

RESOLUTION NO. 2017 - 01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ARBORS HOMEOWNERS
ASSOCIATION AMENDING THE REGULATIONS RELATING TO VEHICLES

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, Article X, Section 2, of the Arbors Declaration of Covenants, Conditions and Restrictions gives the Board the right to establish reasonable rules and regulations concerning the use of the Common Property and Common Areas, any facilities located thereon, and individual Lots and Units; and

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

WHEREAS, Section B of the 1983 Rules and Regulations sets forth certain regulations relating to parking in the Arbors; and

WHEREAS, Resolution 2012 - 02 adopted November 12, 2012 revised and restated Section B.1 of said 1983 Rules and Regulations; and

WHEREAS, Resolution 2016-01 adopted April 20, 2016 further revised and restated Section B.1 of said 1983 Rules and Regulations as well as Section 1 of Article X of the Arbors Declaration of Covenants, Conditions and Restrictions; and

WHEREAS, Resolution 2016-02 adopted November 9, 2016 further revised and restated Section B.1 of said 1983 Rules and Regulations as well as Section 1 of Article X of the Arbors Declaration of Covenants, Conditions and Restrictions; and

WHEREAS, it is implicit in the existing rules and regulations relating to parking in the Arbors and/or the intent derived from said rules and regulations upon which the Board has made the reasonable determination that it is appropriate to supplement and/or revise such existing rules and regulations; and

WHEREAS, based on the foregoing, the Board of Directors of the Arbors Homeowners Associations desires to revise those regulations to further define and restrict commercial vehicles and to further define “normal maintenance.”

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

1. Section B.1 of the 1983 Rules and Regulations as amended by Resolution 2016-02 is revised and restated as follows:

No owner, tenant or guest of any Unit shall park or store any commercial vehicle including any van used for commercial use, any vehicle displaying commercial signage, truck (as defined by

the Pennsylvania Department of Highway Safety and Motor Vehicles and/or by common usage and practice, not including light pick-up trucks up to three-quarter (3/4) ton capacity and less than twenty (20) feet in length and used for non-commercial purposes, provided such pickup truck does not have any appurtenance of a possible commercial nature including, but not limited to, snow plow, salt spreader and “ladder rack”), trailer, boat or other watercraft, recreational vehicle (RV), motor/mobile home, house trailer, camper or similar vehicle nor any unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria) and any vehicle without current tags or registration, on any lot, driveway, parking area, street or common area within the Arbors where it would be visible between 7 PM and 7 AM Monday through Friday and all day Saturday, Sunday and holidays, except for emergency repairs as determined at the sole discretion of the Board. Failure to comply with these requirements or any other parking or vehicle regulations may subject the homeowner to a fine of \$25 per day that the violation occurs.

2. “Normal maintenance” and as set forth in Section 1 (n) of Article X of the Arbors Declaration of Covenants, Conditions and Restrictions shall relate to activities which take place outside the garage and shall be limited to washing and waxing private passenger cars and allowable pickups as defined above. For purposes of this resolution, private passenger car shall mean a car with four wheels of a private passenger, SUV or station wagon type designed to carry persons and their luggage. All other activities other than emergency repairs must be done in the garage including all cleaning and maintenance of tools and equipment.

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 8th day of November, 2017.

ARBORS HOMEOWNERS ASSOCIATION

President

ATTEST

Secretary