

RULES, REGULATIONS AND ENFORCEMENT PROCEDURES FOR UNIT OWNERS, TENANTS AND GUESTS

This information is being provided as a community guide for Association members, their tenants and guests. The Association's rules, regulations and enforcement procedures have been established to ensure and maintain the quality of life and protect property values in the Perkiomen Crossing Community.

Your primary responsibilities to your neighbors are:

1. To become thoroughly familiar with the Rules and Regulations.
2. To adhere strictly to them.
3. To see that family and guests do the same.

No rules can ever take the place of common courtesy and consideration. These rules are intended to promote a harmonious and pleasant living environment. Your anticipated cooperation and assistance is always appreciated.

If you should have any questions regarding this information, please contact the Association at 215-343-1550.

**PERKIOMEN CROSSING HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

Statement of Purpose:

The role of a Homeowners Association, of which every owner is a member, is not only to own and manage the open space, but also to conserve and enhance the resources of the entire community. The Association accomplishes these functions in a variety of ways, one of which is establishing reasonable Rules and Regulations as stated in Article VI and IX of the Declaration. The Association, through the Board of Directors, also has the power to establish committees, like the Architectural Review Committee, and the responsibility of enforcing all of the Association's Documents.

GENERAL RULES

ABOVE GROUND POOLS

Children's inflatable pools are permitted on private lots. For safety and sanitation reasons, pools must be emptied daily, stored according (see Maintenance rules below). Owners are responsible to repair any lawn damage caused by them.

Hot tubs are permitted on decks provided they are not higher than the railing, and on enclosed patios. Hot tubs approved by Upper Frederick Township with the appropriate locks and locking mechanisms for the lid to prevent accidental access are not required to be in enclosed patios.

Above ground pools are prohibited from being placed on any portion of a lot or common area.

Pools over 6' in diameter or over 24" capacity in depth, including inflatable Ring Pools or any pool requiring any filtration system, are prohibited.

ANTENNA/SATELLITE DISH

- Only one satellite dish, not more than 1 meter (39.37 inches) in diameter, may be installed per home.
- No conventional dipole UHF/VHF antennas and no visible coaxial cables are permitted.
- An omni-directional all-in-one mount for UHF/VHF reception (necessary for reception of local network channels) is permitted.
- The primary and preferred location is on the ground as close as possible to the rear foundation, at least 5' from an adjoining property line, concealed in a landscaped bed.
- The secondary (only if the primary location is not feasible) and less desirable location is on a deck or patio floor within the perimeter of the railing or fence.

- The third, and least desirable, location (only in the event the other locations are not feasible) is on the back slope of the roof. If mounted on the roof, brackets must be at least 4' from any party wall in order to conform to fire code.
- No installation is permitted in the common areas.
- If federal regulations change to prohibit satellite dish/antenna installations in developments similar to Perkiomen Crossing Homeowners Association, the Board has the right to require the then-current homeowner to remove the dish/antenna at his or her own expense, and to return the area where the installation was made to its previous condition.

CLOTHESLINES

No clotheslines, clothes poles or any outside hanging of clothes or household fabrics shall be permitted.

COMMON AREAS

No unit owner or occupant may obstruct, store, erect or plant anything upon the common elements without the prior consent of the Executive Board. Any damage to Association property caused by any unit owner, their visitors, tenants or pets shall be repaired at the unit owner's expense.

DRAINAGE

There shall be no interference with the established drainage pattern over any lot within the property. For the purposes hereof, "established" drainage is defined as the drainage which exists at the time the overall grading of any lot is completed by Declarant.

FIREPLACES

Fireplaces and chimneys will be cleaned and maintained on a regular basis. Proof of compliance may be required by the Association.

GRILLS/FLAMMABLE STORAGE

Anything that could endanger the Association or private property and/or the welfare of a unit or tenant is prohibited. Barbecue grills are permitted. Grills must be used and stored within the individual lot. Propane tanks larger than 20 lbs. empty/40 lbs. full are not permitted.

HOLIDAY DECORATIONS

Holiday decorations are permitted but must be removed within thirty days from the holiday.

LEASES AND SALES

No unit may be used for transient or hotel purposes. The term of an original lease may not be for less than one year or for less than the entire unit. The rights of any lessee shall be subject to, and each lessee shall be bound by the Covenants, Conditions and Restrictions set forth in the Declaration, Bylaws, and Rules and Regulations, and the same shall be made a part of the lease. **It is the owner's responsibility to supply the lessee with a copy of the Rules and Regulations.**

Tenants are not permitted to vote and are not required to pay any assessment since the vote and the assessment remains with the lot owner. A copy of the lease must be provided to the Association within ten days of execution. Please send to management office.

In the event of any sale, conveyance, or transfer of a unit, the owner must provide ten days prior notice to the management office in order to confirm transfer of the documents to the new owner and to verify payment of Association assessments.

MAINTENANCE

All lots and improvements thereon shall be maintained in a neat, safe, sanitary and attractive condition by the owner of the lot.

The Association shall be responsible for grass cutting of all common areas and lots, except that the owner shall be responsible for grass cutting in the area of the lot which has been fenced by the owner.

All toys, bikes, lawn furniture, grills, inflatable pools, etc., must be stored neatly in the rear of the unit during overnight hours.

Additionally, unit owners will be responsible for maintenance of all trees and shrubbery beds contained on their lot and the immediate removal of any dead trees or shrubs.

NUISANCES

No noxious or offensive activity (including, but not limited to, the repair of motor vehicles) shall be carried on, in or upon any lot or the common area, nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any other owner.

No loud noises or noxious odors shall be permitted on the property, and the Board of Directors shall have the right to determine in accordance with the Bylaws if any noise, odor or activity producing such noise, odor or interference constitutes a nuisance.

Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), or other items which may unreasonably interfere with television or radio reception of any owner in the property, shall be located, used or placed on any portion of the property, or exposed to the view of other owners without the prior written approval of the Architectural Review Committee.

No nuisance shall be permitted to exist or operate upon any property so as to jeopardize property values or to be detrimental to the well being of members.

Nothing in this provision, however, shall in any manner limit the powers granted by law as may either now exist or are hereafter established in the Township with respect to control and abatement of nuisance.

PETS

No animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept on any lot or common area. Dogs, cats or other commonly accepted household pets may be kept on lots, provided that they are not kept, bred or maintained for any commercial purpose and, provided further, that no such pet shall be allowed to cause or create any nuisance or other unreasonable disturbance. No owner shall maintain more than two (2) household pets unless otherwise approved by the Board of Directors.

All (i.e. cats, dogs, etc.) pets must be walked on leashes and attended at all times by a person capable of controlling the animal when outside the unit or fenced area.

Pets are permitted to be tied up outside in the rear of the home only. Restraints must keep the pet on the private lot. Owners are responsible for any damage to the lawn area on their lot. Owners are also responsible for any repairs to neighboring properties and common areas damaged by their pets while tied up outside.

Pet owners are required to immediately clean up any waste left behind on private lots or common areas.

The installation of an invisible fence does not absolve the unit owner from obeying all pet owner rules.

Should any animal belonging to an Owner be found unattended out of the Dwelling Unit or fenced area and not on a leash by a person capable of controlling the animal, such animal may be humanely removed by the Association, or a person designated by the Association to do so, to an animal shelter at the owner's expense.

The cost to repair any damage to, or clean up, the common elements shall be charged to the offender (unit owner). All Township, County and State pet laws must be obeyed.

PLAYGROUND EQUIPMENT

- Traditional playground equipment, such as could be typically found on a public playground, may be installed only in the rear yard behind the townhomes.
- The equipment shall be constructed of pressure-treated wood, cedar, redwood, or plastic. Metal equipment is not permitted.
- Equipment is limited to swings, slide and rings. The equipment cannot include a walled-in enclosure or playhouse.
- All equipment must be entirely on the private lot, and at least four feet from all property lines.
- Owner must maintain the equipment in good appearance and working order at all times.
- Owner is responsible for grass trimming around all permanent equipment.
- Portable equipment must be removed from lawn areas on grass cutting day.
Neither the association nor the landscaper is responsible for any damage to items left in the yard.

RADIO OPERATORS

No radio station or short wave operators of any kind shall operate from any lot or dwelling unit unless approved by the Board.

RESIDENTIAL USE

Units shall be used for residential purposes only, provided home occupations may be carried on in units if the use is incidental to the unit's primary residential use, and shall have no employees, customers or clients at the property, and shall not hinder or encroach upon the lawful rights of other unit owners. The term unit owner for the purpose of these Rules and Regulations shall mean any unit owner, lessee, sublessee, guest, family member or occupant of any unit and any licensees, invitees, agents, or servants thereof.

SIGNS

No sign of any type shall be displayed on any lot or common area except customary name and address signs. One (1) For Sale sign not exceeding nine (9) square feet in size (preferably 30" x 30") may be erected on the owner's lot.

SUBDIVISION

No lot upon which a unit has been constructed shall be further subdivided or separated into smaller lots by any owner, no portion less than all of any such lot and no easement or other interest therein shall be conveyed or transferred by an owner, provided this shall not prohibit deeds of correction, deed to resolve boundary line disputes and similar corrective instruments.

TRASH

Collection is provided by the Association through a private contractor and should be placed out no earlier than dusk the night before pickup. It should be placed at the curb in front of each unit on collection days in plastic bags or containers with closed lids. Newspapers and boxes are to be tied. Containers must be removed from curbside on the same day as pickup and kept out of sight, preferably in the rear of the unit. If trash is disturbed by animals or pets, it is the unit owner's responsibility to clean up the mess.

No burning of trash, garbage, leaves or refuse shall take place.

No rubbish, trash or garbage or other waste material shall be kept on any lot or common area, and no odor shall be permitted to arise therefrom so as to render the property or any portion thereof unsanitary, unsightly, offensive or detrimental to any lot in the vicinity or to its occupants.

VEHICLES

No owner or other person shall leave any non-licensed, un-inspected, non-registered or non-operating vehicle on or about any lot, the common areas or an Association roadway. Any vehicle in violation will be towed at the expense of the owner.

No owner shall park, store or keep within the Property any large commercial-type vehicle including but not limited to dump truck, cement-mixer truck, oil or gas truck, delivery truck and any other vehicular equipment, mobile or otherwise; commercial vehicle is to include any vehicle used in connection with operating a business and contains lettering, pipe racks, ladders, tool boxes or similar items, or any vehicle requiring a commercial registration; the above excludes two-axle pick-up trucks and vans up to and including three-quarter (3/4) ton when used for everyday type transportation and subject to approval by the Board of Directors. Racks, ladders, or other material on an approved vehicle may not overhang the length or width of the truck.

No owner shall park, store or keep within the Property any recreational vehicle including, but not limited to, camper unit, motor home, trailer, ATV, snowmobile, boat, mobile home or other similar vehicle for more than twenty-four (24) hours; a vehicle parked or stored less than twenty-four (24) hours may be located in the common parking area so long as it does not obstruct the normal traffic flow.

All motor vehicles shall be maintained in proper operating condition so as not to be a nuisance by virtue of appearance, noise, exhaust emissions or otherwise.

No Owner of a Lot shall conduct major maintenance, repairs or restorations of any motor vehicle, boat, trailer, aircraft, or other vehicle upon any portion of any Lot or upon the Common Area. All minor repairs shall be completed the same day.

Vehicles must be parked in driveways or designated parking spaces only. Parallel parking to curbs is not permitted.

All motorcycles with kickstands must have a block of wood under the kickstand in order to prevent asphalt damage.

Enforcement Procedure

Any person(s) violating the Declaration, By-Laws or any Rules and Regulations established for Perkiomen Crossing Homeowners Association will be subject to the following Fining Procedure:

1. The Executive Board will notify the unit Owner of the violation or violations in writing.

The unit owner will be given seven (7) calendar days to correct or abate the situation, unless otherwise noted, thirty (30) days for a home repair.

2. If the violation is not corrected the Executive Board will impose the following fines:

First Offense	\$50.00
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The unit Owner will be notified in writing that their account has been charged and the amount of the charge.

3. If the fine and/or violation is not paid/corrected within ten (10) days, the amount will be repeated every ten (10) days until settled.
4. A unit owner charged with a violation of the Declaration, By-Laws or Rules and Regulations of the Perkiomen Crossing Homeowners Association shall have the right to request a hearing by the Executive Board by submitting such a request in writing to the Executive Board within ten (10) days of the date of notice of violation.
5. The Association reserves the right to amend the above fines at any time without notice. Such amendments shall immediately become binding upon all unit owners and occupants.
6. Any home making an exterior change that requires Association approval without first obtaining Association approval will receive a \$100 fine. The home will then have ten (10) days to correct the exterior change or a \$50 fine will be imposed, and the \$50 fine will repeat itself every ten (10) days until such time as the change has been corrected. The length of time for the \$50 fines to begin will be decided on a case-by-case basis by the Board of Directors.
7. Parking in the incorrect parking space. If the owner of vehicle is known:
 - First Offense: Homeowner will receive a warning letter.
 - Second Offense: \$25 fine imposed.

Whether or not the owner is known, the Association reserves the right to tag and tow the vehicle at the owner's expense.

8. Illegally parked vehicles. All illegally parked vehicles will be tagged and towed immediately upon notification to the Association at the owner's expense. Vehicles that are not in parking spots or driveways are considered illegally parked.

PERKIOMEN CROSSING HOMEOWNERS ASSOCIATION

ARCHITECTURAL RULES

Without prior written approval of the Architectural Review Committee, unit owners are not permitted to make any alterations to any aspect of an exterior of an individual dwelling unit or lot, by changing the color, fascia materials, making structural changes, etc. No such alterations shall be made unless approved in accordance with the Architectural Review Committee Operational Guidelines attached.

DECKS/PATIOS

- Alteration requests must include a list of building materials, and a drawing indicating dimensions and location of the deck in relation to the unit.
- Decks and patios may not extend more than 15' out from the furthest point of any rear foundation wall.
- Shall be limited to the width of the unit, except end units, which may extend past the side wall no more than 4'.
- All decks must be constructed with either pressure-treated material or cedar or redwood lumber. Trex and Tamko composite materials are approved for use. All materials must be wood colored.
- Decks may be treated with a wood colored stain, or left in their natural color, but may not be painted.
- Railings shall be constructed no less than 36" in height and in conformity to the BOCA and Township Regulations.

EXTERIOR LIGHTING

Any exterior lighting must be shielded to prevent glare or annoying emission of light which unreasonably affects any other lot or dwelling unit.

FENCES & PRIVACY SCREENS

Any fence permitted must at least adhere to the following design standards:

- Constructed of wood
- Not more than six feet high
- For privacy and not to define property limits
- Fences may be treated with a wood colored stain, or left in their natural color, but may not be painted.
- Harmonious in construction and appearance with the unit and/or deck
- Located in the rear yard
- Shall not extend more than fifteen feet beyond the rear wall of the unit.
- Shall be limited to the width of the unit itself
- Owner shall be responsible for maintenance of the grass and landscaping within the fenced-in area.

HANDRAILS

After Architectural Review Committee approval, black wrought iron handrails may be installed along the right side of a service walk when outside looking at front door.

PRIVATE YARD PLANTING AND FLOWERS

No owner shall plant, dig or otherwise alter the landscape beyond 5 feet of the unit foundation or rear patio or deck without approval of the Architectural Review Committee.

All plant material must be well maintained by owners. Annual or perennial flowers may be added in planters or planting beds, as long as they are neatly arranged, do not grow outside the lot or hamper lawn maintenance.

ROOF SHINGLES

Owner must get approval of style and color from the Architectural Review Committee before replacing roof shingles.

STATUES, ETC.

No picnic or other furniture, ornaments, statues, sculptures, birdbaths, replicas of animals, decorative items or other furnishings shall be placed in front of the rear building line of any Unit.

STORAGE SHEDS/BUILDINGS

No outbuilding, tent, shack, shed or other building, structure or improvement of any kind shall be placed on any portion of the property either temporarily or permanently.

STORM DOORS

All storm doors must be white, or a color to match the doorframe or shutters.

Architectural Review Committee Operational Guidelines

The following guidelines are to establish the responsibilities of the Committee when reviewing applications and, to inform all Association members of the proper processes and expectations when submitting applications.

The Architectural Review Committee is responsible for approving exterior improvements and alterations to the lots and homes of Perkiomen Crossing. Submitted applications will be reviewed, then approved/denied upon meeting the guidelines of the latest Rules and Regulations set forth by the Perkiomen Crossing Homeowners Association Board of Directors. Each homeowner is responsible for ensuring that they have the most recent version of the Association Rules and Regulations.

It is imperative that each homeowner receive approval from the Architectural Review Committee prior to commencing work. Failure to receive prior approval, from the Architectural Review Committee, may result in a fine payable to the Association.

It is the Architectural Review Committee's duty to review and respond to all applications submitted to the Association Office within 45 days of submission. Applications must be submitted to the Association Office. Applications will not be accepted by any member of the Architectural Review Committee. Replies of approval/denial by the Review Committee will be given to the Association Office. The Association Office will provide written approval/denial of the request to the owner.

It is the owner's responsibility to inform the Committee, in writing, when the work has been completed. Within 30 days, the Committee may inspect the work for compliance to the approved plans. If the work does not comply, the owner will be notified and advised what course of action will take place.

Any application that has been denied by the Architectural Review Committee may be appealed. Appeals may be submitted up to one month after denial of the requested plans. Appeals must be in writing to the Board of Directors of the Homeowners Association. The denied application will be reviewed by a panel consisting of 3 or more Board members and at least 2 Architectural Review Committee members. The decision of the appeal panel will be final.

Approvals/denials given by the Architectural Review Committee are valid for 18 months. If the work is not completed during that time frame, a new request must be submitted.

It is the owner's responsibility to obtain a township building permit if required. Upper Frederick Township may grant a building permit regardless of the Rules and Regulations of the Association. A township building permit does not constitute automatic approval by the Architectural Review Committee.

The Architectural Review Committee will do a community walk-thru twice a year. The walk-thru will review all properties within the community for compliance to the Architectural Rules and verification of appropriate approvals.

TOYS, PLAYGROUND EQUIPMENT, SPORTS EQUIPMENT, ETC.

- Playsets may be installed only in the rear yard behind the townhomes. Playsets shall be constructed of pressure-treated wood, cedar, redwood, or plastic. Metal equipment is not permitted. Playsets should be limited to swings, slide, and rings. The playset cannot include a walled-in enclosure or playhouse. Only one playset per home is permitted.
- Basketball goals are prohibited.
- Trampolines of any type are prohibited.
- All equipment must be entirely on the private lot, and at least four feet from all property lines.
- Owner must maintain the equipment in good appearance and working order at all times.
- Owner is responsible for grass trimming around all permanent equipment.
- Portable equipment must be removed from lawn areas on grass cutting day.
Neither the association nor the landscaper is responsible for any damage to items left in the yard.

FRONT DOOR SPECIFICATIONS

Homeowners are permitted to replace their front doors in accordance with the specifications listed below:

All homeowners are still required to submit a picture of the door to the Association for their approval prior to making the change.

1. Three small square holes, at the top of the door with glass, are permitted.
2. A glass archway at the top of the door is permitted.
3. An oval glass center on the door is permitted.
4. The exact same style door with no glass is permitted.
5. Doors must have the same or similar paneling at the existing door.
6. All doors are required to be painted the same color as the original door or the original shutters.
7. All other doors will be decided on a case by case basis.

ARCHITECTURAL RULES, REGULATIONS & GUIDELINES

SOLAR ENERGY DEVICES

I. Introduction

Article 8 of the Perkiomen Crossing Declarations of Covenants, Easements, and Restrictions requires that each homeowner maintain the exterior appearance of their property in a manner that upholds the quality of our neighborhood. These declarations are to protect every homeowner's property value by ensuring a well kept and desirable place to live. These regulations include aesthetics involving equipment or devices added to an owner's home.

The goal of saving energy has resulted in increased interest in the installation and use of solar energy devices and equipment. The Association is responsible to ensure that such equipment is reasonably controlled as to the appearance and location of installation, to protect neighbors and the community from unsightly equipment and/or installation. Accordingly, the purpose of these rules about solar energy devices and equipment is to reasonably control use and location to protect home values and aesthetics in the community, without preventing their use.

II. Policy

These rules, regulations and guidelines apply to all solar energy devices including, without limitation, solar panels and their associated components, or other solar energy devices, which due to their installation and use location are, or may become visible from neighboring properties or common areas.

1. APPROVAL OF INSTALLATIONS

- a) Detailed plans for installation and placement of any solar panel/energy device must be submitted as an Architectural Request to the Association for review and written approval from the Association prior to such installation. (See section VI for submittal of installation plans.)
- b) An illustrated brochure or artist rendering of the proposed system, which indicates the materials to be used, and drawings showing the location and number of collectors, the attachment to the roof structure, and the location of the exterior components shall be submitted with the Architectural Request
- c) Permits may be required for the installation of such device and related equipment. The Association strongly suggest that the homeowner use an installer that is a licensed solar equipment contractor with the appropriate contractor's license. The homeowner is entirely and solely responsible for knowing what permits may be required, and obtaining any such permits before installation begins.

- d) Homeowners are urged to check with their contractor or insurance company prior to installation of device for how such installation may impact their roof warranty or other aspects of their home. Neither the board of directors nor the Association is liable to the homeowner from roof damage or for effects to roof warranties. The Association and its board of directors have no expertise or special knowledge regarding such systems and therefore the Association's approval for installation of such devices or system is not a representation that the system chosen by the homeowner is safe to use or is compatible with the homeowner's roof. The homeowner assumes all risks and bears all risks regarding installation and use of such a system.

2. TYPES

- a) Only commercial or professional solar systems are allowed.
- b) Only roof mounted solar panels are permitted.
- c) Only AC systems will be approved due to safety concerns.

3. LOCATION/PLACEMENT

- a) Roof mounted solar panels must be installed so that the panes are flush mounted and centered on the roof.
- b) Solar panels should be mounted directly to the roof deck. Solar units must not break the roof ridgeline.
- c) The solar panels, piping or any other exposed part of the installation must not be higher than the roof peak. The panels must meet building and fire codes.

4. CONSTRUCTION/FINISH

- a) All roof mounted equipment (excluding the face of the solar panels) must be black, dark brown, or bronze. This includes all related equipment.
- b) All exterior plumbing lines must be run along the corner edge of the home.

5. MAINTENANCE

- a) Homeowners will make sure that all surfaces of such devices and equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or not within the aesthetic standards of the community.

6. GENERAL REQUIREMENTS

- a) The system must be installed to rules, regulations, and ordinances.
- b) No system installation may threaten public health or safety.
- c) Each system must be maintained in good repair and working order. If damaged, the system must be repaired within 30 days after damage occurs.
- d) No system can be installed until plans have been submitted and approved.

III. Rule Enforceability

If any portion of this rule is determined to be legally unenforceable, it shall not negate the enforceability of the remaining portions of the rule.

IV. Submittal of installation plans

- 1) The application of the plans for installation (see section 1.) must be forwarded to the property management company.
- 2) The Board of Directors (BOD) will review the plans at the next scheduled BOD meeting. Then the BOD will provide written notice to the homeowner, one of the following results:
 - a. Approval of the plans that were submitted.
 - b. Rejection of the plans, or
 - c. Request for further information.

Dated and adopted by the Board of Directors this the 8th day of May 2018.

Note that this guideline may be updated periodically, and so it is the responsibility of the homeowner to make sure that the most current version is followed.

Parking Space Violation

To: Home Owners Association

From: _____

Address: _____

On _____, the following vehicle parked in my assigned parking

space. The person who was in the vehicle was visiting the following address:

_____.

I have included a picture of the vehicle with this request for violation of the

assigned parking spaces effective June 2010.

Please notify the home owner of this violation and request that they park only in

their assigned spaces.

Signed: _____

Please sign form and include picture of vehicle.

To: Homeowner s on Foxfield Circle

From: HOA Board of Directors

RE: Parking space assignments

After years of complaints and issues related to parking, the Board has decided to pilot a parking assignment program on Foxfield Circle.

You will have noticed that work was recently completed with striping of the parking spots and house numbers have been painted on two spots per unit. Each house received 2 spaces and the unmarked spaces are overflow and open to anyone to occupy them.

In order to keep the integrity of the numbered spaces, we felt that there should be some type of honor system put in place. We want every homeowner to be able to park as close to their house as possible.

In some cases, due to original construction, some homes do not have enough spaces in front of them or they can only get one space in front of their house. The board feels that you should have the right to keep your assigned parking space available to you at any time and not worry if someone else will park in your space.

In order to ensure this, we will test the following procedure:

If a car parks in a numbered spot without the homeowner permission (ie: a guest of another unit parks in your space), the homeowner should take a picture of the car/showing the license plate in your space plus identify what house the person is visiting/located. A form will be provided to each homeowner to mail to Continental Property Management and the home that is identified of violating the parking space rule, will be fined \$25.00 per occurrence. Only the homeowner can make a complaint of people parking in their spot. If you are renting the house, you must go through the owner to issue the complaint to continental property management.

This program will be tested until the board feels that it can be implemented throughout the development. We welcome and encourage any feedback concerning this program.

PORTABLE BASKETBALL GOAL RULES & REGULATIONS

Due to the results of a petition that was signed by a majority of the residents, the Perkiomen Crossing Board of Directors has agreed to amend their decision regarding portable basketball goals in the community with the following guidelines:

- As stated in the petition, the goals would be permitted to be placed on the grass on private lots. Basketball goals in the parking area are permitted in the following locations ONLY. No other locations are permitted.
 - Overflow parking area on Hunter Lane
 - Overflow parking area on Pin Oak
 - Overflow parking area on Foxfield Circle
 - The bottom end of Valley Stream Drive

(A map indicating these areas is enclosed for your reference.)

- Prior to installing a basketball goal at the above-approved locations, a registration form must be submitted to the Board. (Attachment A.)
- The basketball goals may be placed in the approved location(s) from April 1st to November 30th of each year. The owner must remove them from the common ground and store them out of sight on their private lot.
- Owners are responsible for the proper set up, per manufacturer instructions, and for all maintenance and repairs. The Association reserves the right to remove any basketball goal that is not kept in proper working order. Within 14 days after the installation of the basketball goal, a copy of the manufacturer's installation instructions must be sent to the Board.
- The name and address of the owner must be posted on the equipment. This is to allow the owner to be contacted should the equipment need repair or for any other reason that may become necessary.
- The goals are for the use of the general population, not just the owners.
- If vehicles are parked in the designated spaces, the goals cannot be used.

- People using the goals should be considerate of the residents of the surrounding area. Therefore, play is to be limited to late morning through early evening/dusk.
- Any dispute must be settled among the residents. The Association is not responsible for people's behavior.
- The Association assumes no responsibility for any damages or injuries due to the use of the basketball goals.
- The owner of the basketball goal must submit and adhere to the following insurance requirements:
 - A minimum of \$1,000,000.00 in liability.
 - Perkiomen Crossing Homeowners Association must be named as additional insured.
 - The insurance certificate must be received and approved prior to setting up the portable basketball goal.

Any deviation from these guidelines constitutes non-compliance and therefore removal of the equipment by the Association.

PORTABLE BASKETBALL GOAL

REGISTRATION FORM

Name: _____

Address: _____

Phone: _____

Requested Location -

Reminder: Within 14 days after installation of the basketball goal, a copy of the manufacturer's installation instructions must be sent to the Board. Please be sure to include your Insurance Certificate with this form.

BOARD USE ONLY

APPROVED

DECLINED

Reason: _____

Signature

Date

