

OXFORD COURT CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

1. In order to provide for a congenial occupation of the Condominium and to provide for the protection of the value of the Townhouses, the use of the property shall be restricted to and be in accordance with the following provisions:
 - a. The units shall be used as single-family residences only.
 - b. The common elements shall be used for the furnishing of services and facilities for which they are reasonably intended, for the enjoyment of the unit owners, and subject to such regulation by rules and by-laws as may, in the opinion of the Association, achieve the maximum beneficial use thereof.
 - c. No unit owner shall permit or suffer anything to be done or kept in his/her unit which shall increase the rate of insurance on the condominium property.
 - d. No immoral, improper, offensive, or unlawful use shall be made of the condominium property or of any unit, or any part thereof.
2. The units of three-bedroom design may be regularly occupied by no more than seven (7) persons. The units of two-bedroom design may be regularly occupied by no more than five (5) persons. "Regular occupancy" means occupancy for a period of time in excess of fourteen (14) days on any one occasion.
3. The residential units are intended primarily for residential purposes. However, certain commercial and business uses permitted by law may be undertaken upon the approval of the Association provided they shall not infringe upon the rights of other owners.
4. The sidewalks, entrances and roadways must not be obstructed or encumbered, or used for any purpose other than ingress and egress to and from the premises.
5. No commercial sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted, or affixed by any unit owner on any part of the buildings or common grounds without the prior written consent of the Oxford Court Condominium Association.
6. All exterior alterations requests must be submitted on an alteration request form and submitted for board approval at a minimum of thirty (30) days prior to any work being performed. Exterior alterations can include, but are not limited to, garage door replacement, front door, back door and storm door alterations/replacement, windows and sliding glass door alterations/replacement, awning installation, satellite dish installation. Alterations must meet all specifications as outlined in the individual rules for installation or as deemed necessary by the Board.
7. Nothing shall be attached to the outside of the buildings unless approved by the Board of Directors. (Exceptions to this are flag poles, maximum 5' long and U.S. flags, 4'x5' maximum.)
8. No permanent or temporary structure may be built or placed outside of the unit without the approval of the Board of Directors.
9. There may be no storage of materials outside the units, on decks, or balconies. This will include but is not limited to items such as sheds, garbage cans, bicycles, animal shelters/cages, discarded

goods, etc. Also, nothing may be hung from the windows or balconies, or placed upon the deck railings. This includes, but is not limited to, portable air conditioning units, clothes, clothes lines, rugs, etc. Flower boxes may be placed on deck railing only if secured in place. No towels, bathing suits, or clothing shall be hung or draped on the balconies, decks, or patios of any unit.

10. Upholstered indoor furniture is not permitted on decks, patios and balconies.
11. Holiday decorations may be placed in or on the common area no more than thirty (30) days before the holiday and shall be removed from the common area no more than thirty (30) days after the holiday.
12. One (1) bird feeder is permitted per unit and only with the use of an approved bird seed as outlined in the rules for bird feeders.
13. No unit owner shall permit anything to fall from the windows, doors or balconies of the premises, nor shall a unit owner sweep or throw from the premises any dirt or other substance upon the grounds. The only exception to this rule shall be the careful removal of snow.
14. Garbage receptacles may be placed outside the unit no earlier than 5:00 p.m. (per Town of McCandless Regulations) the evening before garbage collection, and must be returned inside the unit within 24 hours.
15. Unless the Association gives advance written consent in each and every instance, occupants shall not bring onto the premises articles deemed hazardous to life, limb or property. This includes gasoline and kerosene storage.
16. No unit owner shall permit noise disturbances to interfere with the rights of other unit owners.
17. No vehicle belonging to an owner or to a member of his/her family or guest, sub-tenant, or employee of any owner shall be parked in a manner to impede or prevent ready access to another owner's parking space. The owners, their employees, servants, agents, visitors, licensees, and the owner's family will obey the parking regulations posted at the parking areas and ramps, and any other traffic regulations promulgated in the future for the safety, comfort, and conveniences of the owners. Only head-in parking will be permitted in the common parking areas, except in front of Units 40 through 43. Parking is permitted only in spaces designated as such. No double parking or parking along curbs is permitted.
18. An owner shall not use or permit his/her family, guests, tenants, or invitees to use driveways of other owners. The Association reserves the right to remove such vehicles at the expense of the respective owners thereof.
19. Each unit (owner, renter, leasee, tenant,) shall be restricted to have no more than three (3) motor vehicles parked within the parcel at any one time. Regardless of said rule, stated above, no unit owner shall have more than one (1) motor vehicle parked in the common parking lots provided. The six (6) units without garages will have use of a maximum of three (3) parking spaces in the common parking lots provided. Exceptions to the rule can only exist with the written consent of the

Association. To facilitate use of the common area, unit owners are expected to use garages and driveways.

20. None of the following may be parked in the exterior areas of the parcel:
 - a. Vehicles without a current inspection sticker
 - b. Vehicles with expired tags/license plates
 - c. Vehicles without a tag/license plate Any and all towed vehicles
 - d. Pick-up trucks with campers/attachments Mobile Homes
 - e. Any type trailer Boats
 - f. Commercial size vehicles/vans (over twelve (12) passenger)
 - g. Taxi Cabs
 - h. Recreational vehicles - (i.e. snow mobiles, dune buggies, etc.)
 - i. Permanently parked or stored vehicles – three (3) week limit
 - j. Trucks (maximum 3/4 ton) - no attachments

21. For the safety of all children, owners, tenants, and guests of Oxford Court, there shall be no game playing with equipment in the common areas and roadways. There shall be no riding of bicycles, wagons, skateboards, scooters, roller blades, roller skates, dirt bikes, etc. on the roadways within the complex.

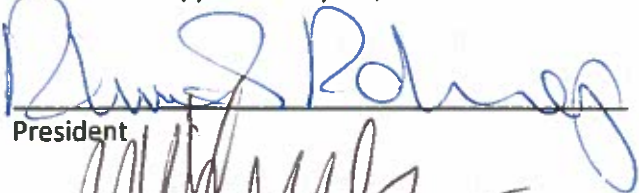
22. No exterior antenna, satellite dish may be erected/installed on the roof or exterior of the buildings without prior written consent of the Association. The installation of such items must meet the specifications as outlined in the Rules for Installation of Satellite Dishes.

23. Unit owners are permitted to house no more than two domestic pets, each weighing no more than 40 lbs. in adulthood. Pets living in the community prior to July 2019 are "grandfathered". Such "grandfathered" pets will not be held in violation of the requirement, but all new pets of current Owners or brought to the community with new Owners will have to comply with the weight restriction. Pets are required to be under their Owner's direct supervision at all times, which by nature prohibits use of dog ties, stakes, chains, or "runs". Said pet(s) must be under leash control and under the owner's direct supervision at all times anywhere outside the Owner's Unit/dwelling. Cats may not leave the Owner's Unit/dwelling unless on a leash under the Owner's control. The pet owner must immediately remove and properly dispose of any droppings left by said pet(s). Should any pet(s) be determined to be a nuisance, based on two or more findings, then the Unit Owner will receive disciplinary fines for each subsequent occurrence, which can be escalating in nature and deemed appropriate by the Board of Directors to cause the nuisance/violation to cease. Oxford Court Condo Association prohibits ownership of breeds commonly deemed "viscous breeds", which includes Pit Bulls, Rottweilers, and Dobermans. Additionally, any dog which meets the PA Dept. of Agriculture's definition of a "dangerous dog" will be required to be removed from the community (requirements include inflicting severe injury upon a human or severely injuring or killing another dog).

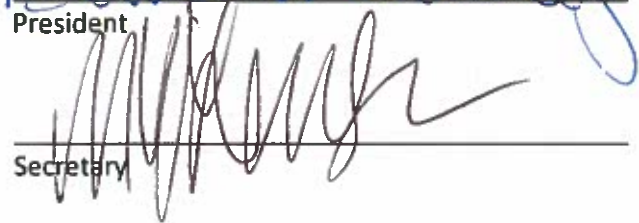
24. No unit owner shall do any work which would jeopardize the soundness or safety of the buildings or grounds or impair the rights of other unit owners in the use of the common areas.

- 25. Violation of any of these rules and regulations shall subject the unit owner to the enforcement and sanction provision contained in the Code of Regulations.
- 26. The regulations may be amended by majority vote of the Board of Directors of Oxford Court Condominium Association.
- 27. These rules and regulations are in effect upon all residents of Oxford Court. It is the responsibility of the unit owner to see that the leasee receives a copy of these rules and regulation before signing a lease.

Revised and Approved July 16 ,2019.



President



Secretary