

RULES AND REGULATIONS
OF
VILLAGE AT PINE, PHASE 3
A PLANNED COMMUNITY

**RULES AND REGULATIONS OF
THE VILLAGE AT PINE, PHASE 2**

Unless more specifically defined herein, the terms used in these Rules and Regulations shall have the same meanings as defined in the Declaration of Planned Community of the property known as the THE VILLAGE AT PINE, PHASE 3, a Planned Community, created under and subject to the Pennsylvania Uniform Planned Community Act. All present and future owners, mortgagees, lessees and occupants of the Units and of the Common Elements and their agents, employees, guests, and any other person or entity who or which may use the facilities of the Property are subject to and bound by these rules and all amendments thereof.

A. DEFINITIONS

1. "Association" is the Unit Owners' association of the Planned Community which shall be known as the "THE VILLAGE AT PINE PHASE III OWNERS ASSOCIATION".
2. "Building" or "Buildings" refers to any building located on the Property.
3. "By-Laws" means By-Laws of the Association.
4. "Common Elements" are all real or personal property located within Phase 3 and maintained by the Association for the common use and enjoyment of Members.
5. "Declaration" is the Declaration of Planned Community, as the same may be amended from time to time.
6. "Executive Board" is the Executive Board of the Association.
7. "Limited Common Elements" are any portions of the Common Elements which are described as such in the Act, and/or identified as such in the Declaration.
8. "Owner" shall mean and refer to any owner of a Lot in Phase 3.
9. "Unit" is a Unit as described in the Declaration.

B. GENERAL

1. These Rules and Regulations are adopted pursuant to the Declaration of Planned Community and the By-Laws and may be enforced in accordance with those documents.
2. The Executive Board reserves the right to amend these Rules and Regulations at any time from time to time.

3. The Units and Common Elements (including Limited Common Elements) shall be used only for the purposes set forth in the Declaration and By-Laws.
4. No resident shall make or permit any noise to be made that will disturb or annoy the occupants of any of the Units in the Planned Community nor do or permit anything to be done that will interfere with the rights, comfort, or convenience of other residents. This includes motorized vehicles, radios, fireworks, discharge of firearms, etc.
5. Owners are responsible for any property damage caused by the families, pets, and guests.
6. Owners will be responsible for all damage to any other Units or to the Common Elements resulting from such Owner's failure or negligence to make any necessary repairs to his Unit.
7. Each Owner is solely responsible for the proper care and maintenance of his Unit.
8. The Association shall in no event be liable for the loss, destruction, theft or damage of personal property placed on any Common or Limited Common Elements.
9. Bicycle riding is permitted on paved areas or on trails only. No skateboarding in any area of the Planned Community is permitted.

C. AESTHETICS

1. All personal property shall be stored within the Units.
2. No Owner shall repair or restore any vehicle while on Common Elements.
3. Statues, artificial plants and trees, and other decorative accessories, except planters, are not permitted. Planters may only be placed on stoops/porches and not in the Common Elements.
4. Driveways, sidewalks and stoops shall be kept free of trash, trash cans and debris.

D. SAFETY

1. No Unit Owner or occupier shall store any explosives, or large quantities of flammable material or hazardous products within his Unit.
2. Sidewalks shall not be obstructed.

E. USE RESTRICTIONS

1. The Units are to be used as single family units ONLY.
2. No business, industry, trade or occupation shall be conducted, maintained or permitted in any part of the Planned Community, unless approved by the Township of Pine and the Executive Board.
3. No animals of any kind may be raised, bred or kept in the Planned Community except as stated under Section GJ, "Pets."
4. No Owner or occupier shall permit anything to be done or kept in his Unit or in the Common Elements which will violate any law, statute, ordinance or regulation of any governmental body.

F. REGULATION OF TRAFFIC AND PARKING

1. Only licensed motorized vehicles are allowed in driveways and streets of the Planned Community. Parking of automobiles in streets shall only be permitted for visitors of Owners and only during the period of the visit.
2. No vehicle which is undrivable, due to damage or mechanical failure, or which is not bearing a valid registration plate or current inspection sticker, will be parked for more than seventy-two (72) hours in the driveways or parking areas. Such vehicles will be towed in accordance with the Schedule of Violations and Penalties set forth in these Rules and Regulations.

G. PETS

1. Pets may be maintained in a Unit so long as it or they are not a nuisance. Actions that will constitute a nuisance include, but are not limited to, abnormal or unreasonable crying, barking, scratching, offensive hygiene or odor, or an unreasonable number of pets. No pets may be maintained outside the Unit.
2. Pets must be leashed and accompanied by a responsible adult at all times. Leashes may not exceed six (6) feet in length. No pet may be tied, staked, attached to run or be allowed outside the Unit unattended in any other way.
3. All pets must be registered and inoculated as required by law.
4. Each Unit Owner shall indemnify and hold harmless the Association from any claims made as a result of the action of their (r their tenant's, guest's, etc.) pets.
5. Owners must comply with all ordinances of the Township of Pine governing pets.
6. Unit Owners must protect the property of others from damage by their pets and

will be liable for any damages caused by their pets.

7. Unit Owners must promptly clean up their pets droppings.
8. The Association may require the permanent removal of any pet violating these rules upon written notice to the Unit Owner.

THE VILLAGE AT PINE
SCHEDULE OF VIOLATIONS AND PENALTIES

<u>CATEGORY/VIOLATION</u>	<u>1ST NOTICE</u>	<u>2ND NOTICE</u>	<u>3RD NOTICE</u>
Pets (General)	Written request to pet owner for compliance and notice of consequences for subsequent violations.	A \$25.00 fine will be imposed or a second violation.	A \$35.00 fine will be imposed for each subsequent violation.
Pets (Damage to Lawn and Shrubs)	Written request to pet owner for damage repair within 30 days and notice of consequences for inaction.	A \$25.00 fine will imposed and owner will be billed for the costs of repair.	A \$35.00 fine and costs will be imposed.
Undrivable Vehicle	Vehicle ticketed and/or written request for compliance within 72 hours.	After 72 hours, Municipality Police will be notified to tow, vehicle owner will be billed.	
Violation of Rules & Regulations	Written warning, request for compliance and notice of consequences of repeated violations.	30-day suspension of privilege to use recreational facilities	6-month suspension of privilege to use recreational facilities.