

RULES AND REGULATIONS OF  
CLEARBROOK COMMUNITY SERVICES ASSOCIATION

REVISED – FEBRUARY 2, 2016

## RULES AND REGULATIONS

The following Rules and Regulations adopted by the Board of Directors of Clearbrook Community Services Association, Inc. ("Board of Directors") on February 2, 2016, together with such additional rules and regulations as may hereafter be adopted by the Board of Directors, shall govern the use of the Common Areas and Common Elements and facilities, and the personal conduct of the Members and their guests and tenants thereon.

### I. GENERAL RULES AND REGULATIONS

All Unit Owners shall abide by the Declaration of Covenants, Conditions and Restrictions ("Declaration") and the By-Laws of the Association, including without limitation, the following provisions thereof:

- a) None of the Units shall be used for any purpose other than for residential use or as provided for in the Declaration. No profession or home industry shall be conducted in or on any part of a Unit or in any improvement thereon on the property without the specific written approval of the Environmental Protection Board ("EPB") or the Board of Directors. Notwithstanding the foregoing, no professional activity can be approved by the EPB or Board of Directors which activity will not come within the applicable zoning regulations and which activity would generate additional vehicular or pedestrian traffic through the Clearbrook Community Plan.
- b) No noxious or offensive activity shall be carried on upon or within any Unit.
- c) Nothing shall be done on any Unit which may become a nuisance to the neighbors.
- d) No facilities, including poles and wires, for the transmission of electricity, telephone messages, and the like shall be placed or maintained above the surface of the ground on any Unit.
- e) No temporary building, trailer, garage, or building in the course of construction or other structure shall be used, temporarily or permanently, as a residence on any Unit.
- f) No boat, boat trailer, house trailer, trailer, or any similar items or vehicles shall be stored in the open on any Lot.
- g) No sign of any kind shall be displayed to the public view on any Unit except one sign of not more than five (5) square feet advertising the Unit for sale or rent, subject to the rights of any member under the First Amendment of the Constitution of the United States of America, or subject to the concerns for the protection and safety of residents and neighbors.
- h) No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any Unit nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any Unit. No derrick or other structure

designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any Unit.

- i) No trees having a diameter of six inches (6) or more (measured from a point two feet above ground level) shall be removed from any Unit without the express written authorization of the EPB or Board of Directors or unless properly authorized by an appropriate governmental authority. The EPB or Board of Directors, in its discretion, may adopt and promulgate rules and regulations regarding the preservation of trees and other natural resources and wild life upon the Properties. If it shall deem it appropriate, the EPB may mark certain trees, regardless of size, as not removable without written authorization.
- j) Outdoor storage and accumulation of items: No lumber, materials, bulk materials, refuse, appliances, machinery, or trash shall be kept, stored, or allowed to accumulate on any Lot except building materials during the course of construction of any approved structure. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
- k) All receptacles for rubbish, garbage, trash, lawn and garden material, and recyclable products cannot be brought out to or placed upon the curb or other pick up location abutting to or in proximity with the Unit until the day before the scheduled pick up of such material. All such receptacles must be removed on the day of the pickup. In addition, all such receptacles must be stored in such a manner as to be obstructed from street view.
- l) No water pipe, gas pipe, sewer pipe, or drainage pipe shall be installed or maintained on any Unit above the surface or ground. Sump pump discharge lines must be installed in such a manner that the line is not exposed and where the water drains outside the home where it will be handled as storm water. Per Cranberry Township ordinance, it should not be directed to any sanitary sewer system. Easements have been reserved for sewers, drainage, utility installations, and maintenance and for such purposes and use as are shown on any record plan and Declarant reserves the right to establish and may dedicate easements and rights-of-way in, on, over, under, through, and around portions of Units for storm water drainage, sanitary sewers, and other utilities, provided the same do not unreasonably interfere with the use of the Unit(s) as residence. Within these easements no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Unit and all improvements on it shall be maintained continuously by the Owner of the Unit, except for those improvements for which a public authority or utility company is responsible. The Declarant, their respective agents, successors, and assigns shall have the right to enter upon all parts of the easement area of each Unit for any of the purposes for which said easements and rights-of-way are reserved or established.

- m) All Common Areas shall be limited in use to and for, and only for, parks and recreational purposes and such other purposes set forth herein or otherwise authorized by the Association or its Board of Directors, subject to the provisions of the Declaration.
- n) The Board of Directors and EPB shall have the right to enter upon any Unit and trim or prune, at the expense of the Owner, any hedge or other planting which in the opinion of the Board of Directors or the EPB, by reason of its location upon the Unit is unreasonably detrimental to the adjoining property, or obscures the view of street traffic, or is unattractive in appearance, provided, however, that the Owner shall be given fifteen (15) days prior written notice to correct the problem.
- o) Nothing herein shall be construed to limit in any way the rights and powers of the Board of Directors and the EPB to approve or disapprove of the erection of buildings, fences, walls, or other structures or of changes or alterations to the Properties as more fully provided in Article V of the Declaration.

## II. PARKING AND TRAFFIC RULES

- a) All motor vehicles on either the Limited Common Elements or on the Common Elements shall display current license tags and current inspection stickers.
- b) No vehicle may be stored on the Limited Common Elements or the Common Elements including trailers, campers, boats, etc.
- c) No car repair shall be permitted on either the Limited Common Elements or the Common Elements which would last longer than twenty (24) hours.
- d) No vehicle may be parked in the parking lots located on Clearbrook Court, Sarah Court, or upon any of the property comprising Common Elements or Limited Common Elements for a period exceeding forty-eight (48) hours. The Lots are authorized for exclusive use by Plan residents and their guests for a period of no more than forty-eight (48) hours. Unauthorized vehicles or any vehicles parked for a period exceeding forty-eight (48) hours will be towed at the owner's expense. Residents should make all efforts to utilize the driveway and/or garage that is a part of the residence unit for the parking of vehicles so that the guests or visitors of Plan residents may have access to the parking lots.

## III. PET AND ANIMAL RULES

- a) No animals, livestock, fowl, or poultry of any kind shall be raised, bred or kept on any Unit, except that a reasonable number of dogs, cats, or other household pets are permitted to be kept as pets only and provided further that they are not kept, bred, or maintained for any commercial purposes.
- b) Lot Owners must comply with all Township of Cranberry Ordinances governing pets.

- c) Discharges by pets anywhere on the property within the Plan must be cleaned up immediately by the owner and disposed of properly. Failure to abide by this provision will result in the levying of a One Hundred Dollar (\$100.00) fine for each offense. Residents owning or taking care of dogs, cats, or other household pets are strongly urged to prevent the pets from discharging on any other property, other than the property of the pet owner or caretaker, with particular emphasis in avoiding discharge on landscaping, shrubs, trees, flowers, or lawns.
- d) Residents shall respect the rights of privacy and non-interference of other unit owners when walking and exercising their pets and if requested, shall avoid walking their pets on other residents' property.

#### IV. PLAYGROUND AND PAVILLION RULES

- a) The playground and pavilion areas are reserved exclusively for the use of the unit owners and residents of the Plan.
- b) All food and trash must be removed from the playground and pavilion areas by those unit owners and residents utilizing the facilities.
- c) Any damage done to the facility must be immediately reported to the Association Management Company by calling Rj Community Management at (412) 527-8557.

#### V. ARCHITECTURAL AND EXTERIOR APPEARANCE AND REVIEW GUIDELINES

All unit owners shall abide by the Rules and Regulations of Clearbrook Community Services Association and Environmental Protection and Aesthetic Review as adopted and hereafter amended from time to time, and shall further abide by the specific procedures, covenant, conditions and restrictions set forth in ARTICLE V of the Declaration of Covenants, Conditions and Restrictions of the Clearbrook Plan.

#### VI. ENFORCEMENT OF RULES AND REGULATIONS

The Board of Directors shall have the right to bring lawsuits or levy fines for violations of these Rules and Regulations. "The individual unit owner will receive notice of the violation and an opportunity to be heard at the next monthly Board Meeting from the date of notice." At that meeting, the Board shall decide whether a fine shall be levied.

**ANY SUCH FINE OR COST OF LAWSUITS, INCLUDING REASONABLE ATTORNEYS' FEES, IS CONSIDERED A COMMON EXPENSE TO BE LEVIED AGAINST THE INDIVIDUAL UNIT OWNER INVOLVED. COLLECTION AND ENFORCEMENT BY THE BOARD OF DIRECTORS SHALL BE IN THE SAME MANNER AS THE BOARD OF DIRECTORS IS ENTITLED TO ENFORCE. COLLECTION OF ASSESSMENTS AND REPAIR, MAINTENANCE AND/OR RESTORATION COSTS AS SET FORTH IN ARTICLES IV, V AND VI OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND THE UNIFORM PLANNED COMMUNITY ACT AS ADOPTED BY THE COMMONWEALTH OF PENNSYLVANIA AND ENACTED AT 68 P.A.C.S.A §§ 5101, *ET SEQ.***

IN WITNESS WHEREOF, we, being all the Directors of CLEARBROOK COMMUNITY SERVICE ASSOCIATION, INC. have hereby adopted these Rules and Regulations and have hereunto set our hands this 2nd day of February 2016.

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Jack Linton, President

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Stephen Parks, Vice President

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Kim McPhilomy, Secretary/Treasurer

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Jared Frye, Director

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Kevin Larson, Director

