

## NORTHWOODLAND ROAD HOMEOWNERS ASSOCIATION

### RULES & REGULATIONS

#### EXTERNAL, APPEARANCES AND MODIFICATIONS

The exterior of each unit must be regularly maintained so that there is no paint cracking, or chipping apparent from the street. Since the original paint formula is no longer available you can take a paint chip to any paint store and they will match the original color of the paint. Any unit that is not in compliance with the paint match of the original paint shall be subject to a fine as levied by the HOA Board of Directors.

The original paint shall be continued.

The interior of your home may be decorated in any manner as long as the window treatments appear in a neutral color when viewed from the outside of the unit. No additions, deletions or alterations that affect the structure of the external appearance of a townhouse or condominium from that presently in effect may be made without the prior written consent of the Association's Board of Directors. That includes, but is not limited to, awnings, storm door, shutters, window mullions, bird feeders and like.

#### INSURANCE

Each unit owner or condo owner within the Association should obtain an appropriate home owner's or condominium insurance policy to cover personal liability and or damages to property that is not covered by the Association's policy, which covers only the common land and the road and street lights.

#### NO EXTERIOR SIGNAGE

Windows should be free from temporary or permanent attachments which are visible from the outside of the unit.

In order to preserve the uniform appearance of the unit exteriors nothing may be attached to the outside of any unit, including real estate signage.

### **DAMAGES BY SERVICE PROVIDERS**

Unit Owners are responsible for damages to the exterior of their units or to plantings and common property caused by their business visitors, including window washers and repair companies. We strongly recommend that you engage only insured service providers, that you maintain records of your contract and of each visit. Otherwise, you may have difficulty seeking reimbursement from service providers if damages are assessed to you by the HOA.

### **GARBAGE**

Garbage whether or not in a can needs to be tightly bagged and placed at the curb no earlier than 7:00 p.m. of the night before pick-up. Boxes need to be securely tied or taped to keep material contained. If a holiday falls on the day of you scheduled pick-up then the pick-up will be the next day.

**REMEMBER TRASH CAN ONLY BE PLACED OUT AT CURB SIDE THE NIGHT BEFORE PICK-UP.** If you have any questions pertaining to the City of Pittsburgh trash collection contact the city Environmental Services.

### **PLANTINGS**

Other than common property plantings by the HOA no plantings may be done on common property without consent of the HOA Board of Directors.

### **PARKING**

All vehicles must have current inspection and plate sticker. If not, the vehicle will be removed from common property.

Any abandoned vehicles will be removed from common property. Boats, recreational vehicles and any other motor vehicle (except for four wheel passengers vehicles) may not park or stored on any driveway,

Association road, street parking area, or common grounds. These vehicles may be stored in the garage.

All vehicles owned by a homeowner must be parked on the homeowner's property. For safety and to facilitate snow plowing no vehicles may be left on the common road when it can be reasonably anticipated that there will be snow or ice on the road.

### **FENCES**

All fences and walls need approval of the HOA Board of Directors.

### **SNOW REMOVAL**

The Association contracts for snow removal from the road only. The HOA is NOT responsible for any driveway, walkway, sidewalk, balcony, patios or decks. If you remove snow yourself, please use calcium chloride or other products that do not damage the paving/concrete.

### **ALARM SYSTEMS**

Many residents of our community have alarm systems. If you have an alarm system and it is not connected to a control center, the Board of Directors should be informed of this in case you are away and the alarm is set off accidentally. If the alarm goes off, your neighbors need to know who to contact in order to get into your house to shut off the alarm.

### **PETS**

Owners are responsible to clean up after their animals as a common courtesy to the other residents and all residents of the HOA have to abide by the City of Pittsburgh Pet Ordinances.

### **MOVING**

Any resident who is moving in or moving out of the HOA must inform the neighbors of the date and time when such move is going to take place so

the neighbor(s) will know who to see if the moving truck(s) are blocking the street.

### **WORKING HOURS**

If any resident engages a contractor to perform any type of work in their unit the working hours are Monday through Friday 8:00 a.m. to 4:30 p.m. If you live in a condominium please advise your neighbor so that they may be aware of any loud noises due to the work you are having done.

### **LIVING IN FLATS /CONDOMINIUMS**

All residents who live in a flat/condominium are responsible to split the costs of the common area such but not limited to cleaning, elevator maintenance and electric expenses.

Also, those of you who live in the flats/condominium please be aware of any noise or disturbance that you may cause that affects those living above or especially below you. Please respect the rights of those who have the right to peaceful enjoyment of living in the flats/townhouses.

### **ENTRY DOORS AND GARAGE DOORS**

Except for entering and exiting the front entry doors and garages all doors MUST BE CLOSED at all times.

### **WINDOWS AND FRAMES**

If you are to replace any of your windows they MUST match your current windows. Companies such as Pella Windows or any such window company can match the current windows. NO EXCEPTIONS TO THIS RULE.

### **PARKING**

There is no overnight parking on any of the HOA'S roads. There is a limited parking area off of the main road. If you have any overnight guests they must park off of the property.

The HOA Board of Directors may add, or delete any rule and regulations time to time as the board sees fit.

If any unit owner violates any of the above rules and regulations then that resident who is in violation of the HOA rules and regulations shall be subject of a fine levied by the board of at least \$50.00 per violation per day or as long as that resident is in violation of the HOA rules and regulations.

April 11, 2018