

GEORGETOWNE HOMEOWNERS' ASSOCIATION
RULES AND REGULATIONS

WHEREAS, pursuant to Article VIII, Section 8.2 of the Declaration, the Board of Directors ("Board") may modify and/or adopt new rules and regulations for the maintenance, administration, management, operation, use, conservation and beautification of the Plan;

The following shall be considered nuisances and shall not be permitted within the Plan, it being desirable and essential to maintaining a high-quality aesthetic living community within the Plan.

1. The keeping of wildlife, livestock or poultry.
2. The keeping of any domestic animals by the Owner of any Lot other than: (i) animals which are kept exclusively indoors; (ii) no more than two dogs; (iii) no more than two cats. In no case shall outdoor kennels, pens or runs be maintained for any animal. Dogs or cats may not be tied and left unattended outside.
3. Billboards or signs of any type, except signs advertising the sale of units.
4. The outdoor storage of wood, fuel or other flammable materials.
5. Outdoor receptacles for ashes, garbage, refuse and maintenance equipment.
6. To avoid potential underwriting problems under the new insurance program as conveyed by our broker/insurer, no combustion of any materials wherein the products of such combustion are emitted directly into the ambient air without passing through the homeowner's chimney is permitted. Homeowner's may utilize the outdoor fireplace at the gazebo, however, the homeowner must remain at the gazebo while the fireplace is in use and must make sure that fire is properly extinguished when finished. The use of gas grills for cooking is permitted on patios or decks, however, extreme caution should be used.
7. Outside storage of any materials of a nature that could attract animals or pests.
8. The parking or storage of commercial vehicles, campers, trailers, motor homes, boats, snow mobiles or other recreational devices unless placed wholly within an enclosed garage.
9. Outdoor clotheslines.
10. Vegetable gardens in the front, side or rear yards.
11. Operation of snowmobiles, dirt bike-type motorcycles, or other motorized or alternately powered recreational vehicles.
12. Windmills.

13. Camping.
14. A home business which causes excessive vehicular traffic in the Plan or which is conducted at a time of day or night in a manner which causes a disturbance or annoyance to residents in the Plan.
15. The discharge of firearms (the term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types regardless of size).
16. The installation of window air conditioning units.
17. Bird feeders, bird houses, sculptures, statuary, fountains or flags.
18. No storing of pet waste on front or rear porches. Pet waste must be stored in garbage containers.
19. No storing of snow shovels, brooms, garden hoses or any other tools on front porch and similar items deemed unsightly by the BOD.
20. Garage sales must be approved by the BOD.

Additional rules include:

21. Items permitted on the patios or decks of the residences include lawn chairs, tables for exterior use, porch furniture, a movable gas grill and an umbrella.
22. Excess trash, garbage, and recyclables must be placed at curbside with an appropriate pick-up ticket attached, only on the day of pick-up. Garbage and recyclable receptacles must be removed from curbside by the evening of the day of pick-up.
23. Driveways, sidewalks, and stoops shall be kept free of trash, garbage receptacles, recycling receptacles and debris. Unless at curbside for pick-up, garbage and recycling receptacles must be stored out of the line of sight of any neighbors.
24. "Leasing," for purposes of the Use Restrictions – General Regulations, is defined as regular, exclusive occupancy of a Lot by any person other than the Owner.
 - a. No Lot may be leased or subleased for transient or hotel purposes.
 - b. All leases shall be in writing and shall be for an initial term of no less than twelve (12) months.
 - c. The Board must approve the form of lease. There shall be no subleasing of Lots or assignment of leases.
 - d. Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board by the Owner within ten

(10) days of execution of the lease.

- e. The Owner must make available to the lessee copies of the Declaration, By-Laws, as amended, and Rules & Regulations.
- f. The Owner is responsible for providing updates on an annual basis in addition to any changes that would affect the leasing of the Unit.

25. "Parking Regulations". The following are regulations pertaining to the parking of Owner or guest owned vehicles in the Plan:

- a. No Owner vehicles will be allowed to be parked overnight on streets, roads or right-of-ways. Guests may temporarily park on the streets; however, they should be encouraged to use the owner's driveway or guest parking areas.
- b. All Owner vehicles must be parked in the Owner's garage or on the Owner's driveway immediately in front of the Owner's garage.
- c. The Common Area parking spaces are to be used for guest or service contractor parking only.
- d. Only licensed motorized vehicles are allowed in driveways and parking areas of the Plan. No junk or derelict vehicle or other vehicles on which current registration plates are not displayed shall be kept upon any portion of a Lot or Common Area parking areas.
- e. No vehicles shall be stored under protective coverings or tarps in the driveways.
- f. No vehicle which is not operational or which is not bearing a valid registration plate or current inspection sticker, will be parked for more than seventy-two (72) hours in the driveways or Common Area parking areas. Such vehicles will be towed at the Owner's expense.
- g. Vehicle repairs are permitted to be done only in garages.

- 26. a. Dog or cats are permitted as long as it or they are not a nuisance. Actions that will constitute a nuisance include, but are not limited to running at large, excessive crying, barking, scratching, uncontrolled droppings and urination, offensive hygiene or odor.
- b. As per the Township of Pine regulations, pets are not permitted to demonstrate excessive, continuous or untimely noisemaking, including, but not limited to barking, howling, screeching, yelping or baying. In addition, pets are not permitted to molest any passersby, chase motor vehicles or bicycles, habitually attack other domestic animals or trespass on public or private property.
- c. All pets must be registered and inoculated as required by law.

- d. Unit Owners must immediately clean up their pet's droppings from the Unit Owner's property and from any common areas in compliance with the Pine Township Code.**

As stated in the Pine Township Code, Article 93-8, it shall be the duty of the owner (or his agent) of a dog or other domestic pet to promptly remove such animal's excrement from any property beyond the premises of the owner and to clean any such affected area immediately. For the enforcement of the provisions of this section, an owner or his agent accompanying a dog or other domestic pet under proper restraints, as required under the provisions of this article, shall carry on his person the materials necessary to comply with the provisions of this section. Any owner of a dog or other domestic pet (or his agent) who fails to so promptly remove or clean such animal's excrement or to have available materials for this purpose shall be deemed in violation of this article.

In accordance with the existing Article 93-12, and as modified from time to time by Pine Township, any person who is in violation of any of the provisions of this article, upon conviction thereof before a District Justice, shall be sentenced to pay a fine of not less than \$25 nor more than \$300, together with the costs of prosecution. Each violation shall be considered a separate offense and shall be deemed committed on each day during or on which a violation occurs or continues.

- e. Each Unit Owner shall indemnify and hold harmless the Association from any claims made as a result of the action of their (or their tenant's, guest's, etc.) pets.**
- f. Unit Owners must protect the property of others from damage by their pets and will be liable for any damages caused by their pets.**
- g. Unit Owners must comply with all ordinances of the Township of Pine or the Commonwealth of Pennsylvania governing pets, not otherwise covered by these regulations.**

27. Unit Maintenance. It is in the best interest of all the Owners that all properties are maintained in a quality manner. Each Owner shall maintain his or her Lot and all structures, driveways and other improvements comprising the Lot, unless such maintenance responsibility is otherwise assumed by the Association. Therefore, at the Board's discretion, an Owner will be notified if the appearance of their Lot is not being maintained at an acceptable level. If the Board notifies the Owner that corrective maintenance is required, the Owner must respond to the Board within 30 (thirty) days as to what corrective measures are going to be taken and the reasonable timeframe in which such corrective measures will be performed. If corrective measures are not completed within 6 months of notice by the Board, the Owner will be fined according to the Additional Enforcement Rights of Resolution #1 of the Rules Enforcement Policy and Procedure of the Georgetowne Homeowner's Association Inc.

28. Landscape Control. No landscaping shall be planted, constructed or altered on any Lot without the approval of the Board.

29. Architectural Guidelines. One of the goals of the Association is to maintain a unified and complementary environment within the Plan. Therefore, the following are architectural guidelines which should be followed:

- a. No alterations may be made to the exterior of the units without the approval of the Board. Once approved, the Board shall provide a copy of any proposed modification to the Owners immediately adjacent to the unit requesting the modification for their review. If no objection is raised within 10 business days, the modification will be deemed to be approved by these neighbors. Any objections raised will be reviewed by the Board as to their soundness and a final decision will be made by the Board as a result of this review.
- b. The approval of exterior building materials including type, color, texture and durability and the extent of use of any single material or combination of materials shall be solely at the discretion of the Board.
- c. Garage doors shall be closed except when in operation. Garage doors must be similar to existing garage doors. All new garage doors shall be approved by the Board.
- d. No alterations to decks, hedges, walls or fence shall be permitted within the Plan unless approved as to height, location, material and design by the Board.
- e. No outdoor hot tubs are permitted.
- f. No solar collector or any other device or equipment erected either on the exterior of a dwelling or detached there from and designed for the production of energy for heating or cooling or any other purpose shall be permitted without approval from the Board.
- g. All vents and stacks shall be painted to match the color of its background building material.
- h. All exterior doors shall match existing doors.
- i. Landscaping lighting is not permitted.
- j. Continuity of paint colors will remain the same throughout the Plan. No color changes will be permitted unless approved by the Board.
- k. No lighting that is affixed to the exterior walls shall be changed unless approved by the Board. No additional lighting may be affixed or placed upon the roof, exterior walls, walkways or patios unless approved by the Board.

IN WITNESS WHEREOF, the Board of Directors of the Georgetown Home Owners' Association have caused this Amendment to the Declaration to be adopted this 15th day of June, 2013.

BOARD OF DIRECTORS:

John R. Antle

[Signature]

[Signature]

GEORGETOWNE HOMEOWNERS ASSOCIATION, INC.

c/o Community Management Group, Inc.

P.O. Box 779, Wexford, PA 15090

724.625.8095 - phone

724.625.8043 - fax

June 7, 2013

Dear: Georgetowne Homeowners:

Section 8.1 of the Georgetowne Declaration of Covenants, Conditions and Restrictions (Covenants) lists the General Rules adopted for the management of the Georgetowne Community. Section 8.2 of the Covenants provides that the Board of Directors have the authority to adopt additional rules and regulations for the management of the community. Based upon the recommendations made by various Georgetowne homeowner's , an extensive review of similar planned communities' rules and regulations, and a desire to maintain the well being and high standards of our community, the Board has adopted additional rules and regulations. These additional Rules and Regulations are attached along with a copy of the Declaration of Covenants and the Rules Enforcement Policy and Procedure Resolution #1 for your information, and should be retained for your reference.

The Board kindly requests all homeowners' compliance with the expanded rules and regulations, after all, they are designed to maintain the quality of our community.

If you have any questions or concerns please contact one of the Board members or the community administrator, Mr. Robert Pasko.

Sincerely,

Georgetowne Board of Directors

Jack Anke

David Meese

Bob Ross