

HUNTING RIDGE NO. 1, A CONDOMINIUM

RULES & REGULATIONS

(revised 2-20-2017)

RULES AND REGULATIONS OF HUNTING RIDGE CONDOMINIUM NO. 1

The terms herein shall have the same meaning as defined in the Public Offering Statement of the property known as HUNTING RIDGE NO. 1, a Condominium, created under and subject to the Pennsylvania Uniform Condominium Act. All present and future owners, mortgagees, lessees and occupants of the Units and of the Common Elements and their agents, and invitees and of any other person or entity (collectively "Persons") who or which may use the facilities of the Property are subject to and bound by these rules, and all amendments thereto. These rules supersede all prior rules, amendments and resolutions as permitted in the *Declaration and are clarification and adjunct to the Hunting Ridge Condominium No. 1 Declaration of Condominium and the Code of Regulations*.

If any section, paragraph, sentence or provision of these Rules and Regulations shall ever be deemed illegal or unenforceable, it shall have no effect as to the legality or the ability to enforce any other section, paragraph, sentence or provision contained herein.

A. GENERAL

1. The Units shall be used only for residential purposes.
2. The sidewalks, entrances and hallways are common elements and shall be used for access to and from the Units and shall not be obstructed. No loitering is permitted in any common area.
3. Nothing shall be hung or projected from any window or balcony that violates Hunting Ridge C.S.A. Rules and Regulations. No dirt, cigarette butts or other substances shall be thrown, swept or otherwise emitted from the windows or balconies of the Building.
4. Nothing shall be placed on or projected from the doors (other than interior doors entirely within a Unit), windows, windowsills, *balconies or exterior siding*, including without limitation awnings, aerials, signs, *satellite dishes*, air conditioners, ventilators, or fans. Non-illuminated seasonal decorations placed on an individual unit's front doors are exempt from this regulation.
5. None of the following shall be done, including without limitation: slamming doors, playing music, shouting, playing television, or causing vibrations or odors which unreasonably disturb or interfere with the rights, comfort or convenience of other occupants or the Building or adjacent buildings. Each unit owner is responsible for his tenants, visitors and guests compliance with these rules.
6. The Common Elements shall remain clear and empty of all objects except for doormats, which are permitted by fire code. Any other object found in the Common Elements that is not removed by its owner after a request to do so may be disposed of by the Council or its agents without liability, or a fine may be imposed on the unit owner as provided for in Section F.
7. All mechanical or electrical equipment of any kind shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.

8. Packages of any kind are to be delivered during normal business hours. The Association shall not be responsible for any loss or damage to packages left in the Common Elements.
9. Trash (secured in plastic bags) and recyclables shall be placed in the designated containers within the dumpster enclosure at such times and in such manner as the Executive Board shall direct. Trash shall not be thrown on the ground of the Property or around the dumpster or containers, or stored or left on balconies, patios, or in the common hallways at any time.
10. NO GRILLS (including but not limited to propane, charcoal, electric grills) are permitted to be used or stored on the balconies or patios of the Condominium building.
11. No person shall keep any explosives or flammable material or substance in his Unit or storage Locker. Examples of prohibited substances are gasoline, benzene, propane, acetylene, oxygen (except for medical use) and fireworks.
12. No feeding of wild or stray animals and/or birds is permitted on Condominium property. Bird feeders are prohibited.
13. Damage to any portion of the Property caused by owners, tenants, or their invitees, visitors or licensee of the Unit Owners shall be repaired at the expense of the Unit Owner.
14. Washers and dryers in the Condominium unit shall only be utilized between the hours of 7 AM and 11 PM daily.
15. Unit Owners are responsible for paying a monthly assessment to the Condominium, All fees must be postmarked by the **FIFTH** day of respective month or a **\$30.00** late charge will be due. *In addition, for each check/payment returned by any financial institution, a surcharge of \$40.00 will be assessed to the issuing owner plus any bank service charge imposed upon the Condominium.*
16. This is a security building. The front and rear doors must be kept locked at all times. Stones and other objects are not to be placed in doorjambs for any reason.
17. No smoking is permitted in the common areas, including the hallway or within 10' of the building exteriors.
18. The storage room is to be kept clean and neat. All articles brought into this room are to be placed in your individual locker. Be sure your condo unit # is placed on your locker space. Turn the light off and make sure the door is locked upon exiting. Bicycles are to be stored only inside storage lockers. Storage lockers are a common element.
19. Any Unit Owner who is delinquent with their monthly condominium fees shall not be entitled to vote at any Condominium No. 1 meeting as long as such fees remain delinquent.
20. No space heater of any type may be operated inside an individual unit.
21. By Nov. 1 of each year Unit Owners shall provide the Council evidence of a satisfactory furnace inspection completed by a licensed HVAC contractor for their unit's heating system.

B. PARKING

(Ridge Point Circle is a private road, which includes all parking spaces, owned, governed and maintained by the Hunting Ridge CSA. The following rules are in accordance with CSA regulations.)

1. The parking lot in front of the Building is for residents/guests of 321-323 Ridge Point Circle.
2. Each Unit is allocated one (1) parking space in front of the Building. Additional automobiles can be parked in adjacent lots on Ridge Point Circle and Lark Tree Circle.
3. No person shall abandon any automobile or other vehicle in any parking area or other part of the Common Elements or block access to any parking spaces. Parking regulations adopted by the Executive Board *and regulated by Hunting Ridge CSA will be strictly enforced.*
4. All persons shall observe and abide by all parking and traffic regulations as posted by the Association, CSA or by municipal authorities. Vehicles parking in violation may be towed away at the person's sole risk and expense.
5. The parking lot may not be used for storage of any commercial truck, tractor, mobile home, boat or any vehicle other than a passenger car, light duty truck or van in accordance with Hunting Ridge C.S.A. regulations. All vehicles left in the parking lot must be licensed and in operating condition. *Vehicles with an expired license or are not operational will be cited and/or towed at the vehicle owner's expense.*

C. INSURANCE

1. *As per the Hunting Ridge Condominium No. 1 Declaration of Condominium, each unit owner will obtain insurance coverage for their individual unit against loss or damage to the unit and personal property.*
2. *The primary insurer for any damages sustained within an individual unit is the unit owner's individually purchased condominium insurance.*
3. *The Condominium #1 master insurance shall only be used as the secondary insurer for damages within individual units.*
4. *The Condominium #1 master insurance is used as the primary coverage for common elements, common areas and/or building damages.*
5. *In the event that the Condominium Insurance is used for damages within an individual unit, the insurance deductible, as determined by the insurance provider, will be paid proportionally by any or all unit owners submitting claims for individual unit repair.*

D. PETS – HUNTING RIDGE CONDOMINIUM IS A NO PET BUILDING

E. LEASING

1. All leases must have a term of at least six (6) months.
2. The leasing of a Unit shall not release or discharge the Unit Owner from any duties and obligations as a Unit Owner.
3. ***Unit Owners must provide Tenants with the written Condominium Rules and Regulations. All leasing owners are responsible for their tenants' compliance with all terms and conditions of the Public Offering Statement and Rules and Regulations covering the Condominium.***
4. Unit Owners must notify the Council no later than thirty (30) days after any change in occupancy of their Unit, and provide the Council with the following:
 - a. The name, telephone number and current address of the Unit Owner.
 - b. A copy of lease, if non-owner occupied.

F. VIOLATION OF RULES AND REGULATIONS

1. These Rules and Regulations are adopted pursuant to the Public Offering Statement (***Hunting Ridge No.1 Declaration of Condominium and Condominium 1 Code of Regulations***) and may be enforced in accordance with those documents.
2. A Unit Owner or tenant in violation of these rules or regulation shall be notified, in writing, of the violation by the Council.
3. Any Unit Owner shall be permitted to cure violations within 7 days from the date of the violation notice and avoid imposition of fines.
4. Failure to comply with any of these rules or regulations shall result in a fine of ***\$100.00*** for each violation, compounded weekly. Fines will be imposed as of the date of violation.
5. The Council reserves the right to amend these Rules and Regulations at its discretion, as may be required, as per Article VII of the Code of Regulations.
6. A member of Council will walk through the Common Elements on a regular basis to assure compliance with these Rules and Regulations.

AMENDED and ADOPTED this *day of*

**HUNTING RIDGE NO. 1
CONDOMINIUM ASSOCIATION**

President

Secretary

