



TREESDALE

Quick Reference & FAQ to the Covenants, Conditions and Restrictions (CC&R) governing the Treesdale Community Association. Please use this reference as a guide. The full, legal documents are the binding rules of Treesdale and can be found on our website at Treesdale.org. Multi-family units typically have additional restrictions that vary by sub-association.

What are my maintenance obligations as a homeowner?

The big three maintenance items for single family product homeowners are **lamp posts, mailboxes, and landscaping**.



New Post and Mailbox

Failure to maintain your mailbox or lamp post in an appropriate condition using only the *approved* paint and style is a violation subject to fine. Chipped wood, peeling paint, or leaning posts are all potential violations. The new composite mailbox post is available at the Community Center as well as mailboxes, Touch-up paint for earlier version wood mailboxes and stain for lamp posts are also available. For current pricing, visit treesdale.org.

The new lamp post kit is also available at the Community Center. Previously approved designs are acceptable, but need to be maintained in good condition. For current pricing, visit treesdale.org.



Violation of Maintenance Standards

Single-family homeowners are also responsible for maintaining their landscaping in a “neat and attractive manner”. This includes regular mowing of grass, pruning of shrubs, and mulching / weeding of planting beds. **Homeowners must keep sidewalks free and clear of overgrown trees or bushes.** If your trees or bushes overhang the sidewalk below a height of 7 feet, it is considered a violation subject to enforcement action.

Multi-family neighborhood residents should check with their respective sub-association for additional rules that govern mailboxes and posts.

Can I drive a personal golf cart within the Association properties?

Generally, no. Even where permitted on township streets, the Association **does not permit motorized vehicles** of any kind to be driven on any trails (including around the Commons area).

I am having work done on my home. Do I need approval of the board?

For projects that only impact the *interior* of your home, such as painting or simple remodeling of a bath or kitchen, you do not need approval. However, projects that impact or are visible from the *exterior* of the house generally require board approval. This includes installing outdoor playsets, solar panels, re-siding, landscaping improvements, such as retaining walls and fences, and changes to exterior decks. If you are repainting the exterior in the same color as previously used, no approval is required.

Single-family homes should submit a “Modification Request” form, available at treesdale.org, to modifications@treesdale.org. Multi-family units should contact their respect sub-association board.

What types of modifications are NOT permitted? What IS permitted?

Based on Article XII of our Declarations (“USE RESTRICTIONS”), above-ground pools, sheds and detached garages are not approvable.

Can I, or my guests, park a car in the street or driveway overnight?

Overnight parking in resident driveways is permitted. However, commercial vehicles, campers, RVs, boats and trailers are not permitted to be parked in a resident's driveway and must be stored inside a garage. Street parking is not regulated by the Association, but depends on the requirements in Adams and Pine Township, respectively.

Are there any restrictions on pets or animals I can keep?

Residents are not permitted to keep any wildlife or livestock animals (including domesticated fowl). Up to four "dogs, cats, or other usual and common household pets" are permitted per resident household. Dogs shall be kept on a leash whenever not on a resident's property. This includes the entirety of the Treesdale Commons and Community Center.

Can I install a satellite dish?

Generally, yes. The board may, however, request that satellite dishes be installed in the least visible or obstructive manner possible while still providing adequate signal reception to the homeowner.

Can residents display signs on their property or common areas?

Signs of a commercial nature, such as real estate signs and contractor temporary signs are subject to board approval. Generally, only real estate sale signs are approvable. Contractor signs are not permitted. Political signs are tolerated as an expression of free speech. We ask residents to limit their number and display them only for one month prior to an election. No political signs are permitted in common areas and neighborhood entrances.

Who is responsible for maintaining neighborhood playgrounds and common areas?

These areas, like the Community Center and Treesdale Commons, are maintained by the Association and our contractors.

Who is responsible for enforcing by-laws?

The board of directors and their appointees are responsible for enforcing the by-laws of the master association, and determining violations, which are then referred to our managing agent for enforcement notices. If you think there is a violation that needs to be addressed, you can address it to the board@treesdale.org, or contact your sub-association board for multi-family neighborhoods. Complaints will be kept confidential.

How are the board members elected and when do they meet?

The seven Board members are elected to two-year terms by representatives from each neighborhood. Four board members represent a specific product type (standard, custom, estate or multi-family), while three are elected at-large.

Neighborhood representatives are usually self-nominated and we are always looking for new reps. Contact the Communications@treesdale.org. Multi-family neighborhoods usually have their own process for appointing neighborhood reps. Board meetings with the neighborhood reps are held quarterly. The board may meet more frequently in work sessions to review projects and discuss specific plans.

TREESDALE COMMUNITY ASSOCIATION, INC.

REQUEST FOR APPROVAL TO MAKE EXTERIOR MODIFICATIONS

1. _____ (Approximate Date)
Name of Owner Requesting Approval To Begin Modification

2. _____ (Approximate Date)
Address of Unit where Alteration will occur Completion of Modification

3. _____
Neighborhood Name

4. Type of Modification: _____ Landscape _____ Building Exterior _____ Other
(If other, please explain): _____

5. Location of Modification in respect to nearest unit: _____ Front _____ Side _____ Rear
_____ Other (please explain): _____

6. **Scope of Modification/Request:**
Please explain in detail what you are requesting permission to do - include approximate dimensions if appropriate: _____

7. **Materials to be Used:**
Describe the type of materials (or shrubs) to be installed and/or removed and quantities of each material: _____

8. **Optional: Signature of nearest neighbors to the right and left of your home to signify they have been made aware of this modification: (Signatures may be required for certain modifications.)**
Note to Neighbors: Your signature indicates you have been notified of this proposed modification. If you object to this alteration, please contact the management office, your Neighborhood Representative, or a Modifications Committee Member at once!

9. **Additional Information:**
Please attach a drawing depicting the proposed modification. Include a site/plot plan, material sample, photographs, manufacturer's literature and color chips (if applicable) to help illustrate your modification.

Notes: _____

Home Phone Number

Work Phone Number

Unit Owner Signature

Date

TREESDALE MODIFICATIONS MANUAL

PREPARED FOR:
TREESDALE
COMMUNITY
ASSOCIATION

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INTRODUCTION

Your concern for the value of your residence, and the character and continuing beauty of Treedale, has resulted in the development and publication of this very important Modifications Manual ("Manual"). These Design Guidelines and procedures have been created to maintain and enhance the appearance of Treedale. They will be enforced by the Modifications Committee ("MC"), a standing committee of the Treedale Community Association, which is authorized under Article XI of the Declaration of Covenants, Conditions and Restrictions (the "CC&R's").

All homeowners benefit from the planning and design that have been an important part of the development of Treedale. The intent of these Design Guidelines and procedures is to assure our homeowners that the level of design and quality will be maintained. This, in turn, protects the property values and enhances the general environment of Treedale.

An essential element of monitoring and approving modifications is the recognition by all of our homeowners of the importance of maintaining the ambience of the community. It must be understood as a benefit, and not as a burden, to our community.

INTRODUCTION TO THE TREESDALE MODIFICATIONS COMMITTEE

1. PURPOSE

The Declaration of Covenants, Conditions and Restrictions and the Supplemental Declarations ("Covenants" or "CC&R'S") for Treesdale assure each homeowner that the quality design of Treesdale will be maintained in order to protect the property values and enhance the community's general environment. The Treesdale Community Association ("Association") is responsible for administering these Covenants, which contain provisions for the establishment of Design Guidelines and for providing administrative support to the Modifications Committee ("MC") who shall have jurisdiction over modifications, additions or alterations to existing structures.

The Modifications Committee ("MC") ensures that exterior alterations in Treesdale comply with these Design Guidelines as authorized in Article XI of the Covenants. All requests for exterior alterations must be submitted to, and approved by, the MC before they may be undertaken.

This Manual's overall objective is to serve as a guide to aid members of the Modifications Committee, staff, and our homeowners in maintaining and enhancing Treesdale's carefully designed environment. The Design Guidelines described in this Manual address improvements for which homeowners most commonly submit applications to the MC. They are not intended to be all inclusive or exclusive, but serve as a guide to what may be done. The specific objectives of this Modifications Manual are:

- a. To increase our homeowner's awareness and understanding of one of the functions of the Treesdale Community Association.
- b. To describe the procedures involved with the enforcement of Design Guidelines and procedures established by the Covenants.
- c. To illustrate design principles that will aid our homeowners in developing exterior improvements that are in harmony with their immediate neighborhood and Treesdale as a whole.
- d. To assist our homeowners in preparing an acceptable application to the MC.
- e. To provide uniform guidelines to be used by the MC in reviewing applications in light of the general planning objectives for our community.

2. COVENANTS

The basic authority for maintaining the quality of design in Treesdale is found in the Covenants which are a part of the deed to every property in Treesdale. Every Treesdale homeowner received a copy of the Covenants at the time of contract or closing on their home. All too frequently, this information is not read by homeowners. Since these Covenants "run with the land," they are binding, whether or not they have been read. They should be periodically reviewed and fully understood.

3. AUTHORITY

The authority for the MC is set forth in Article XI of the Covenants, for Treesdale. The Covenants encumber all of the residences within Treesdale.

The Covenants are like a contract between all our homeowners and the Treesdale Community Association, wherein, per Article XI, Section 2, the homeowners agree to refrain from making any modifications to the exterior of their residences without first receiving approval from the MC.

The MC is responsible to the Board of Directors ("Board") of the Association. The Board has the ultimate responsibility for all actions of the MC and will approve all recommendations by the MC as submitted, unless the Board feels that a submittal is in conflict with the overall plans for Treesdale.

The Modifications Manual, as amended from time to time, is adopted by the Board of Directors of our Association.

4. ROLE

One of the roles of the Association is to own and maintain common areas and exclusive common areas. It also protects and enhances all the private properties in the community as well.

The Association accomplishes these functions in a variety of ways, one of which is by insuring, through the MC, the continuity of harmonious design within the community. Surveys of planned communities show that providing this insurance is reflected in the preservation and enhancement of real estate values and is of prime importance to homeowners.

The MC performs its task of insuring aesthetic quality of the residences and the surrounding environment by establishing and monitoring the architectural review process.

The MC insures that proposed exterior alterations comply with the objective set forth in the Covenants. This involves regular and systematic review of all applications for exterior alterations submitted by homeowners.

NOTE: While the Developer still owns land in Treedale the Developer will be responsible for approvals of all new construction and any major additions to existing homes.

5. MEMBERS

The MC shall initially consist of five (5) members. Members are elected by the Neighborhood Committees from each of the product types within Treedale, as follows:

- a. Estate Homes (one acre lots)-an example is Old Orchard.
- b. Custom Homes (1/2 acre lots)-examples are West Grove and East Ridge.
- c. Semi-Custom Homes (1/2 acre lots)-Until a Neighborhood exists the Developer may appoint this member.
- d. Traditional Homes (1/3 acre lots)-an example is South Lake.
- e. Attached Homes (duplexes)-an example is The Links.

When there is more than one Neighborhood within a product type those Neighborhood Committees will hold a joint meeting of the Neighborhood Committees and elect one owner member to the Modifications Committee. If there is no Neighborhood for a product type, the Developer may appoint a member until a Neighborhood is established. The Board has the sole right to establish the number of members of the MC and to assign particular Neighborhoods to a membership classification.

6. MEETINGS

The MC shall meet monthly, or as needed, to review submitted applications. After each meeting the approved or disapproved applications will be submitted to the Board of Directors of Treesdale for their review and approval.

7. RESPONSIBILITIES

On behalf of the Association, the MC is empowered to perform the following services:

- a. To enforce the Design Guidelines and procedures.
- b. To review all modification applications for compliance with the Design Guidelines and procedures.
- c. To assure compatible architectural styles and harmonious relationships with neighboring properties.
- d. To monitor violations of Design Guidelines and procedures, and notify the Board of Directors of the Association for appropriate action.
- e. To contact homeowners whose plans and specifications have been disapproved and to provide reasonable assistance and recommendations for adjustments to bring applications into compliance with Design Guidelines and procedures.
- f. To maintain copies of applications, architectural documents and related records.
- g. To inform homeowners of the activities of the MC and changes in guidelines and procedures as they may occur.

8. LIMITATION OF RESPONSIBILITIES

The primary goal of the MC is to review the applications, plans, specifications, materials, and samples submitted, to determine if the proposed modifications conform to the Design Guidelines and procedures as set forth by the MC. The MC does not assume responsibility for the following:

- a. The structural adequacy, capacity or safety features of the proposed improvement or structure.
- b. Soil erosion, uncompactible or unstable soil conditions.
- c. Compliance with any and all building codes, safety requirements, governmental laws, regulations, or ordinances. **The applicant must seek and obtain required building permits in accordance with applicable Township and/or County ordinances.**
- d. Performance or quality of work of any contractor.

9. AMENDMENTS

This Modifications Manual may be amended. It is anticipated that changes may be made to accommodate new residences within Neighborhoods that have yet to be planned, in addition to amendments needed to accommodate architectural design changes. The amendment procedure requires a majority approval of the Board of Directors.

KEY ARCHITECTURAL GUIDELINES

1. EVALUATION

The MC evaluates all submissions based on the individual merits of the application.

Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site. What may be an acceptable design for an exterior modification in one instance, may not be for another site.

Exterior changes to houses are more noticeable and have more of an impact on adjoining properties, especially when they occur on the sloped terrain in Treesdale.

2. GENERAL CRITERIA

The following guidelines are general in nature and apply, with some modifications depending on product type, to all of the residences in Treesdale. Each application for modification will be reviewed based on the following:

a. **Relation to the Treesdale Open Space, Golf Course and adjacent properties**

The proposed alteration should relate favorably to the landscape, the existing structure, the neighboring elevations, and golf course (if applicable). The primary concerns are access, view, sunlight, ventilation and drainage.

Fencing or walls, removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off can have adverse affects on neighboring properties, open space and the golf course and, when appropriate, will be reviewed accordingly.

b. Conformance with Covenants

All applications are reviewed to confirm that the request is in conformance with all applicable Covenants, including the Neighborhood Supplemental Declarations as recorded in the records of Butler or Allegheny Counties.

c. Validity of Concept

The proposed application must be sound and appropriate to its surroundings.

d. Design Compatibility

The proposed improvement must be compatible with the architectural characteristics of the applicant's residence, adjoining residences and the Neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

e. Location and Impact on Neighbors

Fences or walls may obstruct views, breezes or access to neighboring property; decks or larger additions may cast unwanted shadows on an adjacent patio or infringe on a neighbor's privacy. Play equipment may cause a noise problem to the adjacent residence. Also, due to the slope and terrain, modifications may effect the neighbors below or above your lot.

When a proposed alteration has a possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with his/her neighbors prior to submitting application to the MC. It may be appropriate in some cases to provide a neighbor's comments along with the MC application.

The MC can require a neighbor's approval if it deems necessary.

f. Scale

The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings.

g. Color

Color should be used to soften or intensify the visual impact of a modification. Parts of the modification that are similar to the existing residence, such as roofs and trim, should be matched in color to the existing residence.

h. Materials

Continuity is established by use of the same or compatible materials as were used in the original residence. The options may be limited somewhat by the design and materials of the original residence. For instance, the same brick on the original residence should be reflected in an addition.

i. Workmanship

Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the existing residence. Poor construction, besides causing the homeowner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards. The MC assumes no responsibility for the safety or design of new construction by virtue of its approval.

j. Time to Complete Construction

Projects which remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated start and completion dates. The MC shall establish the maximum length of time to complete a modification at the time of application approval. The time period shall reflect the complexity of the modification. At no time shall a homeowner be allowed to start a modification and cease construction without completion of the modification. The only variance shall be in landscape installations which can be seasonal in nature.

k. Construction Damage

Any damage to streets and curbs, drainage inlets, sidewalks, street signs, mailboxes, walls or utility lines including telephone, cable television, electrical, water or other utility lines cut in error will be reported to the Association office, homeowner, utility or Township immediately. The homeowner will remain responsible for adverse physical affects which are caused by modifications (ie. erosion, ponding of water on adjacent property, etc.). The repairs will be made as soon as possible and the cost is the responsibility of the homeowner. If repairs are not made in a timely manner, the Association may proceed with the repairs and such costs will be billed to the homeowner.

HOW TO MAKE APPLICATION TO THE MODIFICATIONS COMMITTEE

Applications for exterior changes may be obtained from the Treesdale Community Association office. **ALL APPLICATIONS MUST BE SUBMITTED IN DUPLICATE (2 COPIES).**

Completed applications should be sent to the property manager, who will forward them to the MC for review at its next scheduled meeting.

An application form has been provided as an Exhibit at the end of this Manual. For some homeowners, the most difficult part of the application is adequately describing their request. If the request is not clear, the MC may defer its decision and request that the homeowner resubmit a clarified application. To avoid this situation it is recommended that you review your application with the property manager prior to submittal.

1. SITE PLAN

A site plan is a diagram of your property showing the location of your residence and the boundaries of the property. In all cases, show the location of your residence in relation to the adjacent residences. Proposed changes should be indicated, including dimensions and distances from adjacent property, residences and streets.

2. MATERIALS AND COLOR

Samples of the materials and colors to be used and an indication of the existing colors and materials should be provided. In most cases, a statement that a proposed modification is to be painted to match the existing residence trim or major residence color, is sufficient. Where materials and/or colors are compatible but different from

color, is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips must be submitted.

3. DRAWINGS AND PHOTOGRAPHS

A graphic description should be provided. Homeowners should not be intimidated because they are not draftsmen; a graphic description may be in the form of manufacturer's literature or photographs, as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the application. Relationships of major architectural features, such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, landscaping, etc., should be shown as they effect the applicant's residence. In any case, the sketch or photograph should be accompanied by a written description.

4. THIRD PARTY COMMENTS

Written comments from neighbors and other homeowners about proposed changes may be sent to the MC. These comments will be considered during the review process. The MC, however, still must make its decisions based on these Design Guidelines and procedures and guidelines set forth in the Covenants, and as described in this Manual.

5. PROCEDURES FOR APPLICATION

- a. An application to the MC is required for ANY change to the exterior appearance of your property.
- b. The application must be approved by the MC and the Board of Directors prior to commencement of any exterior change.

- c. Applications must be filed at the property manager's office during normal business hours. The address of the property manager's office is One Treesdale Commons, Gibsonia, PA 15044, and the telephone number is 412-625-3500.
- d. As applications are received, they will be checked for complete information. If an application is incomplete, you will be contacted by telephone for additional information. If telephone contact is not possible, the application will be returned with a request for the missing information.
- e. All complete applications will be reviewed by the MC which meets at least once every thirty (30) days to review modifications requests.
- f. If the application is approved, one copy of the application and applicable design documents are returned to you, stamped "approved". The original application will remain on file at the Treesdale Community Association office. You may now proceed with filing for building permits, if applicable.
- g. If the application is not approved, the MC chairman or property manager will contact you and render assistance to bring your application into conformance with the Design Guidelines and procedures contained within this Manual and required by the MC. The revised application will then be submitted to the MC. You may request to appear before the MC during the review of your revised application.

MODIFICATIONS COMMITTEE POLICIES

1. POLICY STATEMENT

Property in Treesdale is subject to certain restrictions as further defined in the Covenants and contained in this Manual.

The MC does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh contrasts in the landscape and architectural themes of Treesdale and to foster thoughtful design so harmony between neighboring residences may exist. The MC intends to be as fair and objective as possible in the design review process and to maintain a sensitivity to the individual aspects of design.

After review of all applications and either approval or disapproval by the MC, the applications will be subject to final review, approval and/or disapproval by the Board. Final approval by the Board must be received before commencing the modification.

2. AREAS OF RESPONSIBILITY

The MC shall be responsible for approval of modifications to the exterior of the residence or lot, which may include, but not be limited to:

- a. Roofs
- b. Fences, walls and similar structures
- c. Exterior building materials and colors

- d. Landscaping
- e. Exterior lighting
- f. Sidewalks and pathways
- g. Driveways
- h. Decks, patios, porches and screening
- i. Swimming pools, spas, hot tubs
- j. Recreation and play equipment
- k. Greenhouses

NOTE: Major alterations, such as an addition to the existing residence will be subject to the review of the New Construction Committee, rather than the Modifications Committee.

Permission or approval to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with original plans and specifications for the residence will be automatically granted by the MC. However, any and all requests for modifications must still be submitted to the MC prior to commencement of any alterations.

3. PROHIBITED MODIFICATIONS

In accordance with Article XII of the Covenants, the following items are prohibited:

- a. Signs, banners, flags or similar advertising
- b. Antennas, aerials, satellite dishes
- c. Clotheslines, garbage cans, tanks (unless totally screened from view by landscaping)
- d. Above-ground swimming pools, hot-tubs or spas (unless part of a conforming elevated deck)
- e. Irrigation wells
- f. Temporary buildings, tents, sheds or the like
- g. Septic tanks and drain fields
- h. Window or wall air conditioners
- i. Artificial vegetation
- j. Energy conservation equipment (unless integrated into the original residence design)

You are advised to review the entire set of Covenants, and the Supplemental Declarations for your Neighborhood before making any applications.

4. PLANS

Two (2) complete sets of plans and specifications shall be submitted to the MC. The MC shall have the right to request additional plans or information if, in its opinion, the information submitted is incomplete or insufficient.

5. TIME LIMITATIONS

After approval by the MC and the Board, all improvements shall be completed within a reasonable time from commencement of the improvement. The MC will establish a specific time for completion as a condition of its approval.

If approval or disapproval of any plan is not received within forty-five (45) days after written request is delivered to the MC by the homeowner or homeowner's agent, then no approval by the MC shall be required. In no instance may any modification be allowed to remain which violates any of the Covenants, Supplemental Declarations, or which violates any zoning or building ordinance or regulation.

6. APPEAL PROCEDURES

Should a request for a modification be denied by the MC, the homeowner may request a hearing before the Board of Directors to justify their position.

The Board will attempt to work with the homeowner to suggest alternative methods that will accomplish the homeowner's objectives and also meet with Board approval.

The Board will render its decision within ten (10) days after the appeal has been heard.

7. VARIANCES

All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.

8. CONSTRUCTION INSPECTIONS

Periodic inspections may be made by the MC while construction is in progress to determine compliance with the approved application and plans.

9. JOB SITE CONDITIONS

- a. All job sites will be kept in a neat and orderly condition. Construction materials shall be placed inside the residence or garage.
- b. Construction hours are 7:00 a.m. through 6:00 p.m., Monday through Saturday. No construction is permitted on Sunday. From time to time these hours may be changed by the MC.
- c. All construction operations must be performed in accordance with local government ordinances.
- d. No signs of any kind shall be permitted on the construction site.

10. SUBCONTRACTORS

- a. All personnel shall be appropriately dressed at all times.
- b. No animals of any kind are permitted on the premises.

- c. Loud radios are not allowed within Treesdale as it is considered distracting and discomforting to Owners and their visitors. Normal radio levels are acceptable. The mounting of speakers on vehicles or outside of structures under construction is prohibited.

- d. Rude or discourteous behavior shall cause the sub-contractor to be evicted from the community.

11. ENFORCEMENT

The Board of Directors of the Treesdale Community Association is empowered to enforce its policies, as set forth in the Covenants and this Manual, by any action, including an action in a court of law to insure compliance.

AVOIDING VIOLATIONS

1. The Treesdale Community Association, through the Modifications Committee (MC), has published this Manual and distributed it to all homeowners within Treesdale. These Design Guidelines and procedures are meant to assist our homeowners in making a decision regarding any exterior modifications to their residence and/or lot.
2. Treesdale's continuing appreciation depends on homeowners complying with the Design Guidelines and procedures outlined in this Manual. Most violations occur because homeowners are not aware of the Design Guidelines and procedures that are required before making improvements. The MC has standardized many of the more common items for which modification requests are received.
3. Your MC has streamlined the review process to make it as painless as possible. The standardization of many items, distribution of this Manual and the approval and appeal process are all meant to assist you in complying with these MC Design Guidelines.
4. Despite all our efforts, the day may come when an unapproved fence, play set or deck appears next to your residence. The large majority of these problems can be easily resolved. In approaching your neighbor, be calm and moderate. Discuss the situation with your neighbor and if it cannot be resolved, refer it to the property manager. If you do not wish to talk to your neighbor, report the violation to the property manager, and the property manager will take appropriate action. Your name will not be used in any correspondence or conversation with the offending party.
5. Avoiding architectural violations can be best accomplished by communications between homeowners and the MC. Should you have any questions or problems either with a modification you wish to make, or with a neighbor's modification, the property manager is always available to provide you with any assistance you may require.

VIOLATIONS

1. TYPES OF VIOLATIONS

Should there be any architectural violations, enforcement will take place in a timely manner. Acting in a timely manner will prevent problems and enable us to keep a well maintained community. The procedure for handling violations must be established; therefore, the following will constitute the three major categories of violations which may occur in Treesdale:

- a. A modification is made without an application being filed with the MC.
- b. An exterior change is made by a homeowner after disapproval by the MC.
- c. An application is approved by the MC but, the modification is not executed in accordance with the approved application.

2. REPORTING OF VIOLATIONS

A potential architectural violation may be identified by a member of the Modifications Committee, or by any homeowner in the Treesdale. If a homeowner wishes to report a potential violation, they may do so with complete anonymity. All reported violations must be in writing.

After a potential violation is reported, the Modifications Committee will check the reported violation and determine whether an application for changes to the property in question has been made.

3. VIOLATIONS BY PREVIOUS OWNERS

Homeowners, who purchase a residence which has been previously modified, are often surprised and disturbed when they receive notice that some item on their property is in violation of the Covenants because of an unapproved modification made by a previous homeowner. In fact, homeowners are responsible for any modification made by previous owners. Therefore, an application should be submitted and MC approval obtained. The MC will be sensitive to this particular situation and willing to work with homeowners to achieve a satisfactory and reasonable solution.

DESIGN GUIDELINES

The Design Guidelines which follow address a broad range of exterior alterations or modifications for which homeowners may make application to the Modifications Committee ("MC"). Since it is impossible to address every specific design condition, these Design Guidelines are presented as "performance criteria" which define the principle factors that should be considered when making an application. Design Guidelines and procedures define the limits of the size, quality of construction, materials and color based on intended use and relationship to adjoining properties and surrounding areas rather than a particular construction detail or specific design alternatives.

The individual merits of each application are always considered by the MC. The publication and use of these Design Guidelines and procedures should assist homeowners in gaining timely MC approval. The applicant who follows the procedures as described herein can expect either approval or explanation of non-approval within forty-five (45) days of their submittal.

Many applications will require Township or County review and/or permits. It is the homeowners responsibility to obtain all governmental approvals. Such approval does not preclude the need for MC approval and vice versa.

The following are the Design Guidelines currently in effect for Treesdale:

1. ACCESSORY STRUCTURES

No outdoor storage buildings, sheds or detached garages are permitted. Patio trellises, cabanas, pagodas, gazebos and other exterior structures must comply with color and material guidelines, must be integrally designed with the main residence and must be constructed as permitted by local building codes.

2. ADDRESS TREATMENTS

All standard mailbox structures include the address of your residence. Additional address identification, if requested, must be in harmony with the exterior materials of your residence and of a size that imparts subdued identity. The preferred location would be near the front entry or garage to your residence.

3. AWNINGS AND SHUTTERS

Awnings and shutters can be a design element to a residence. They must be of a color, material and design that is consistent with the overall architectural style of your home. Awnings or shutters must be color coordinated to match the trim of your residence. Awnings and their grid systems must be retractable or removeable. If the awnings are removed for an extended period, the framework must also be removed. Shutters must be mounted to be functional or give the appearance of being functional.

4. BUILDING/IMPROVEMENT LOCATIONS

All building and other improvements that may be undertaken to any lot within Treesdale can be categorized into specific zones on the lot. These zones have been established in order to maximize view corridors, create a custom appearance instead of the traditional setback approach to development, provide a sense of respect for neighboring residences and allow creative flexibility when contemplating any type of improvement.

Every lot is comprised of three (3) zones which are called open space or softscape area, hardscape area and building envelope area. The degree of improvement which can be made within each zone is limited.

a. Open Space or Softscape Area

This area of the lot is intended for existing vegetation and additional plantings for landscape improvements, front walks and driveways, and limited garden features or retaining walls.

b. Hardscape Area

Surface paving, outdoor amenities such as pools, garden features, decks, gazebos, play equipment, retaining walls, fencing and other similar improvements should be kept within this zone.

c. Building Envelope Area

This area defines the extreme outside dimensions that the perimeter footprint of the residential structure abuts. Hardscape amenities may also be placed within the area.

Following this section are three (3) illustrations which conceptualize the zones or areas. The illustrations depict the development zones, a corner lot condition and an interior lot condition which also includes golf course abutment conditions.

5. BUILDING MATERIALS AND COLORS

The use of exterior materials and colors shall be compatible with your residence and reflect the elements of the surrounding neighborhood. The use of exterior materials and colors which are not consistent with the architectural theme and design elements of your residence are prohibited. Exterior modifications which involve building materials and color choices will be carefully reviewed by the MC to make sure they conform to your resident design elements.

6. DECKS, PATIOS AND TERRACES

Decks, patios, porches and terraces are an extension of the space between the interior and exterior living space of your residence. These elements, when proposed, should be incorporated into the design of the main structure to articulate and break up large wall masses. The use of these elements can be used to embellish the four sided architecture concept, which is in keeping with the overall design philosophy of our community.

7. DOORS AND WINDOWS

Changes or additions of doors or windows must be compatible to the existing architectural design of your residence. Orientation to neighboring residences and the golf course must be given careful consideration. The use of gold colored or aluminum mill finish door or window frames is prohibited. Reflective glass or materials on windows are discouraged.

8. DRIVEWAYS AND WALKWAYS

Driveways, parking courts and turnarounds must be hard surfaced and provide for proper drainage. Minimum driveway width is twelve feet (12') and the maximum is sixteen feet (16') at the sidewalk. There must be a minimum of two (2) parking spaces available other than the garage. Surfacing is limited to concrete, brick, pavers or asphalt. Entry monuments at driveway entries are prohibited unless specific conditions exist.

Walkways within the hardscape area can be a variety of hard surfaced material such as brick, concrete, flagstone or a combination thereof.

9. EXTENSIONS\ADDITIONS TO MAIN RESIDENCE

Extensions or additions to your residence should not significantly alter the building envelope area of your lot. Any requests for this kind of major improvement will be

reviewed by the New Construction Committee which is under the control of the developer. You must have this committees approval in order to proceed with this major improvement. All requirements for materials, colors and architectural compatibility with your residence must be considered before submitting an application and you may be required to obtain letters of opinion from your immediate neighbors.

10. EXTERIOR LIGHTING

Lamp posts must be the standard Treesdale design for a particular neighborhood, and should be located in a position to provide light to the sidewalk area. Walkway, landscape or other exterior lighting must be compatible with the overall architectural style of your residence. All exterior lighting shall be shielded or directed in such a way as to prevent spillage onto adjacent property or the street.

11. FENCES

Fences for screening and privacy are permitted, if they meet the following requirements:

- a. The fence design must be in character with the overall Treesdale architectural image and be consistent with the architectural design, material and detail of your residence. Recommended fence styles are shown on an Exhibit Fences at the end of this Section.
- b. The fence height limitation is four feet (4') on level to gentle slopes and six feet (6') maximum on steep slope conditions as shown on the Exhibit Fence Height Standard at the end of this Section.
- c. A privacy fence should be located in the hardscape or building envelope area of the lot and behind the rear plane of your residence. See the Exhibit Fence And Wall Location at the end of this Section.

- d. A screen fence for trash area, utilities, etc. can be located in the side yard area in the hardscape or building envelope area but cannot extend beyond the front plane of your residence. See the Exhibit Fence and Wall Location at the end of this Section. It is recommended that evergreen landscape material be used to screen mechanical equipment rather than a fence.
- e. Fences should create spaces rather than define property lines and buffer planting is recommended, and may be required on the view side of the fence.

12. PATIO, BALCONY OR DECK COVERS

Canvas roll-up or retractable covers for patios, balconies or decks are permitted. The color of the canvas must match or be compatible with the color of your residence. No metal covers are allowed.

13. PLANTING\LANDSCAPING

When enhancing or making changes to your landscape, neighbor friendly planting is encouraged. In this regard planting materials should respect native Pennsylvania species and the quantity, character and design aspects be carefully considered when planning for the front, rear or side yard areas of your lot. To assist in planning the following is suggested:

- a. Front Yard - Planting in this area should be ornamental in design quality and consistent with the natural character of Treesdale. Foundation planting should complement the architecture of your residence and provide a visual focus to the entry with more precision placement of plant materials. Topiary and unnatural planting types are discouraged. Screening of utility boxes is required.
- b. Rear Yard - Planting in this area should be integrated with the outdoor amenities (pool, patio, terrace, etc.) so all blend aesthetically and functionally.

This area can reflect your personal tastes by providing for special gardens and other uses in the immediate outdoor living space which blend to a more naturalistic landscape arrangement.

Special conditions for lots that abut the golf course include; no planting of material over sixty inches (60") in mature height may be placed within fifty feet (50') of the golf course property line; and, it is encouraged that planting outside this fifty foot (50') area be arranged to minimize the impact on views from your neighboring lots.

- c. Side Yards - Planting should be neighbor friendly with the primary focus on screening for privacy. Natural planting layouts are encouraged and straight line screens are discouraged. Buffer planting to screen play equipment, vegetable gardens, garage areas is a required element of the total landscape design.

Existing trees may not be removed from your lot without the approval of the MC and, any tree removed without prior approval may be required to be replaced with trees of comparable size.

14. PLAY STRUCTURES\EQUIPMENT

Basketball hoops and backboards may be located at the side or in the rear of residence only. Play structures and/or equipment location must be behind the rear plane of your residence, or driveway, and be within fifteen feet (15') of the rear plane. The preferred height is a maximum of eight feet (8'). The preferred material is wood.

It is recommended and may be required that play structures and/or equipment or basketball hoops be screened from view by the use of landscape materials. Before installing play structures and/or equipment and landscape screening it may be required that you receive approval from your immediate neighbors. The major emphasis will be the submission of a neighbor friendly plan.

15. SCREEN ENCLOSURES

Screen enclosures can be installed but they must be an attached, architecturally integral part of your residential structure and be located in the rear building envelope or hardscape area of your lot.

16. RETAINING WALLS

Retaining walls for earth retention are encouraged to be of similar material as your residence or of natural materials. The maximum height is five feet (5') and, if a greater height is requested, use the step down approach. The Exhibit Retaining Walls at the end of this Section indicates the acceptable methods for the installation thereof. It is recommended that an Engineer be consulted for retaining wall design.

17. SIGNS

No signs are allowed to be erected in Treesdale except those signs installed by the developer or as may be approved by the Board of Directors. Small signs which indicate that your residence is being provided with a security type system are allowed.

18. SWIMMING POOLS, HOT TUBS AND SPAS

In ground pools, hot tubs and spas should be integrated carefully into your landscaping with the use of skirts, planters, decks and steps constructed with materials which compliment the architecture and surrounding hardscape area elements. Additional landscaping may be required. Above ground pools are prohibited.

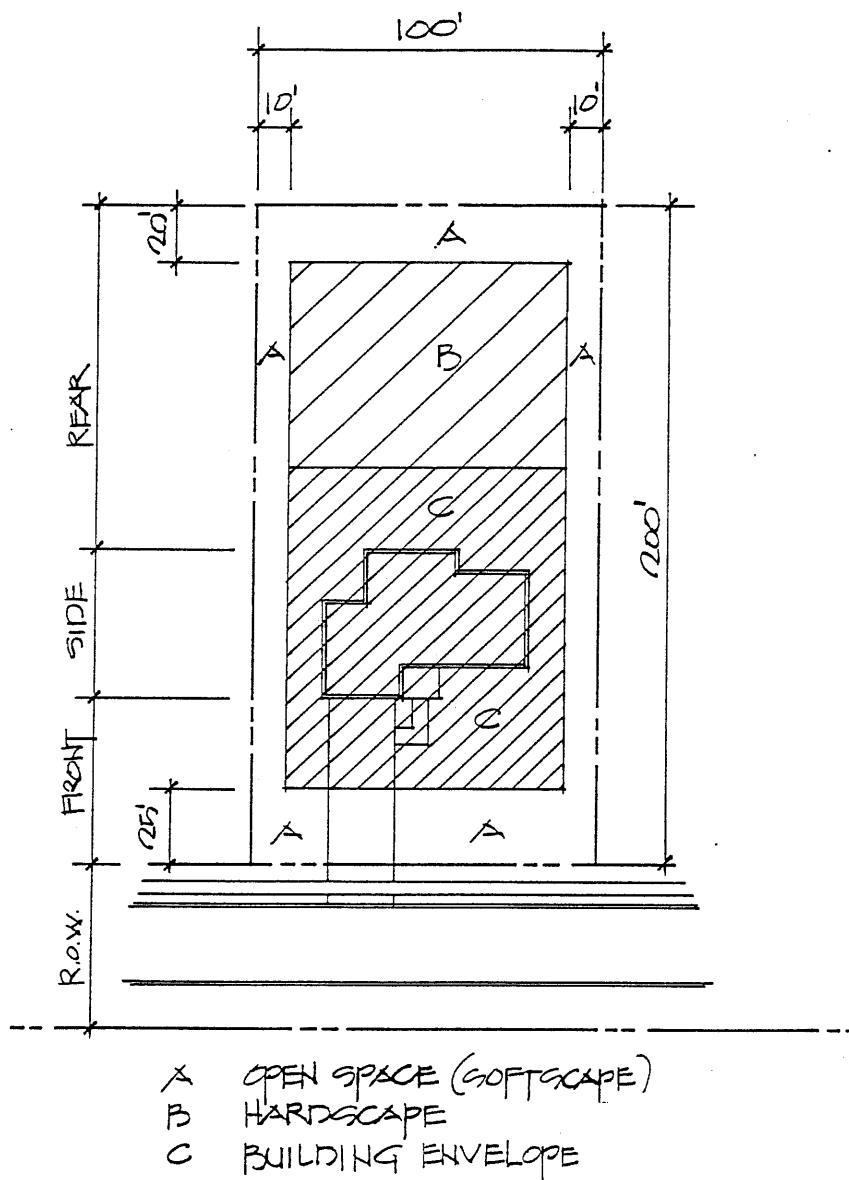


EXHIBIT
DEVELOPMENT ZONES

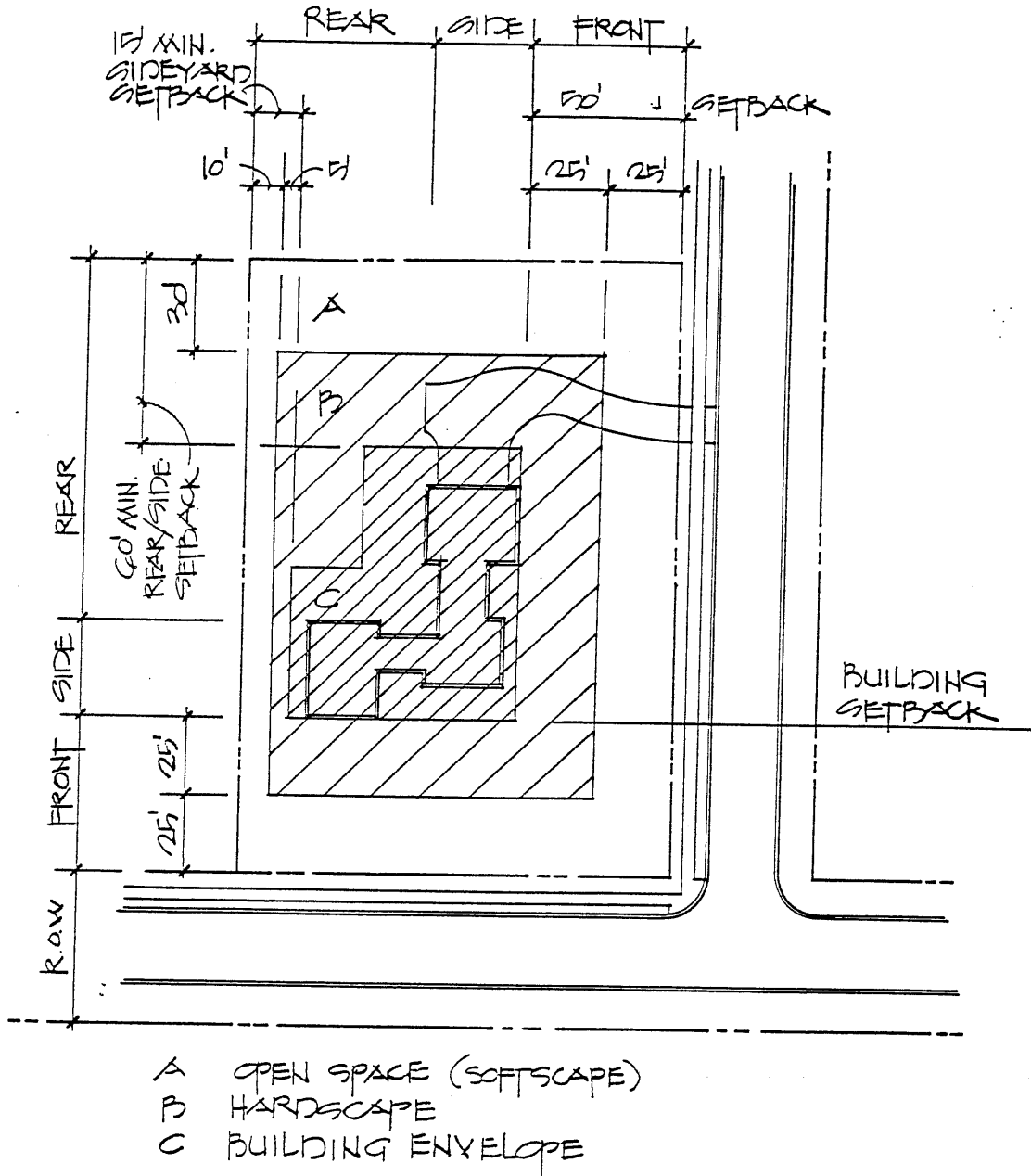


EXHIBIT
CORNER LOTS

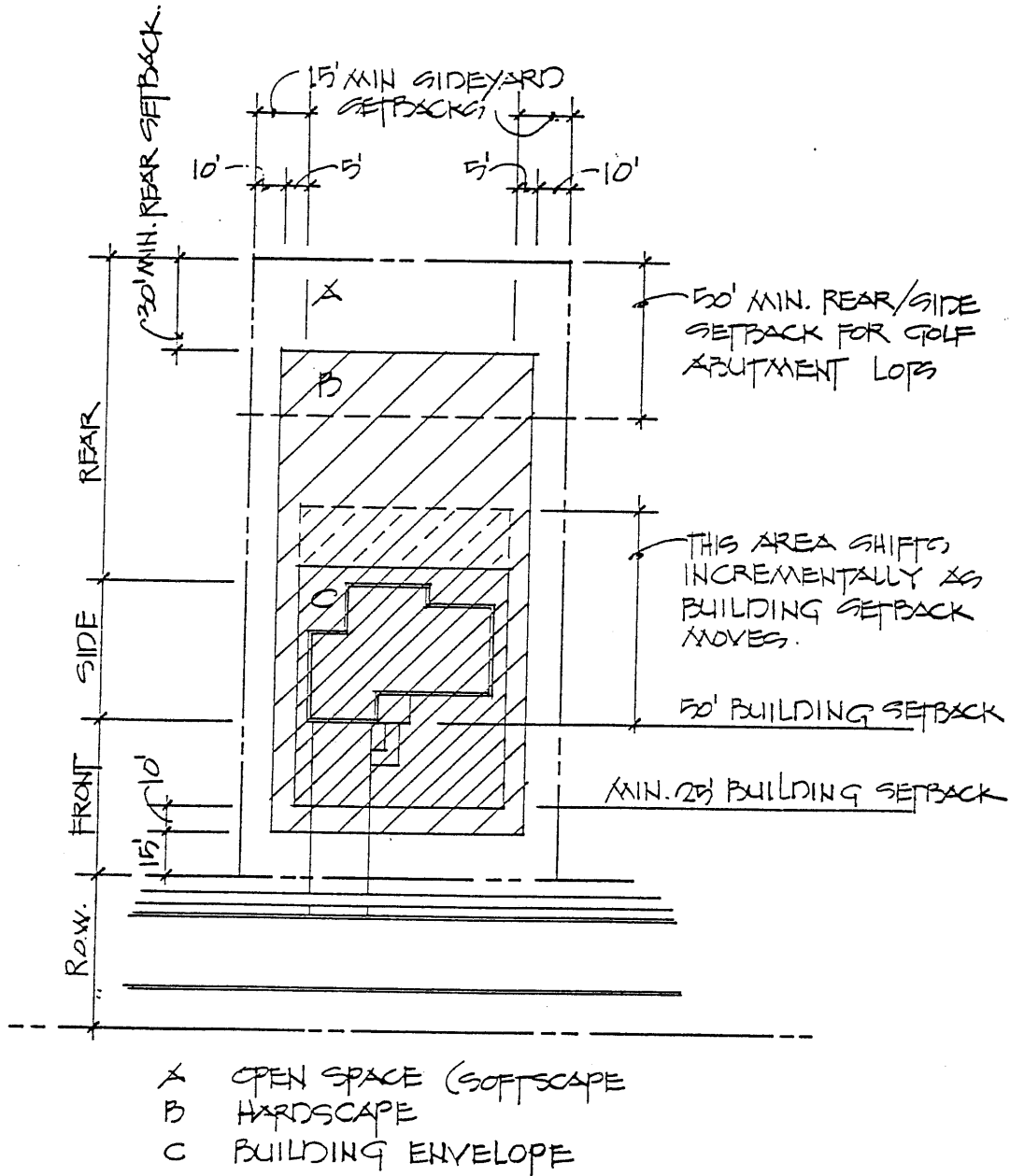
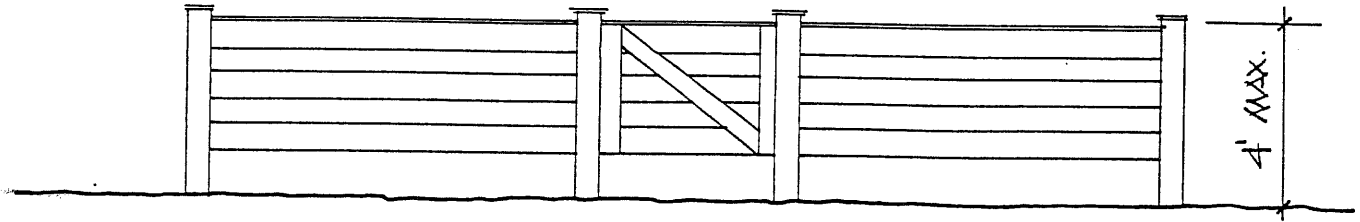
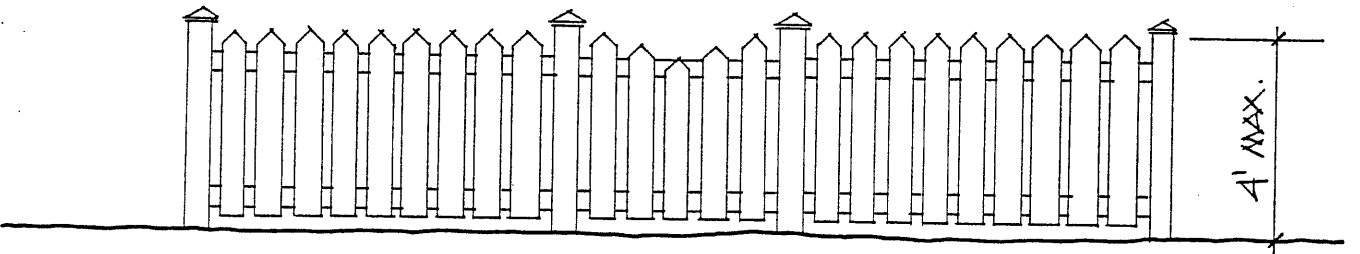


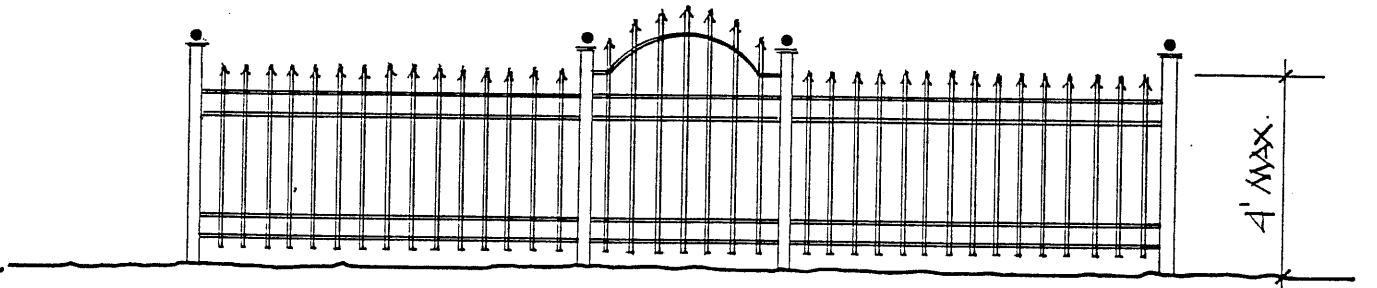
EXHIBIT
 INTERIOR & GOLF ABUTMENT LOTS



THREE RAIL FENCE



PICKET FENCE



ORNAMENTAL IRON FENCE

**EXHIBIT
FENCES**

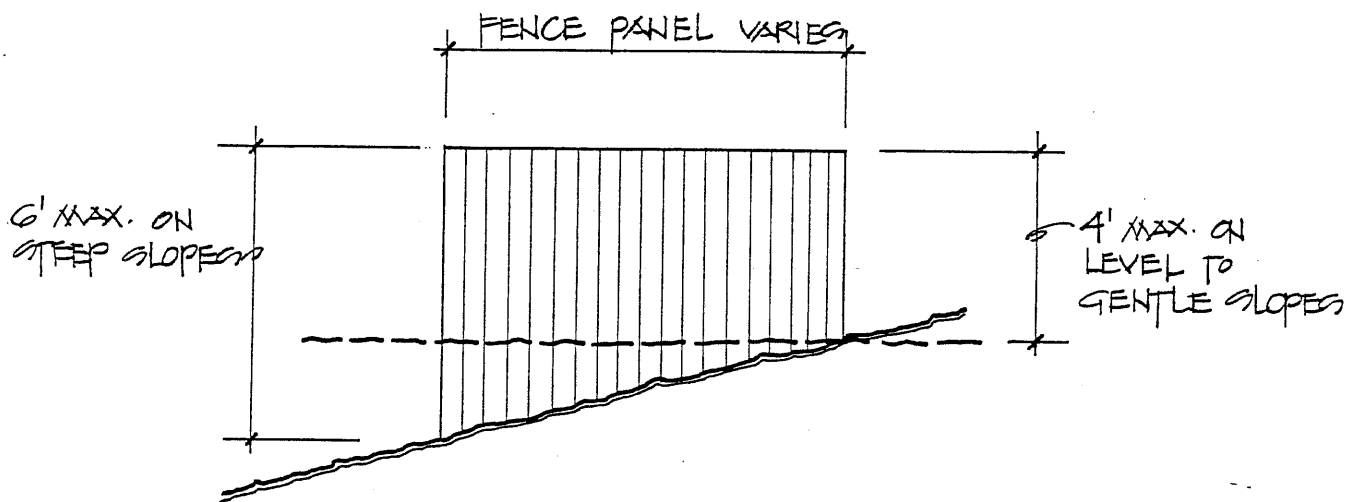
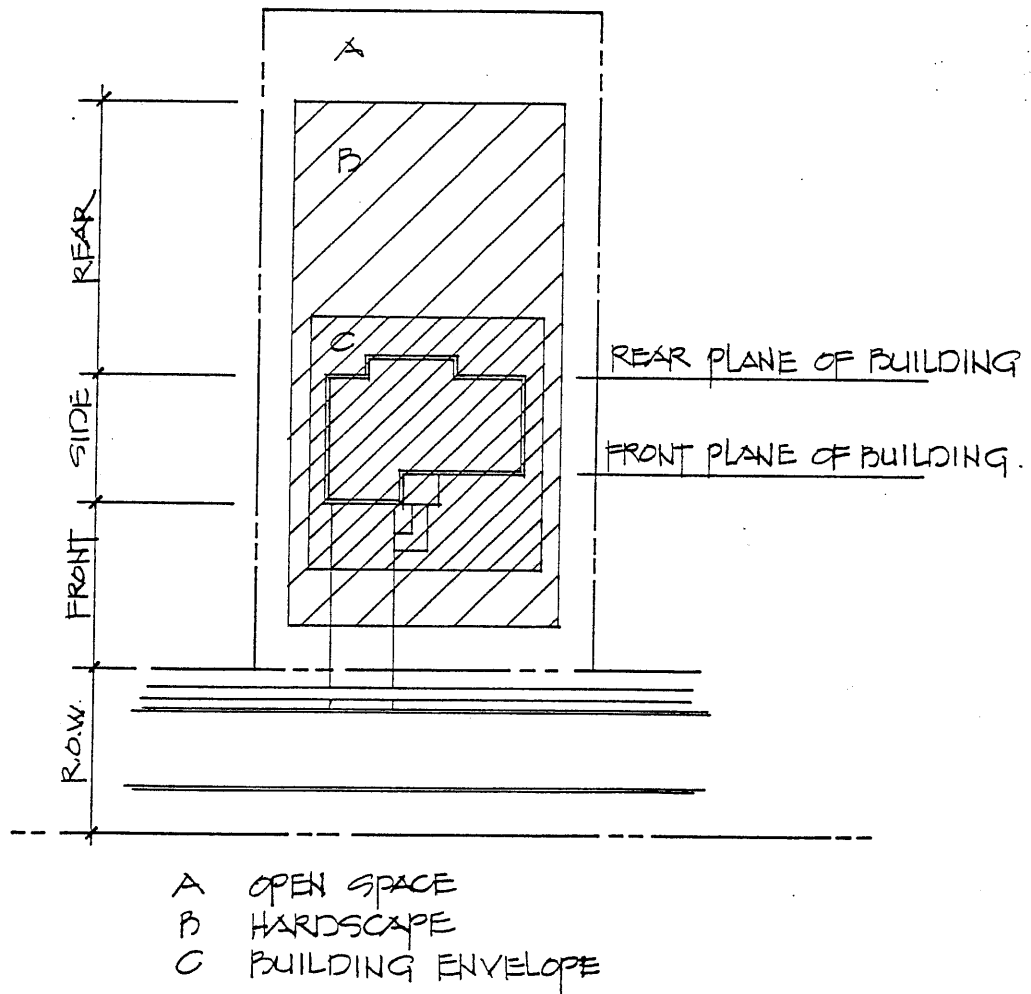


EXHIBIT
FENCE HEIGHT STANDARD



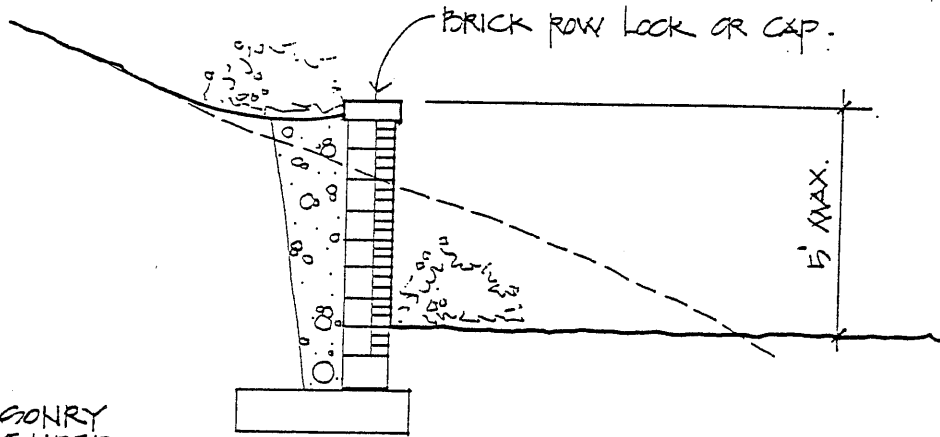
- A OPEN SPACE
- B HARDSCAPE
- C BUILDING ENVELOPE

EXHIBIT
FENCE AND WALL LOCATION

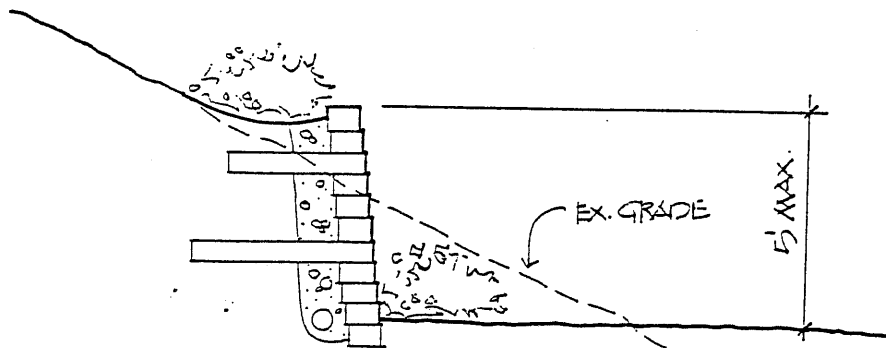
HIGH SIDE PROPERTY LINE → 4' MIN. 4' MIN. ← LOW SIDE PROPERTY LINE
• PROVIDE SWALE, DRAINAGE, PLANT BUFFER
• ALLOW ROOM FOR PLANTING BUFFER

DRY STONE

BASE OF WALL SHALL REST ON LEVEL GRADE FOR SLOPES BELOW WALLS.



REINFORCED MASONRY BRICK / STONE VENEER



TIMBER

**EXHIBIT
RETAINING WALLS**

TREESDALE COMMUNITY ASSOCIATION, INC.

REQUEST FOR APPROVAL TO MAKE EXTERIOR MODIFICATIONS

1. _____ (Approximate Date)
Name of Owner Requesting Approval To Begin Modification

2. _____ (Approximate Date)
Address of Unit where Alteration will occur Completion of Modification

3. _____
Neighborhood Name

4. Type of Modification: _____ Landscape _____ Building Exterior _____ Other
(If other, please explain): _____

5. Location of Modification in respect to nearest unit: _____ Front _____ Side _____ Rear
_____ Other (please explain): _____

6. Scope of Modification/Request:
Please explain in detail what you are requesting permission to do - include approximate dimensions if appropriate: _____

7. Materials to be Used:
Describe the type of materials (or shrubs) to be installed and/or removed and quantities of each material:

8. Optional: Signature of nearest neighbors to the right and left of your home to signify they have been made aware of this modification: (Signatures may be required for certain modifications.)
Note to Neighbors: Your signature indicates you have been notified of this proposed modification. If you object to this alteration, please contact the management office, your Neighborhood Representative, or a Modifications Committee Member at once!

9. Additional Information:
Please attach a drawing depicting the proposed modification. Include a site/plot plan, material sample, photographs, manufacturer's literature and color chips (if applicable) to help illustrate your modification.

Notes: _____

Home Phone Number

Work Phone Number

Unit Owner Signature

Date

**AMENDMENTS TO THE
TREESDALE MODIFICATIONS MANUAL**



TREESDALE

January 11, 2001

Treesdale Community Association, Inc.
Board of Directors
One Treesdale Commons
Gibsonia, Pa 15044

RE: Treesdale Modification Manual Revisions

Dear Directors:

After careful review of the suggested changes submitted to the New Construction Committee ("Committee") in F. David Sylvester & Associates, Inc. letter dated November 21, 2000 the Committee hereby recommends the Board of Directors ("Board") adopt the changes to the Modification Manual, subjected to the following conditions.

1. By deleting paragraph 3, page 25 in its entirety, and substituting in its place the following:

3. AWNINGS AND SHUTTERS

Awnings and shutters can be a design element to a residence. They must be a color, material and design that is consistent with the overall architectural style of your home. Awnings or shutters must be a color coordinated to match the trim of your residence. Awnings and their grid systems must be retractable or removable. If the awnings are removed for an extended period, the framework must also be removed. However, during the winter months, November 15th to April 15th, the awning framework may remain installed so long as the awning is reinstalled for the spring/summer season. Shutters must be mounted to be functional or give the appearance of being functional.

2. By deleting paragraph 14, page 30 in its entirety, and substituting in its place the following:

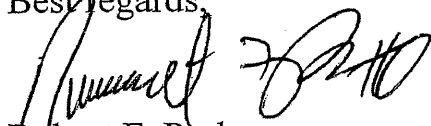
14. PLAY STRUCTURES\EQUIPMENT

Basketball hoops and backboards may be located at the side or in the rear of residence only. Play structures and/or equipment location must be behind the rear plane of your residence, or driveway, and be within fifteen (15') of the rear plane. The preferred height a maximum of twelve (12'). The preferred material is wood.

The remainder of Section 14 shall remain unchanged.

Except as provided for herein, the Modification Manual continues in full force and effect. The revisions are effective for both the Resident and Committee versions. If adopted by the Board, the Committee will make the appropriate changes to the manual and provide the Association with a revised hardcopy.

Best regards,



Robert F. Pasko

New Construction Committee



TREESDALE

November 1, 2001

Treesdale Community Association, Inc.
Attn. Randy Mackay, President
One Treesdale Commons
Gibsonia, Pa 15044

RE: Modification of Existing Structures

Dear Randy:

Please consider this memo as formal notification that the New Construction Committee ("NCC") wishes to extend to the Treesdale Community Association, Inc. ("Association") Modification Committee ("MC") the rights and ability to review, approve or deny existing resident modification applications that changes the roof line of any structure. As you know, this type of modification normally falls within the scope of the NCC. However, with the number of units in the Association and current stage of completion, the NCC feels that it would benefit the Association to be self regulated on such matters.

This assignment is strictly limited to the NCC's right to transfer this responsibility to the MC subject to the terms of the Declaration of Covenants, Conditions and Restrictions for Treesdale ("Declaration"). Except for the right to transfer certain responsibilities, the NCC retains all other rights and privileges as Declarant under the Declaration and nothing contained herein shall be deemed or construed to assign or set over to the MC any other right or privilege of the NCC.

If you have any questions or need any additional information, please do not hesitate to contact me at 724-625-8511.

Best regards,

Treesdale New Construction Committee

David J. Colten
Chairperson



TREESDALE

November 15, 2001

Treesdale Community Association, Inc.
Attn. Randy Mackay, President
One Treesdale Commons
Gibsonia, Pa 15044

RE: Modification Committee

Dear Randy:

As a follow up on my November 1, 2001 memo, the New Construction Committee ("NCC") after further discussion wishes to transfer additional rights and responsibilities to the Modification Committee ("MC"). In the opinion of the NCC, the MC is more than capable of reviewing any submission from an existing unit owner. This would include, but not limited to: initial landscaping plans, changes to the exterior roof line of the main building structure and any other items that would come to the attention of the MC.

This assignment is strictly limited to the NCC's right to transfer this responsibility to the MC subject to the terms of the Declaration of Covenants, Conditions and Restrictions for Treesdale ("Declaration"). Except for the right to transfer certain responsibilities, the NCC retains all other rights and privileges as Declarant under the Declaration and nothing contained herein shall be deemed or construed to assign or set over to the MC any other right or privilege of the NCC.

If you have any questions or need any additional information, please do not hesitate to contact me at 724-625-8511.

Best regards,

Treesdale New Construction Committee

David J. Colten
Chairperson

TREESDALE COMMUNITY ASSOCIATION, INC.
REAL ESTATE DISPLAY SIGN STANDARD

The real estate resale signs placed on property within Treesdale must be constructed and displayed within the following criteria:

- Material: Wood
Height: 47" - 60" above ground level
Dimensions: Outside dimensions - 27" x 27"
 Inside dimensions - 24" x 24"
Color: Sherwin Williams - Pavestone (#2134)

