

**RULES AND REGULATIONS**  
**OF**  
**NORTHTOWNE ESTATES CONDOMINIUM**

The terms herein shall have the same meanings as defined in the Declaration of Planned Community of the property known as **NORTHTOWNE ESTATES CONDOMINIUM**, a created under and subject to the Pennsylvania Uniform Condominium Act. All present and future owners, mortgagees, lessees and occupants of the Units and of the Common Elements and their agents, employees and invitees 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**

1. The Units and Common Elements and controlled facilities shall be used only for residential purposes.
2. The sidewalks and entrances shall be used only for access to and from the Units and those portions of the Common Elements intended for the use of the Unit Owners, and shall not be obstructed.
3. All personal property shall be stored within the Units.
4. Nothing shall be hung, projected or shaken, and no dirt or other substances shall be thrown, swept or otherwise emitted from the windows or balconies of any Unit.
5. Nothing shall be placed on, in or project from the doors (other than interior doors entirely within a Unit), windows or windowsills, including without limitation aerials, signs, air conditioners, ventilators or fans. Awnings as approved by the Executive Board are permitted.
6. Nothing shall be done by any Unit Owner, visitor or invitee, including without limitation, working, causing noise or vibration or odors which shall unreasonably disturb or interfere with the rights, comfort or convenience of the other occupants of other Units or adjacent Units.
7. All mechanical or electrical equipment of any kind, shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.
8. Supplies and packages of any kind are to be delivered during normal business hours. The Association shall not be responsible for any loss or damage to packages left in the Common Areas.

9. Garbage and refuse shall be deposited only in the containers specified by the Executive Board and only at such times and in such manner as the Executive Board or its agent shall direct.

10. No Unit Owner shall keep any explosive or flammable material or substance in his or her Unit without the prior written consent of the Executive Board.

11. Damage to any portion of the Property caused by employees, invitees, visitors or licensees of the Unit Owners shall be repaired at the expense of the responsible Unit Owner.

12. These Rules and Regulations are adopted pursuant to the Declaration of Condominium and By-laws and may be enforced in accordance with those documents.

13. The Executive Board reserves the right to amend these Rules and Regulations as may be required from time to time.

#### **B. PARKING**

1. No occupant of any Unit shall abandon any automobile or other vehicle in any parking area or other part of the Common Elements or block the access to any Unit or parking spaces.

2. No unattended vehicles shall be left at any time in such a manner as to impede access to parking spaces or to impede traffic.

3. Traffic regulations adopted by the Executive Board shall be strictly obeyed by the Unit Owners, their agents, servants and employees.

4. All Unit Owners shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities. Vehicles parking in violation of any such regulations may be towed away at the Unit Owner's sole risk and expense.

5. The exterior parking area is for the use of Unit Owners and guests. The Executive Board shall have the right to assign one of the spaces to each Unit Owner for supplemental parking.

6. The exterior parking areas may not be used for storage of any truck, tractor, mobile home, camper, boat or any vehicle other than a passenger car. All vehicles left in the parking areas must be licensed and in operating condition.

#### **C. PETS**

1. One pet may be maintained in a Unit so long as it is not a nuisance. Actions that will constitute a nuisance include, but are not limited to, abnormal or unreasonable crying, barking, scratching or unhygienic offensiveness.

2. Each pet must be registered and inoculated as required by law and registered with the Association office.

3. Pet owners are personally responsible for any personal injuries or property damage caused by their pets. Each Unit Owner shall indemnify and hold harmless the Association from any claims made as a result of the action of their pet or the pets of their tenants or invitees.

4. Pets must be leashed. Leashes may not exceed six (6') feet in length.

5. Owners of pets walked on the Common Elements must promptly clean up their pets' droppings.

6. The Association may require the permanent removal of any pet violating these rules upon written notice to the Unit Owner and/or fines may be levied.

#### **D. LEASING**

1. All leases must be on a form approved by the Executive Board, or have attached a rider which will be supplied by the Executive Board upon request.

2. Copies of all leases shall be sent to the Executive Board.

3. The leasing of a Unit shall not release or discharge the Unit Owner from any duties and obligations as a Unit Owner.

4. The Unit shall be occupied by the tenant as a private residence.

5. Tenant shall read and agree to comply with all terms and conditions of the Declaration of Planned Community, By-laws and Rules and Regulations covering the Condominium which documents shall be made part of the lease.

6. All leases and/or renewals must be in a written form acceptable to the Executive Board, and a copy of said current lease and/or renewal kept on file with the Secretary or the Management Office.

7. Unit Owners must notify the Executive Board or Management Office no later than thirty (30) days after any change in occupants of the Unit, and provide the Executive Board or Management Office with the following:

a. the name, telephone number and correct address of the Unit Owner;

- b. the names and telephone numbers of all occupants of the Unit;
- c. a true and correct copy of an acceptable lease agreement or rider; and
- d. the name, address and telephone number of a family member, friend, trust officer or person authorized to act for the Unit Owner in an emergency should the Unit Owner be unavailable or physically unable to act.

8. The lessor shall immediately inform the Executive Board or Management Office if there is intent to change one tenant for another. There shall not be a change of tenant without compliance with the Rules and Regulations set forth herein.

9. Failure to comply with these leasing rules shall result in a fine of fifty (\$50.00) dollars for each month of violation. Fines will be imposed from the date of violation, i.e., beginning of the lease term, not the date of notice of violation.

10. Any Unit Owner shall be permitted to cure violations within thirty (30) days from the date of the violation notice and avoid imposition of a fine.

Adopted this 8<sup>th</sup> day of April, 2005.

ATTEST:

**NORTHTOWNE ESTATES  
CONDOMINIUM ASSOCIATION**

Glenda L. Martin

By: Wanda [Signature]