

Allman Acres Rules and Regulations

1. Pools:

No above ground swimming pools can be installed on any lots. All in ground swimming pools shall be installed in accordance with the ordinances and regulations of Marshall Township and an alteration request must be submitted. Pools must be maintained, repaired, and kept in working order.

2. Exterior components of the home:

Such as mailboxes, shutters, doors, siding, wood trim, porches, driveways, decks, balconies should be maintained/repaired/painted if not in working order. They should be free of cracks, bumps, holes peeling paint, etc. Should be solid colors. Avoid colors that are not consistent with the neighborhood including fluorescent and neon. Sidewalks are to be maintained in the winter. All residents and business owners must clear their sidewalks within 12 hours after snow, sleet, or freezing rain has fallen. According to Marshall Township snow removal policy.

- A. **Holiday Décor:** Holiday décor is encouraged to create a festive ambience. To make sure the décor aligns with holiday occasions, décor should be put out no more than 30 days prior to a holiday and must be removed 30 days after a holiday. Overlapping holidays and extenuating circumstances (e.g., extreme weather preventing the removal of holiday lights) are exceptions to this rule. Failure to remove outdated or premature holiday displays will result in a courtesy written notice of noncompliance to the homeowner. If the decor is not removed within two weeks from the date notice is given, a \$25 fine will be charged to the homeowner's account. Additional fines of \$100 will be charged for every week in which the outdated décor is still present, after the initial fine.

3. Landscaping:

Grass should be kept cut or trimmed. Per Township ordinances, grass should be no longer than 9 inches in length, outside of periods where grass cutting is not possible due to weather or other factors. Homeowners are responsible for pruning and maintaining trees, plants, and other foliage on their property. Residents must ensure that they do not interfere with the road or sidewalks.

Privacy trees are to be kept well maintained and to a maximum height of 20 feet.

Homeowners are permitted to replace dead trees with the same type without Association approval.

Grading shall not be modified without Association and Township approval.

Homeowners are permitted to plant annuals and perennials in existing planting beds without Association approval.

Homeowners are required to get approval for installing flower or vegetable gardens.

4. Siding:

Should be power-washed or otherwise cleaned as needed to avoid buildup of mildew or coloration.

Solar Panels/Shingles

4.1 Solar Panels

Panels are permitted on the rear of the roof, and exterior structure (e.g. garage).

Panels on the sides of the roof & backyard will be treated on a case-by-case basis.

They are not permitted on the front of the roof.

4.2 Solar Shingles

Solar Shingles are permitted on the rear and sides of the roof, and exterior structure (e.g. garage).

Solar Shingles on the front of the roof will be treated on a case-by-case basis.

Alteration Request is required for approval prior to installation.

5. Pets:

All household pets must be kept leashed and under control when outside the dwelling in accordance with the laws of Allegheny County and Marshall Township

6. Trampoline:

Must be secure due to possibility of high winds and damaging to homeowners' properties. Any damage to other properties will be paid for by the owner of the trampoline. An alteration request is required for approval.

7. Sheds:

Please see Shed Policy for requirements.

8. Common Space Planting/Alterations:

No common space plantings or alteration will be permitted.

9. Alteration:

Requests are required to be submitted for all exterior modifications to your home and property. Modifications or improvements are required to have approval prior to beginning your project.

In the event an Owner does not obtain approval from the Board for any improvements and/or expansions in dimension or material change **before** the work commences, the owner will be subject to a fine of \$300.

Please be advised that Board approval is in addition to any necessary approval/permit required by the Township.

Please see the Allman Acres Governing Documents for additional rules and regulations

Allman Acres Homeowner Association
Rules and Regulations

Implementation:

The Allman Acres Homeowner Association Rules and Regulations are approved by the Allman Acres Association Board of Directors and take effect October 10, 2023.

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| <p>DocuSigned by: <i>Jennifer Padgett</i> C85FD5272CF54C0...</p> <hr/> <p>President</p> | <p><u>10/10/2023</u></p> <p>Date</p> |
| <p>DocuSigned by: <i>David Ellis</i> EEE0CFE621D2437...</p> <hr/> <p>Secretary</p> | <p><u>10/10/2023</u></p> <p>Date</p> |

*Revised May 2024