcement, Sections 1 through 4 - Added June 15, 2005 - Effective December 1, 2005.