

Rules and Regulations of Wyncrest Estates
Revised as of 12/1/23

All present and future owners, mortgagees and occupants of the lots and of the common elements and their 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. General Information

1. Custom Community Management (CCM)
 - a. Custom Community Management (CCM) is the property management company that we use to oversee all financial and physical operations that pertain to Wyncrest Estates. They collect all dues and fines and are responsible for all communication including forms for approval involving alterations and construction on each lot of Wyncrest Estates.
 - b. To submit a "Contact Us" (questions or to report an issue), an Alteration Request or a Resale Certificate please log on to www.cranberrypm.com . All submissions will be directed to the appropriate CCM staff member.
Community Manager: Melinda Trempus
Cell: 724-799-7730
Email: Melinda@cranberrypm.com
2. HOA Board and Representatives
 - a. The HOA Board for Wyncrest Estates consists of three members as voted and elected by the residents of Wyncrest Estates. The HOA Board functions as a liaison between CCM and the residents.
 - b. The annual meeting for Wyncrest Estates is to be held sometime between mid-September and mid-October of each year. The exact place and time is to be determined by the Board and notification to residents will be made via mail and/or email by CCM. For an effective meeting all residents are encouraged to attend. The election of Board members will be conducted at that time.
3. Amendments
 - a. Any amendments to these rules & regulations can be requested by any resident of Wyncrest Estates. The request is to be made via email to CCM. Notification of an amendment request will be sent to each household, with each household receiving one vote on the proposed amendment. The proposed amendment can be adopted to add, remove, or change an existing rule/regulation with a majority vote of participating households with 67% being considered a quorum.
4. Communications
 - a. A Facebook group page called "Wyncrest Neighborhood" has been created to facilitate communication within the community. It is a great way to share information, ask questions or request help.

B. Home

1. Owner Responsibilities
 - a. No lot shall be used for any purpose other than for a single-family residence.
 - b. Lot owners are responsible for any property damage caused by their families, pets, guests or decorative items.
 - c. No refuse pile or unsightly objects shall be allowed to be placed or remain on any lots. No lot shall be used in whole or part for the storage of rubbish of any character whatsoever, nor for the storage of anything that will cause the lot to appear unclean, untidy or obnoxious to the eye. No substance or material will be kept on any lot that will emit foul or obnoxious odors or that will cause any noise that disturbs the peace, quiet, comfort or serenity of the surrounding lots.
 - d. In general, any permanent alteration to a structure or property requires Board approval.

2. Decks
 - a. Decks are acceptable and must be located at the side or rear of the home.
 - b. Butler Township permit is required.
 - c. HOA Board approval is required.

3. Storage Sheds
 - a. Sheds for extra storage are acceptable and must be located in the rear or side yard.
 - b. Maximum size is to be 12 ft. X 10 ft. with a maximum center height of 12 ft.
 - c. Siding color and roof color to be compatible with the house.
 - d. Butler Township permit is required.
 - e. HOA Board approval is required.

4. Additional Outbuildings
 - a. Outbuildings (gazebos, pavilions, etc.) are to be placed in the rear or side yard.
 - b. Roof color of outbuildings to be compatible with the house.
 - c. Butler Township permit is required.
 - d. HOA Board approval is required.

5. Swimming Pools
 - a. Inground pools are permitted.
 - b. Butler Township permit is required.
 - c. HOA Board approval is required.
 - d. Above ground pools are not permitted.
 - e. Temporary inflatable or plastic kiddie pools with a side wall less than 24" are acceptable.

6. Water Features/Ponds
 - a. Location to be in the rear or side yard.
 - b. Due to safety concerns, the yard must be fenced in for HOA board approval.
 - c. Based on the size and scope of your project you may need Butler Township approval. Contact Butler Township at 724-283-3430 for any applicable permits and approvals.

7. Fences
 - a. Fences are acceptable.
 - b. Material to be vinyl, PVC, wood or decorative metal.
 - c. Chain link fence is not permitted.
 - d. Butler Township permit is required.
 - e. HOA Board approval is required.
 - f. A fence being used as a backyard garden enclosure is acceptable and can be constructed of a wood frame and/or garden mesh material. No approval is required.
 - g. An invisible fence for the purpose of a pet enclosure is acceptable. No approval is required.

8. Garbage Cans
 - a. Cans are to be stored in the garage, along the side or rear of the home or behind a fence or shrub line.
 - b. Garbage and recycling cans are to be placed at the curb no earlier than 24 hours before pickup.
 - c. Empty cans are to be put away no later than 24 hours after pickup.

9. Security Cameras

- a. Security cameras are acceptable and important to ensure the safety of one's home.
- b. Any cameras being used are to be focused on the homeowner's own property.
- c. As a matter of privacy, security cameras should not infringe on any neighbor's home or property.
- d. If you intend to install security cameras on your property, make sure that you comply with all Pennsylvania laws regarding privacy and private property. You can obtain additional information on these laws by researching online at www.cambasket.com (The Security Camera Laws in Pennsylvania).

10. Fires

- a. Recreational burning is not permitted on any lot except in an outdoor fireplace, fire pit or chiminea.
- b. Fireplaces, fire pits and chimineas are to be located in the rear or side yard.
- c. Non-recreational open fires for the purpose of disposing of leaves, branches and other yard waste are acceptable under the Butler Township MASON rule (March, April, September, October & November) only.

11. Playsets

- a. Playsets, swings, trampolines are acceptable and to be located in the rear or side yard.
- b. HOA Board approval is not required.

12. Satellite Dishes

- a. Exterior television antennas, satellite dishes or antenna towers are permissible and can be located as to the discretion of the installer for the best reception.

13. Signs

- a. Signs advertising the sale of a home or lot can be no larger than 5 square feet.
- b. Signs that are temporary in nature (birthday, new birth, etc.) are acceptable and must be removed after the event.
- c. Political signs are acceptable as long as they convey a positive message and do not contain any profanity. The maximum number of signs is 3 and cannot exceed the size of 5 square feet. These signs can be placed in the yard 2 months prior to an election and are to be removed no later than 48 hours after an election.
- d. Signs promoting a profession or home business are not permitted.

C. Vehicles

1. Cars, Boats, RV's & Trailers

- a. No vehicle is to be parked on the street overnight.
- b. Campers, recreational vehicles, boats & trailers may be parked in a driveway during the summer months of June, July & August. During the remaining nine months, these vehicles can be parked in a driveway for the purpose of cleaning, loading or unloading for no longer than a period of 72 hours. Exception: If there is a special circumstance that requires an extended period of driveway storage it can be obtained with HOA approval.
- c. Undrivable vehicles or any vehicle under repair should not be stored on the street or in a driveway.

2. Speed Limit

- a. The speed limit in Wyncrest Estates is 25 miles per hour. For the safety of all residents including children and pets, please observe the speed limit. Butler Township will periodically monitor the drivers in our community with a digital readout device. Signs are placed throughout the plan to promote safe driving.

D. Pets & Animals

1. No farm animals of any type except for household pets such as dogs and cats shall be kept on any lot.
 - a. All household pets must be leashed when outside of an enclosed area.
 - b. No pets shall be tied up outside the residence without supervision.
 - c. Dog houses are not permitted.
 - d. All pets must be registered as required by law.
 - e. Lot owners must promptly remove and properly dispose of their pet's droppings.
 - f. No cage, kennel or hutch shall be permitted in the yard.
 - g. An invisible fence for the purpose of a pet enclosure is acceptable. No approval is required.

E. Miscellaneous & Common Courtesies

1. Laundry
 - a. No hanging of clothing, towels or laundry on any balcony, fence, deck or porch if it is visible from any street.
2. Noise
 - a. No obnoxious or offensive actions shall be carried out on any lot, nor shall anything be done on any lot which becomes a nuisance to the neighbors, such as excessive noise or music or objectionable activity (Butler Township defines excessive noise as exceeding 90 decibels when measured 25 feet from the property line).
3. Fireworks
 - a. Fireworks are strictly prohibited within Wyncrest Estates. Because of the close proximity of the houses and for the safety of our residents we are following Pennsylvania State Law Article XXIV, Section 2404 – “A person may not intentionally ignite or discharge consumer fireworks within 150 feet of an occupied structure”. (See violations and fines).
 - b. An exception is the use of novelties such as sparklers, poppers, snakes, etc., which are acceptable anytime with parental supervision.

F. Violations & Fines

1. Violations
 - a. Any violation of the above rules and regulations may be subject to a monetary fine as deemed appropriate by the HOA Board and CCM. Any fine will include the additional cost of certified mail by CCM.
2. Schedule of Penalties
 - a. 1st notice: resident shall receive a warning letter detailing the violation from CCM.
 - b. 2nd notice: a \$50 fine will be imposed.
 - c. 3rd & subsequent notices: a \$100 fine will be imposed.
 - d. Unpaid fines may result in a lien against the homeowner's property.
3. Fireworks violations and fines
 - a. Fireworks violation will result in an immediate \$100 fine from CCM and a possible additional fine from the state of Pennsylvania.

G. Important Notes on the establishment of these Rules and Regulations

1. Why we are able to establish this document

- a. "The Board may establish reasonable rules and regulations concerning the Planned Community and the performance of its obligations herein. The Board may adopt other rules and regulations as are reasonable for the health, safety, welfare and enjoyment of the residents of the Planned Community. Copies of such rules and regulations and amendments thereto shall be furnished by the Association to all owners prior to the effective date thereof. Such rules and regulations shall be binding on all owners, their families, guest invitees and agents, unless cancelled or modified by vote of at least 67% of the Association and the consent of the declarant. The Board shall have the authority to impose reasonable monetary fines and other reasonable sanctions for violations of the Rules and Regulations. Fines shall be payable as provided in the Declaration, By-Laws or the Rules and Regulations."

(SOURCE: Declaration of Planned Community of Wyncrest Estates, Article XVI – Rules and Regulations – Section 15.1)

2. Recording of HOA documents

- a. Not all HOA documents are public in Pennsylvania
- b. An HOA must record a declaration in every county where the HOA property is located. Declarations contain descriptions of building structures and development items which are considered public records.
- c. Bylaws and other governing documents of the HOA are NOT public records in Pennsylvania. These documents are kept under the records of the HOA.
- d. An HOA can impose fines on a homeowner in Pennsylvania. HOAs must give homeowners an opportunity to be heard before imposing charges.

(SOURCE: iPropertyManagement.com, Pennsylvania HOA Laws by Corrin Swintosky 6/15/23, Founder & Owner of Lucid Legal Support, LLC)

NOTE: These Rules and Regulations are a separate standalone document and are not part of the original declaration. In Pennsylvania, HOAs are regulated by the Uniform Planned Community Act (UPCA) found in Title 68, Chapters 51-54 of the Pennsylvania General Assembly.