

RESOLUTION NO. 2009 - 06

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ARBORS HOMEOWNERS
ASSOCIATION REVISING, RESTATING OR ESTABLISHING REGULATIONS FOR
CERTAIN ACTIVITIES WITHIN THE ARBORS

WHEREAS, on April 19, 1983, the Developer of the Arbors, a planned unit development situate on Duncan Avenue in Hampton Township, adopted and subsequently recorded a “Declaration of Covenants, Conditions and Restrictions” (The “Covenants”) applicable to all lot property owners in the Arbors; and

WHEREAS, pursuant to the provisions of the Covenants certain rules and regulations have been promulgated including the 1983 Rules and Regulations and the 2001 Architectural Control Standards ; and

WHEREAS, the current Board of Directors desires to revise, restate or establish rules and regulations relating to certain activities and responsibilities in the Arbors.

NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED as follows:

1. Section A.2 of the 1983 Rules and Regulations is hereby amended and restated to read as follows:

Sidewalks, entrances and portions of Common Areas intended for use by homeowners should not be obstructed. During winter, residents are responsible for keeping their sidewalks and entryways de-iced and safe for visitors and delivery personnel.

2. Section A.4 of the 1983 Rules and Regulations is hereby amended and restated to read as follows:

Nothing shall be hung, projected or shaken, and no dirt or other substance shall be thrown, swept or otherwise emitted from the windows, or patios of any Unit. Nothing shall be placed on, in or projected from the doors (other than interior doors entirely within a Unit), windows or window sills, including without limitation awnings, clotheslines, aerials, signs, air conditioners, ventilators, or fans. Only dark brown or white shades, blinds, drapes, or linings thereof, shall be permitted which are visible from the exterior of a Unit.

3. Section B.2 of the 1983 Rules and Regulations is hereby amended and restated to read as follows:

No vehicles of any type may be parked on the streets of The Arbors other than short-term (generally not overnight) parking for guests of residents. Such parking shall be done so as not to impede the passage of other vehicles.

Residents must park only in their garages or driveways. Designated areas for visitor parking may be used by guests. Guest parking may not be used by residents of units.

4. As some of the patterns and colors originally specified for awnings and umbrellas are no longer available, the regulations for awnings and umbrellas are hereby amended and restated to read as follows:

Awnings and outdoor umbrellas shall be of a “Sunbrella” or equivalent weather resistant fabric. They should have scalloped edging, a retractable or frame construction and shall be in one of the following colors:

4620 Solid Beige
4796 Beige/White Bar Stripe
4621 True Brown
56024 Harwood Cocoa
4776 Chocolate Chip Stripe
4796 Tan Stripe

The braid trim should match the color of the awning or be one of the colors included in the white, beige or brown spectrum.

5. Decks must be in the back of homes and shall be built with rot-resistant wood or synthetic decking. Decks are to be covered with Sherwin-Williams Holloway Brown paint or stain or similar dark brown color.
6. All exterior doors in a given court shall be of a similar style. All exterior metal doors shall be painted Sherwin-Williams Holloway Brown. Front doors may be wooden, but must be painted or stained Holloway Brown or similar dark brown color.
7. Section A.14 of the 1983 Rules and Regulations and Sections 8(b) and 8(c) of the 2001 Architectural Control Standards are hereby amended and restated to read as follows:

Television Dishes and Antennae: No satellite dishes or television antennae shall be installed on Common Property. Satellite dishes shall be located in an inconspicuous location, usually at the back or side of a unit and shall be no higher than the foundation planting. Satellite dishes may be attached to the unit wall or installed in the ground adjacent to the unit. Consideration should be given to locating the dish where it will not disrupt the view of neighbors. Any mounting apparatus shall be painted Sherwin-Williams Holloway Brown.

In cases when access to the satellite signal prevents location of the dish in a preferred side or back location near the ground, the unit owner shall work with the Architectural Review Committee to identify an alternative location that minimizes the visual impact of the dish.

Exposed antennae of any kind are not permitted.

8. The regulations relating to landscaping adopted by the Board on 05/02/92 are hereby amended and restated to read as follows:

Foundation planting provided by builders or added by the homeowner is the perpetual responsibility of the homeowner for required care, maintenance and replacement. Homeowners may add to their foundation planting or otherwise alter it as long as it remains consistent with the general landscaping found within The Arbors.

The foundation planting area will include only such non-grassy areas as extends in a generally uninterrupted fashion from the foundation. It is anticipated that this area will ordinarily not exceed 6 feet from the foundation.

All other landscaping, with the exception of a) foundation planting already mentioned, b) planting areas historically maintained by homeowners including, but not limited to, planting areas between driveways and c) plantings in Common Areas planted by any current or previous homeowner with or without the approval of the Arbors Homeowners Association, is solely the responsibility of the Arbors Homeowners Association. This includes the caring for, additions to and/or removal of landscaping in any area of The Arbors other than the aforesaid. Landscaping includes trees, hedges, shrubs, grass, stones and any decorative items.

Exceptions to the above can be made only upon written request to and with the written approval of the Association's Board of Directors. Such requests will be reviewed by the appropriate committee of the Board. Homeowners should contact a member of the Board with questions or requests for review and approval.

IN WITNESS WHEREOF, WE, the Board of Directors of the Arbors Homeowners Association, have adopted the foregoing Resolution at the regular meeting of the Board of Directors convened this 2nd day of November, 2009.

ARBORS HOMEOWNERS ASSOCIATION

/s/ Kevin J. Fay
President

ATTEST

/s/ Mary Lou Zemaitis
Secretary