

BRIAR CREEK HOMEOWNERS

ASSOCIATION

RULES & REGULATIONS

1. GENERAL REQUIREMENTS:

- A. **TOWNSHIP REGULATIONS** - Any and all changes to individual properties must first meet the general requirements established by Cranberry Township, herein referred to as the Township, regulations. In cases involving disputes between the Township regulations and the Association regulations, the more stringent will prevail.

- B. **FUNCTION** - The function of these rules and regulations is to provide standards and guidelines for the residents to follow in first, protecting the architectural and aesthetic integrity of the community and secondly, maintaining this integrity throughout the life of the community, thereby preserving home and property values and the homeowners' investment. The Homeowners Association assumes no responsibility for the structural or engineering performance of any project.

- C. **OVERALL APPEARANCE**
 - 1. Each owner shall furnish and be responsible, at their own expense, for all of the maintenance, repairs and replacements within their own Lot/Unit and also for all exterior maintenance required in and about their Unit, including snow removal, care of yard and gardens and repair and painting of the Unit. If any maintenance which affects the health, safety, architectural integrity or security of other residents is not performed, the Committee may direct the owner to correct the condition, at the owner's expense.

D. ALTERATIONS

Materials and Color:

- a. Any changes in material and color on any residence must be submitted to Board for its prior approval. Like colors do not require review.
- b. This includes, but is not limited to, brickwork, decks, Siding, exterior trim, exterior covering, fences, etc.

2. Central Air Conditioning Compressors, Window Air Conditioners and Utility Meters:

- a. Compressors and/or utility meters may not be painted a color other than existing colors associated with the unit without prior approval of the Board and/or the appropriate utility.
- b. Window and through-the-wall air conditioning unit, whether such units are permanently installed or removable, are limited to the rear of the unit.

3. Maintenance:

- a. Maintenance of house, cutting of grass and maintenance of shrubs and removal of snow from walks, drives, and sidewalks, is the owner's responsibility.
- b. Each owner shall maintain his lot in a safe, clean, and sanitary manner and all buildings or structures erected thereon in good order and repair and in accordance with all covenants, conditions, reservations, and restrictions.
- c. Lot owners shall keep the lot free of unauthorized plantings, unsightly weeds, underbrush, or refuse piles or other vegetation or objects.

4. Clotheslines:

- a. Laundry poles and lines outside of the residence are prohibited except that one portable laundry dryer, not more than seven feet high, may be used in the rear of each residence on days other than Sundays, and such dryer shall be removed from the outside when not in actual use.

5. Pools:

- a. Above ground and in ground pools require approval from the Board.
- b. All pools must be enclosed by a fence of four (4) feet minimum height that comply with Section 7 above.

6. Firewood:

- a. Firewood and kindling shall not be stored at the front of the unit.

7. Signs:

- a. No sign of any kind shall be displayed to the public view on any lot except one (1) sign of not more than one square foot identifying the residence of a professional, one sign of not more than five (5) square feet advertising the lot or unit is for sale or rent or signs used to advertise the property during the sales period.
- b. Construction sign may be placed in the front lawn during construction. The sign must be removed one (1) week after the work is complete.

8. Sidewalks:

- a. Vegetation shall not encroach on the sidewalk. Any trees or other vegetation hanging over the sidewalk on or abutting any lot must be trimmed to a height of no less than eight feet (9').
- b. Each lot owner is responsible for the installation, maintenance (including without limitation snow and ice removal), repair and, if necessary, replacement.

9. Trash Cans:

- a. All trash cans must be removed from the street curb on the day of pickup in accordance with township regulations. The Briar Creek Board of Directors reserves the right to assess fines if this rule is violated.

10. Seasonal Decorations:

- a. Seasonal decorations shall be put out no earlier than 30 days before the holiday and removed no later than 30 days after the holiday.

11. Vehicles and vehicular storage:

- a. In general, all vehicles stored in the open on any lot or stored in public parking areas shall be whole, in sound condition and fully operable including current inspection sticker.
- b. No motor home, travel trailer, boat, boat trailer, horse trailer, oversized commercial vehicle or any similar item shall be parked in the open on any lot or common ground.
- c. No motor vehicle, except maintenance equipment, is permitted to be operated on the common ground property.
- d. No lot owner or resident shall leave any non-operating or non-registered vehicle on or about the common ground.
- e. No tents, trailers, vans, storage tanks, or temporary accessory buildings may be erected or permitted to remain on any Lot without the prior written consent of the Board.
- f. No boats, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles, light utility vehicles, passenger vans or small pick-up type trucks shall be placed, parked, or stored upon any lot.
- g. Motorized vehicles, including ATV, motorcycles, or other gasoline powered vehicles are prohibited from being operated within the common areas. Vehicles that have valid PA license plates must follow local and state laws for riding on the paved roads.
- h. Parking on the grass is strictly prohibited. The Board reserves the right to fine for these offenses.

12. Pets:

- a. Dog houses, pet houses, dog runs, or kennels of any kind are prohibited outside.
- b. No animal, livestock, or fowl of any kind shall be raised, bred, or kept on any Lot or in the Open Spaces, except household pets for the pleasure and use of the occupants, provided that permitted household pets are not kept, bred, or maintained for any commercial purposes.
- c. Any such permitted pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from any lot upon five (5) days' written notice from the Briar Creek HOA.
- d. All animal waste must be cleaned up immediately and disposed of properly.

13. Nuisance:

- a) No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any Lot in the area from the property line abutting any street and extending from said property line a distance of 50 feet from the rear of any structure constructed on the property.
- b) No refuse or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. No lot shall be used in whole or in part for the storage of rubbish of any kind.
- c) No noxious or offensive activity shall be carried upon any Lot nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood. This includes noise, music, or other loud emittance during the hours of 10pm – 7am.

14. Recreational Structures:

- a) No recreational structures, playground sets, swing sets, and the like shall be erected or placed in any area other than the rear yard of any lot and must be placed so as not to cross any rear or side setback building lines or Common Ground.

15. Other Additions:

- a. All other additions, alterations or other changes to the exterior of any lot shall be submitted for prior approval to the Board which shall review them in accordance with Section II herein.

E. Common Areas:

- 1. Private property installed or stored in common areas by any individual without express written consent of the Board of Directors is strictly prohibited. Alterations of grades on projects undertaken on private property which abuts common areas shall be such that drainage patterns on common areas are not altered.
- 2. Residents are responsible for repairing any damage to common areas caused by their movement of materials and equipment, through that common area.
- 3. Common areas must not be destroyed and residents who destroy common areas are responsible to the Association for the cost of restoring that common area to its original condition
- 4. Residents are responsible for repairing any damage caused by their pets.

II. CRITERIA TO BE USED BY THE BOARD IN CONSIDERING REVIEW REQUEST.

A. Materials on Units:

1. Only exterior materials existing on the unit, or those compatible with architectural design character of the community will be approved.
2. Materials on structures other than units:
Only exterior materials which are suitable and generally accepted for the intended purpose and which are compatible with the architectural design character of the community will be approved. Representative samples may be requested to be submitted for approval.

B. Colors:

Colors must be compatible with surrounding colors and generally compatible with the architectural design character of the community.

C. Size and Shape:

Additions and alterations to the units and other additions, alterations, items or objects shall be of size and shape consistent with their intended use, not outsized with relation to the unit with which they are associated, generally compatible in size and shape with similar items and compatible with the architectural design character of the community.

D. Location:

1. The location of any proposed improvement shall be such that it shall be in harmonious architectural balance with the associated unit and the surrounding community.
2. In no case shall any fence, screen or other object obstruct the sight lines of a vehicle driver.

E. Building and Work Permits:

1. Approval of any projects by the Board does not waive the necessity of obtaining the required Township or County building permits.
2. Obtaining of proper permits does not waive the need for Board approval.
3. The Board will not knowingly approve a request which is in violation of applicable building codes, zoning ordinances or other regulations.

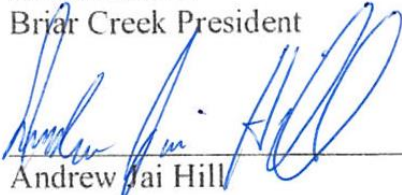
March 26, 2020

4. All exterior construction and alterations must have Briar Creek Board of Directors (HOA Board) approval prior to the start of construction.
5. When the construction of any alteration is begun, work thereon must be completed in a reasonable time and no debris incidental to construction work on one lot may be placed on any other lot.
6. All debris must be removed by the time of completion of the work.
7. No dumping in the common area.
8. Any damage caused by homeowner or their contractors to HOA common ground or property must be restored to pre-damaged condition within a reasonable time period of the completion of construction.

These Rules and Regulations are adopted this 26 day of March, 2020



Karen Bardos
Briar Creek President



Andrew Jai Hill
Briar Creek Secretary



Sherrie Barone
Briar Creek Treasurer

March 26, 2020

BRIAR CREEK HOA
FINE SYSTEM

Enforcement and Fining Procedure:

Now, THEREFORE, LET IT BE RESOLVED THAT the following procedures are established regarding fine procedures and the collection process for violating any rule within the BOD Policy of Rules and Regulations of Briar Creek HOA.

- a. A letter outlining the violation and the requirement(s) to remedy the violation shall be sent to the Unit Owner.
- b. Fine: If not corrected or responded to within seven (7) days, unless otherwise specified, the first violation carries a fine of twenty-five dollars (\$25).
- c. Fine: If not remedied, a second notice will be sent. If not corrected or responded to within said time, the citation for a second notice of the same violation is fifty dollars (\$50).
- d. Fine: If not remedied, a third notice will be sent. If not corrected or responded to within said time, the citation for the third notice of the same violation is an additional fifty dollars per day until resolved (\$50).
- e. When the fines reach or exceed two thousand five hundred dollars (\$2,500), the Board of Directors has the authority to use the collection procedures prescribed in Article 10 of the Declaration.
- f. If the Board of Directors determines that the owner will not correct a violation, the Board shall correct such violation, and the cost incurred to remediate shall be added to the fine for violation.

The Board of Directors shall ensure that any violator shall be solely responsible for all costs, including, but not limited to, the time of the Management Company and legal fees incurred to correct such a violation.

Adopted the 26 day of March 2020.



Briar Creek President