

# Rules and Regulations

## RULES AND REGULATIONS

1. No alterations externally visible from the outside of any Unit shall be made without the consent of the Executive Board.
2. No Unit Owner shall make any repairs, additions, improvements, changes or engage in any activity affecting the appearance of any exterior portion of their Unit without the express written prior authorization of the Executive Board of the Association. However, Unit Owners are permitted to install storm doors without authorization of the Board provided the storm door is white in color and is a "full view" style door. (Glass/screen is required, both top and bottom, - center push bar is permitted).
3. No personal articles, including but not limited to, toys, bicycles, swimming pools, lawn chairs, benches, lounge chairs, swings and hoses may be allowed to stand in any of the common elements.
4. No Unit Owners shall erect and/or construct nor permit the erection and/or the construction of any structure and/or improvements upon any of the Common Elements, regardless of the size, character, description, appearance, and/or intended use of the structure. This includes, but is not limited to, tool sheds, storage sheds, utility sheds, barns, play barns and playground type apparatus.
5. No Unit Owner may make or permit any noises that will disturb or annoy the occupants of any other Unit or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Unit Owners.
6. No television or radio antennas, towers or satellite dishes, shades, window guards, ventilator, fan or air conditioning devices may be place upon or used on the exterior of the Unit nor within the area surrounding the Unit without the express written consent of the Executive Board. Prior to installation of satellite dish Unit Owner must:
  1. Submit a written request to executive committee describing
    - a) Size of dish.
    - b) Location of dish.
    - c) Type of installation.
  2. Agree, in writing, to following stipulations
    - a) Installation may only be on the deck or patio at the rear of the home. Should poor quality reception necessitate an alternative installation site, the site must be pre-

approved and the dish must be camouflaged by landscaping, to be installed and maintained exclusively by the association landscaper, at the homeowners expense.

- b) Dish may not be larger than 39.37" in diameter.
  - c) Dish may not extend over, or be on, any common area, unless pre- approved by committee and under no circumstances located in front of unit.
  - d) Dish may not be attached to any part of the unit, including but not limited to sidewalls or roof.
  - e) No dish covers are allowed.
3. Agrees to indemnify the association for any personal injury or damage occurring to Association residents or personnel, common property or other property.
4. Agrees to remove dish during routine maintenance at his expense.
7. Unit Owners may install canvas awnings on rear decks only, provided the prior express written consent of the Executive Board is granted. No other awnings shall be permitted. The installation, removal, maintenance, repair, cleaning and storage of any awning shall be the sole and separate responsibility of each Unit Owner at Unit Owner's expense. All awnings must be removed for the winter no later than December 1 of each year, stored thereafter and reinstalled no sooner than March 31. All awnings must be maintained and cleaned at least twice annually at Unit Owners express. If an awning is not maintained or is damaged and Unit Owner fails to make needed repairs after written notice by the Board, the Board shall have the right to remove and assess the Unit Owner for the cost of removal and repair of any damage to the exterior portion of the Unit caused by initial installation or by the awning. Any damage, which may be caused to a Unit or other property, shall be Unit Owner's responsibility. All awnings shall be solid cream-color only. Each Unit Owner shall submit a sample of the awning to the Executive Board for approval. Permission to install awnings shall be conditioned upon Unit Owners signing agreements and forms requested by the Board. In the event that a Unit is sold, any and all future Unit Owners shall have the responsibilities as set forth in this paragraph 7 as though they were the Unit Owners who first installed the awnings.
8. Unless otherwise authorized by the Board, the parking areas, including driveways, may not be used for any purpose other than parking automobiles and small passenger vans. No buses, trucks, trailers, boats, vans (other than small passenger vans), stretch cars, recreational or commercial vehicles shall be parked in the parking areas or in the driveways, except in such areas, if any, specifically designated for such parking by the Executive Board. All vehicles must have current license plates and be in operating condition. No vehicles shall be parked on the condominium property with conspicuous "For Sale" signs attached. Unless there is an extenuating circumstance, overnight parking on condominium streets is prohibited; parking or driving on condominium lawns is prohibited. Vehicles parked in extra parking areas may only take one parking space.

9. Except for one standard size and type "home or house for sale" sign, no other sign, including but not limited to; sale, rent, notice, advertisement, political or otherwise shall be inscribed or displayed on or in any window or any exterior part of the Unit nor in any Common Element without the consent of the Executive Board. Garage sales are not permitted.
10. No vehicle belonging to an owner or to a member of his family or a guest may be parked so as to prevent ready access to another Unit Owner's garage or a parking area. The Unit Owner and his family members and guest will obey the parking regulations posted at the private street, parking areas and drives and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit Owners. No vehicle repair work or maintenance, except normal cleaning, may be done on condominium property.
11. Any owner wishing to plant trees or shrubs outside of his patio and/or deck area must obtain the consent of the Executive Board.
12. The Unit Owner shall keep the interior of the patio, deck and garage clean and orderly and the garage door closed as much as possible.
13. Any damage to other Units, Common Elements or Limited Common Elements caused by a Unit Owner or his family member or guests shall be repaired at the expense of the Unit Owner.
14. Unit Owners shall be responsible for the actions of their family members and guests.
15. No Unit Owner may allow a minor to be the sole occupant of any Unit.
16. PET RULES
  - a. No non-domestic animal life may be raised, bred or kept in any Unit or in the Common Elements. A maximum of two dogs or cats or one dog and one cat may be kept in any Unit. Small animals other than dogs (including hamsters, birds, reptiles, amphibians and fish) may be kept by a Unit Owner as household pets, provided that such permitted species are not kept for commercial purposes.
  - b. A pet may be maintained in a Unit so long as it is not a nuisance. Actions which will constitute a nuisance include, but are not limited to, abnormal or unreasonable noise, barking, crying, scratching or unhygienic offensiveness.
  - c. All pets must be registered and inoculated as required by law. Tropical fish are excluded from this limitation.
  - d. No pet shall be permitted to run free, and all pets shall be leashed when not inside the Unit.
  - e. Owners are fully responsible for personal injuries and/or property damage caused by their pets.
  - f. Owners of pets walked upon the Common Elements must promptly clean up their pet's droppings in all areas.

- g. Pet Fencing Prohibited- no electrical fencing allowed in yards or in any common areas.
17. Yard ornaments and/or decorations of any type shall not be placed on any common area, except the barked areas, and/or limited common elements, i. e., driveway and walkways. All yard ornaments or decorations may not be taller than 36 inches. The amount of ornaments / decorations must be reasonable, as determined by the Executive Board. During the Christmas season decorations may be placed in common areas adjacent to Owners Unit but cannot be placed before the day after Thanksgiving and must be removed by January 7 (seventh).
  18. One American flag may be displayed per Unit, attached to the garage doorframe. Additional small American flags may be placed in the Units' barked areas on; Armed Forces Day, Memorial Day, Flag Day, Independence Day, Labor Day and Veteran's Day. No other flags are to be displayed.
  19. Speed, on Condominium streets, is limited to fifteen (15) miles per hour.
  20. Complaints regarding the Building, Units or Common Elements or regarding actions of other Unit Owners' shall be made in writing to the Executive Board at 2340 W. Grandview Blvd. Erie, PA 16506.
  21. Declarant has effected a storm water management plan for the Condominium in accordance with the applicable requirements of Summit Township. Specifications of the storm water management plan are of record in the Office of the Summit Township Engineer. No Unit Owner shall directly or indirectly alter or modify the storm water management plan, in whole or in part, absent written approval by the Declarant and Summit Township.
  22. A Unit Owner may lease or sublease his Unit (but not less than the entire Unit) at any time and from time to time provided that: (1) no Unit may be leased or subleased for transient or hotel purposes or for an initial term of less than ninety (90) days; (2) no Unit may be leased or subleased without a written lease or sublease; (3) the lease or sublease shall be approved by the Executive Board, which may deny approval for any reason; (4) a copy of such lease or sublease shall be furnished to the Executive Board within the (10) days after the Execution thereof; (5) the lease or sublease shall expressly state that it is contingent upon and subject to Executive Board approval; (6) the rights of any lessee or sub-lessee of this Unit shall be subject to, and each such lessee or sub-lessee shall be bound by, the covenants, conditions and restrictions set forth in the declaration, by laws and Rules and Regulations and a default thereunder shall constitute a default under the lease or sub-lease; provided however, that the foregoing shall not impose any direct liability on any lessee or sub-lessee of a Unit to pay any common expense assessments on behalf of the Owner of that Unit.
  23. Magnetic decorative covers and reindeer attachments on mailboxes are not allowed. All mailboxes are to be black in color.

24. Estate Sales can only take place with written approval of the Executive Board and homeowners must comply with the following estate sale regulations:

- A. Estate sale can only be held if the unit owner is in the process of selling their unit, has sold their unit and is vacating the unit.
- B. A professional must be contracted or hired to hold estate sales.
- C. Estate sale must be limited to a consecutive two day period.
- D. Unit owner/ family representative or estate sale coordinator agrees to be responsible for traffic on that day. A clear roadway for residents and emergency vehicles must be maintained at all times.
- E. Unit owner/ family representative or estate sale coordinator agrees to be responsible for any garbage, damage, or vandalism to the community that could take place during the estate sale.
- F. Signs are to be 3' by 3' in size. Signs may only be in place the day(s) of the estate sale and one day prior to the estate sale.
- G. Estate sales hours must be scheduled between 9:00 a.m. and 1:00 p.m.

25. The Executive Board may withdraw, change, amend or Supplement these Rules and Regulations at any time.

- Please note, if you have a car parked in your driveway, we will not attempt to snowplow your driveway. Several incidents have been caused by attempting to plow around vehicles.
- Please direct all issues in writing to the Board of Directors, and send them to the Management Office which is Maleno Development located at 2340 W. Grandview Blvd. Erie, PA 16506
- Please remember these are volunteer positions and the Board members donate a large amount of time to the association.

Adopted by the Executive Board of Directors of the Countryside Condominium Unit Owners Association, Inc. this 16th day of November 2009.

COUNTRYSIDE CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

By: \_\_\_\_\_

\_\_\_\_\_ Attest: