

BROOKSIDE VILLAGE HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

As reviewed and approved by the Board of Directors, August 8, 2000

The Board shall have such powers for the conduct of the affairs of the Association, as are granted by law and the Governing Documents, including the following:

The Board of Directors shall adopt general rules to regulate potential problems relating to the use of the Common Areas and Limited Common Areas, including but not limited to the keeping of animals, the storage and use of machinery, the use of outdoor drying lines, antennae, satellite dishes, signs, trash and trash containers, mail boxes and maintenance and removal of vegetation. General rules may be adopted or amended by a majority vote of the Board of Directors.

The following rules and regulations shall govern the use and operation of the property known as Brookside Village and are intended to supplement the Protective Covenants set forth in Article IV of the Declaration. These rules have been formulated not only for the safety and welfare of the owners and residents, but also to protect the owners privacy, property and the quality of their investment. These rules shall apply to all present and future owners, mortgagees, lessees and occupants of the homes and common areas, their agents, employees and guests.

1. In the interest of safety, the driveways and walkways and all entrances, etc. shall be used only for access to and from the parking lot and must not be obstructed. This includes those portions of the common areas intended for use by owners and residents.
2. Bicycles, scooters, carriages or similar vehicles, or toys or other personal articles, shall not be left unattended in any part of the common area.
3. No resident shall plant, place, prune or remove trees, shrubs, or other plantings without first getting written permission from the Board of Directors. All landscape requests submitted for approval by the Board must contain complete specifications and plans.
4. Storage of firewood shall be permitted on decks. Firewood must be stored on a rack at least one foot from the exterior wood siding. No firewood shall be stored on the ground.
5. All trash containers must remain inside until the day of collection. Trash containers are not permitted to be stored outside the unit. Fines for violating the aforementioned are as follows: 1st violation, written warning; 2nd violation, \$25.00 fine; 3rd violation \$50.00. Fines will double for each subsequent violation.
6. In consideration of other owners, no homeowner shall make or permit any noise, vibration, or odor that will unreasonably disturb or annoy the occupants of any of the other dwellings.

7. All pets **MUST BE LEASHED**, held by a person, at all times when on common grounds. Pet owners **MUST CLEAN UP AFTER THEIR PETS AT ALL TIMES**. No permanent stake or other device may be erected for the purpose of securing a pet.
8. Children shall not be permitted to loiter upon the sidewalks, roadways, intersections, or other hazardous areas. Parents shall be held accountable for the actions of their children and their children's guests.
9. All window coverings visible from the outside of the dwelling must be proper window treatments, such as drapes or blinds, lined in white or off-white.
10. The Association shall have the right to establish and enforce "No Parking" areas on the streets and roadways within Brookside Village. Furthermore, no vehicle of any kind shall be allowed to park or drive on any grass area.
11. No commercial or other non-passenger vehicle of any type, and no unlicensed motor vehicle of any type shall be permitted. Parking spaces shall be used only for private passenger vehicles normally accommodating less than ten persons. No other vehicles, including by way of example, but not limited to, trailers of any variety, boats, mobile homes or recreational vehicles shall be parked on common areas or driveways without the prior written permission of the Board of Directors. Except for unloading and loading the above.
12. In order that access routes be kept clear in case of emergency, vehicles must be parked only in the areas provided for that purpose. No vehicle shall be parked in such a manner that would impede or prevent ingress or egress of other cars. Double parking of vehicles is prohibited.
13. No vehicle shall be parked or left standing along the main street or roadway during any snow accumulation.
14. No vehicle shall be left standing in a parking area or driveway in a non-operable condition, nor shall there be any major repairs done to vehicles on the property.
15. No vehicle shall cause or contribute to any damage to the road surface or adjacent structures. This is to include oil and other automotive fluid leakage.
16. The owners, tenants, their employees, servants, agents, visitors, and their families shall obey all parking regulations.
17. Any complaints regarding the maintenance of Brookside Village or the actions of the Board of Directors, agents or independent contractors, or any of the other homeowners, members of his family, guests, employees or tenants, shall be made in writing to the Board of Directors or its agent, which shall be permitted (except in an emergency) a reasonable time in which to study and act upon the complaint. Problems of a minor nature, which can be easily resolved, should be directed to the managing agent.
18. No outside clothesline shall be permitted. No articles of clothing, carpets, bedding or the like shall be hung from or over a deck or porch railing at any time.
19. Any consent or approval given by the Board of Directors or its agent under these restrictions, may

- be revoked or modified at any time.
- 20 Late Fee Policy: Association fees are due by the tenth of each month. If not received by the tenth of the month, a \$ 10.00 late fee will be assessed. If not paid by the 2nd month, a \$25.00 late fee will be assessed . If not paid by the 3rd month the account will be turned over to legal counsel for collection action, provided no communication has been established.
- 21 Fining Procedure for Rules Violations: 1) Written notice will be sent. 2) After 15 days, the fine will be \$10.00 per day for continued violation. 3) After 45 days, the matter will be turned over to legal counsel.
- 22 Hoses shall not be stored outside on the ground, rolled in the mulch beds or common areas.
- 23 All holiday displays, lighting, etc. must be removed within 45 days of the holiday.
- 24 Plans for areas of additional planting must be approved by the Board of Directors prior to installation. All landscape requests, with specifications and plans, are to be submitted to the Board of Directors in writing. No vegetables are to be planted, with the exception of potted vegetable plants on the decks. No planted areas are to have plastic, brick, rock, or stone borders.
- 25 Lease Policy:
- a) A \$25.00 per month charge will be assessed any unit owner not in compliance with the following.
 - b) No unit may be rented without a written lease. All leases must contain the lessee's name and social security number. An unaltered copy of all executed lease agreements must be filed with the association's managing agent within ten (10) days of execution. Copies may be sent to P.O. Box 195, Downingtown, PA 19335.
 - c) No unit may be leased for transient or hotel purposes, or for an initial term of less than one (1) year.
 - d) All lessees shall be subject to the covenants, conditions and restrictions set forth in the Declaration, Bylaws and Rules and Regulations of the Association and a default of the aforementioned shall constitute a default under the lease. **It shall be the lessor's responsibility to provide the lessee with a copy of these Rules and Regulations.**
- 26 Standard size realtor "Open House" directional signs may be placed on Brookside Village common areas on the day of an open house only. All such signs must be removed immediately after the open house concluded.
- 27 One standard size American Flag or seasonal flyer per home may be flown at any time from either a front porch post or rear deck railing. All flags must be mounted in a standard holder.