



SCHEDULE OF ADMINISTRATIVE RESOLUTIONS

RULE NUMBER	DATE	TITLES
1	9/27/84	Amended Administrative Resolution #1
2	12/11/97	Withdrawal of all resolutions except #1 and #18
3	12/11/97	Pets
4	12/11/97	Vehicles
5	12/11/97	Oil Billing
6	12/11/97	Lease Rider
7	12/11/97	Rules and Regulations Compliance Procedures
8	12/11/97	Common Expense Assessment and Other Fee Procedures 99
9	2/15/01	Waterbeds, Jacuzzies and the Like
18	12/14/94	Assigned Parking Spaces

CHESTNUT GROVE CONDOMINIUM
AMENDED ADMINISTRATIVE RESOLUTION #1
RULES AND REGULATIONS

WHEREAS, Article V Section 3 of the Chestnut Grove Condominium Code of Regulations gives Council the duty for the promulgation and enforcement of rules and regulations governing the use of the Property and Common Elements; and

WHEREAS, Article IX Section 3 of the Chestnut Grove Condominium Code of Regulations further details those use restrictions of the Common Element; and

WHEREAS, Council has adopted and expects to continue to adopt reasonable rules and regulations pursuant to the provisions of its founding legal documents;

BE IT THEREFORE RESOLVED THAT:

1. General Policy

- A. Nothing shall be shaken, thrown or discarded from windows and patios.
- B. No flammable, combustible or explosive substance in dangerous quantity shall be kept in any Condominium Unit. All kerosene must be stored in approved containers no larger than five gallons. These containers must be stored on patios or balconies.
- C. Nothing shall be stored upon any of the Common Elements.
- D. No waste or debris shall be placed upon any of the Common Elements.
- E. Outdoor clothes dryers, or clothes lines, are not permitted upon any of the Common Elements at any time. No clothing, laundry or the like shall be hung from any part of any Condominium Unit or upon any of the Common Elements or from or upon any balcony or patio.
- F. No motorized vehicles or other similarly large articles shall be stored upon any balcony or patio, although any balcony or patio may be used in conjunction with normal furniture, furnishings and bicycles. Each Unit Owner and resident shall ensure that the Unit exterior and patio or balcony present a tidy appearance so as not to cause offense to other residents or otherwise detract from the appearance of the Condominium as a whole. Children's toys may not be left overnight on balconies, patios, or any common element.
- G. No activity which damages or causes undue deterioration to any part of the Common Element, including grass covered areas, flower beds, trees, plants and shrubs, is permitted. Vehicles of any kind, including bicycles, are not permitted on grass covered areas.

- G. (cont.) Residents must ensure that their children understand and comply with this rule.
- H. No ball playing shall be allowed on the Common Elements. This includes any games involving ball, frisbees or other projectiles.

2. Animals and Pets

- A. Animals and pets must be controlled by the owner (or their delegate) so as not to cause offense or be a nuisance to other residents. Animals must not be allowed to frighten or harass residents; cats may run free, but dogs must be placed on a leash. Dogs must not be staked with access to common ground.
- B. The animal's owner (or delegate) is responsible for the removal of any animal waste in any undesignated areas. Any animal waste which is placed into trash containers in the trash collection areas must be securely contained in plastic bags so as not to cause leakage or odors. The owner of the animal is responsible for the removal of any such leakage from bags and trash containers however this is caused. The designated area is defined as the outer perimeter of Aspen Way on any unmowed area.

3. Architectural

- A. No exterior alteration, to include lighting fixtures (except holiday decorations), construction, landscaping, addition to or removal of any part of any Condominium Unit or Common Elements shall be commenced or conducted without written approval from the Council, except as provided for elsewhere in these Rules and Regulations.
- B. Except for such signs as may be posted by the Declarant or the Council of Unit Owners for promotional or marketing purposes, traffic control or the like, no signs of any character, including "for sale" or "for rent" signs, shall be erected, posted or displayed upon, in, from or about any Condominium Unit or the Common Elements without the prior consent in writing of the Council and under such conditions as they establish.
- C. No outside television or radio aerial or antenna, or other aerial or antenna, for reception or transmission shall be maintained upon any Condominium Unit or upon any of the Common Elements without the prior written consent of the Council.
- D. Residents may cultivate flowers and shrubs in existing beds or the Limited Common Element of their Unit, provided this causes no conflict with their neighbors. Any other alterations to the landscaping plan must have prior written consent of the Council.

- E. All windows in a unit must have proper and adequate window covering. This specifically does not include sheets, blankets, bed spreads and other linens, boards or paper. Curtains, blinds, shades and shutters are acceptable.

4. Noise and Disturbance

- A. The performance of or participation in noisy activities or the operation of noise-producing appliances and equipment is forbidden between the hours of 10:30 P.M. and 7:00 A.M. This restriction includes the operation of dishwashers, clotheswashers, garbage disposal units, vacuum cleaners, typewriters and other similar noise-producing devices whose sounds may cause disturbance to neighbors. The operation of radios, televisions and stereo equipment may continue quietly between the above hours only with the strict proviso that, if it disturbs your neighbor in any way, the activity must be stopped or the volume adjusted so that the sound is inaudible in the bedrooms of adjoining Units.
- B. Private parties and picnics must be confined to the Unit Owner's private elements. Outdoor barbecue devices may only be operated on the ground level and must be positioned to reduce fumes and the risk of fire to second floor balconies. Parties, picnics and barbecues, organized by Council for the common enjoyment of all Chestnut Grove residents, may, from time to time, be held upon a suitable part of the Common Element, with the consent of Unit Owner whose Units bound the selected Common Area.

5. Trash

- A. Each resident must supply their own trash container with a lid; both container and lid must be identified with the unit number.
- B. All trash of any kind must be sealed within plastic bags and placed within a trash container with a lid securely replaced. Bags which are too large to fit into the containers must not be used. Very large, non-decaying items (such as cardboard cartons) need not be placed in containers, but must be confined within the trash collection room/area itself, as must all trash containers.

6. Vehicles and Parking

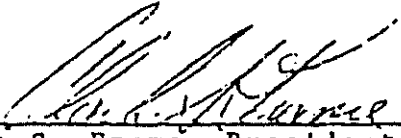
- A. No trailer, truck, commercial vehicle, camper, camp truck, house trailer, boat or the like, nor any junk vehicle or other vehicle on which current registration plates and inspection sticker are

CHESTNUT GROVE CONDOMINIUM
AMENDED ADMINISTRATIVE RESOLUTION #1
RULES AND REGULATIONS
Page 4

- A. (cont.) not displayed shall be kept upon any of the general Common Elements nor shall the repair or maintenance of automobiles or other vehicles be carried out on any of the Common Elements. Washing and cleaning of automobiles may be carried out provided no hose, from either outside spigot or indoor faucet, is used for this purpose.
- B. Vehicles, including motorcycles, belonging to either residents or their guests, must park only in designated areas. Designated areas include parking spaces between painted lines, and the driveways of Joshua Tree Units, but exclude all other parts of Aspen Way and the unpaved areas of the Condominium.


This Amended Administrative Resolution #1 supersedes both Administrative Resolution #1: Rules and Regulations and Administrative Resolution #11: Addendum to Administrative Resolution #1 as previously adopted.

ATTEST:



Clark S. Frame, President
Chestnut Grove Condominium

9/27/84
Date



Ann O. Hess, Secretary
Chestnut Grove Condominium

9/27/84
Date

CHESTNUT GROVE CONDOMINIUM ASSOCIATION
ADMINISTRATIVE RESOLUTION #2

WITHDRAWAL OF ADMINISTRATIVE RESOLUTIONS

WHEREAS, Article V, section 3 of the Chestnut Grove Condominium Code of Regulations gives Council the powers and duties of promulgating and enforcing rules and regulations governing the use of the property and common elements; and

WHEREAS, Article IX, Section 3 of the Chestnut Grove Condominium Code of Regulations, Use Restrictions, further details those powers of Council;

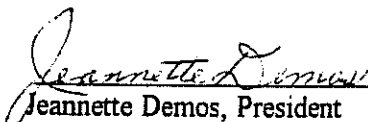
WHEREAS, Council has adopted and expects to continue to adopt reasonable rules and regulations pursuant to the provisions of its founding legal documents;

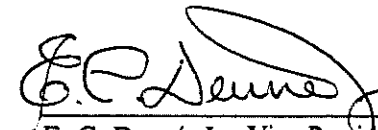
NOW THEREFORE BE IT RESOLVED, that Administrative Resolutions dated before December 11, 1997, with the exception of Amended Administrative Resolutions #1 and Administrative Resolution #18, be withdrawn in entirety, be renumbered and replaced by resolutions #2 through #8 as follows:

RULE NUMBER	RULE DATE	TITLES
1.	9/27/84	Amended Administrative Resolution #1
2.	12/11/97	Withdrawal of all resolutions except #1 and #18
3.	12/11/97	Pets
4.	12/11/97	Vehicles
5.	12/11/97	Oil Billing
6.	12/11/97	Lease Rider
7.	12/11/97	Rules and Regulations Compliance Procedures
8.	12/11/97	Common Expense Assessment and Other Fee Procedures
18.	12/14/93	Assigned Parking Spaces

In the future when there is a need to change any of the above rules, a change to the rule would have a suffix "A" for the first change, "B" for the second, etc. For example, changes to rule number six would be 6A, 6B, 6C etc.

ATTEST:

 Date 12/11/97
Jeannette Demos, President
Chestnut Grove Council

 Date 12/11/97
E. C. Denné, Jr., Vice President
Chestnut Grove Council

CHESTNUT GROVE CONDOMINIUM ASSOCIATION
ADMINISTRATIVE RESOLUTION #3

"PETS"

AMENDMENT TO AMENDED RESOLUTION NO. 1
PARAGRAPHS 2A AND 2B

WHEREAS, Article V, section 3 of the Chestnut Grove Condominium Code of Regulations gives Council the powers and duties of promulgating and enforcing rules and regulations governing the use of the property and common elements; and

WHEREAS, Article IX, Section 3 of the Chestnut Grove Condominium Code of Regulations, Use Restrictions, further details those powers of Council;

WHEREAS, Council has adopted and expects to continue to adopt reasonable rules and regulations pursuant to the provisions of its founding legal documents;

NOW THEREFORE BE IT RESOLVED, that Amended Administrative Resolutions #1, paragraphs 2A and 2B be amended as follows:

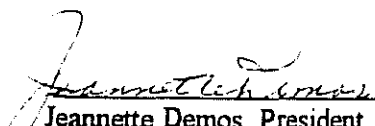
Cats or other pets may not run free nor be staked with access to the common grounds

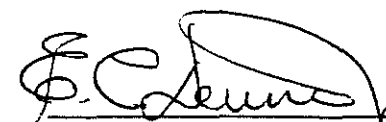
No additional dogs will be allowed by owners, tenants or visitors after December 11, 1997 as voted unanimously by Council after considerable review.

Dogs that have been registered with Chestnut Grove Management before December 11, 1997 will be "grandfathered" with due consideration by Council for specific cases brought to Council's attention. Rules for these "grandfathered" dogs are as follows:

1. Dogs must be registered by December 11, 1997.
2. Dogs must be inoculated as required by law.
3. Dogs must be controlled by the owner to prevent disturbance to neighbors. Dogs are not permitted to run free in Chestnut Grove nor are they permitted to be staked with access to the common grounds
4. A leash no longer than 6 feet must be used.
5. The designated area for dog-walking is only the unmowed area along the outer perimeter of Aspen Way.
6. Waste from the owner's dog is to be picked up by the dog owner and disposed properly.
7. Neighbors' rights and peace must be respected. No dog shall be permitted to cause or create a nuisance, unreasonable noise or disturbance, nor shall the dog be permitted to catch, pursue, or harass any wild creature, another dog or person.
8. **The enforcement procedure for dogs is a charge to the condominium owner of \$75.00 for the first violation. If the dog has not been registered, an additional fine of \$200 is levied, and a mandatory removal of the dog from Chestnut Grove is required. A \$100 fine is levied for a second violation, and a mandatory removal of the dog from Chestnut Grove is required. If the dog must be removed, a date will be established at 30 days hence, and, thereafter, a \$50 fine levied for each week the dog has not been removed. The unit owner may present an appeal at the next Council meeting.**
9. Non payment of these fines is explained in Resolution #8 except that the \$50 per week fine will continue concurrently until the dog is removed.

ATTEST:

 Date 2/11/97
Jeannette Demos, President
Chestnut Grove Council

 Date 12/11/97
E. C. Denné, Jr., Vice President
Chestnut Grove Council

CHESTNUT GROVE CONDOMINIUM
ADMINISTRATIVE RESOLUTION NO. 4

ADDENDUM TO AMENDED RESOLUTION NO. 1

VEHICLES

WHEREAS, Chestnut Grove Condominium (the "Condominium") by and through its Council of Unit Owners (the "Council"), is administered, managed and operated under and subject to that certain Declaration of Amendment of Condominium Declaration for Chestnut Grove (the "Declaration") recorded in the Office of Recorder of Deeds of bucks County at Book D2380, Page 424, et seq.; and

WHEREAS, the Condominium is also administered, managed and operated by the Council under and subject to that certain Code of Regulations (the "Code") recorded in the Office of the Recorder of Deeds of Bucks County at Book D2380, Page 435, et seq.; and

WHEREAS, under and subject to the Declaration the Property comprising the Condominium has been submitted to the provisions of the Pennsylvania Unit Property Act (the "UPA"), 68 P.S. paragraph 700.101, et seq., including paragraph 700.307(1) granting the Council certain powers, including the power to manage the business, operation and affairs of the Condominium property; and

WHEREAS, under and subject to those provisions of the Pennsylvania Uniform Condominium Act (the "UCA" 68 PA. C.S.A. paragraph 3101, et seq., made applicable to the Condominium, in particular Subsections 3302 (a), (6), (9) and (16), the Condominium is provided with certain powers to regulate, license and govern the Condominium, including the Common Elements; and

WHEREAS, under and subject to Article V, Section 3 (d) of the Code, the Council is given the power to promulgate and enforce Rules and Regulations; and

WHEREAS, Article IX Section 3 (g) of the Code establishes a Prohibited Use and policy regarding parking of automobiles and other vehicles on the Common Elements; and

WHEREAS, Article XV, Section 1 of the Code obligates each Owner to comply with Parking and Traffic Rules and Regulations adopted by Council; and

WHEREAS, all Units and Unit Owners who hold title to the Units comprising the Condominium are obligated to comply with the Declaration by not engaging in an Prohibited Uses; and

WHEREAS, upon review and consideration, the Council has determined that it has an obligation to enforce the Prohibited Use Restrictions stated in the Code;

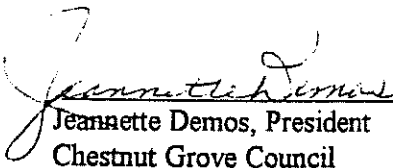
NOW THEREFORE, BE IT RESOLVED, that Amended Administrative Resolution No. 1, Subsections 6.A. and 6.B. be replaced in entirety as follows:

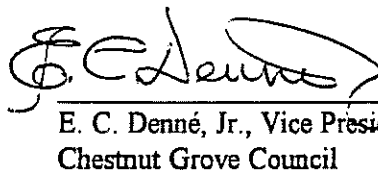
Except as may be provided in the Code of Regulations, any two or four wheeled vehicle that fits in the standard parking space may park in designated parking spaces **except** no junk vehicle or other vehicle on which a current license plate or current inspection stickers are not displayed, nor any trailer, commercial vehicle, van, truck tractor, house trailer, mobile home, *RV*, boat, stored vehicle or the like shall be kept maintained or parked upon any of the Common Elements, nor shall the repair or maintenance of automobiles or other vehicles be carried out on any of the Common Elements, or within or upon any Condominium Unit. For purposes of enforcement hereof:

1. Commercial vehicles will include but not be limited to any motor vehicle containing commercial lettering or have open loads of commercial material such as ladders, wheel barrows, construction materials, etc. or are outfitted for commerce such as racks for ladders, pipes, lumber, and the like. This restriction of commercial vehicles does not apply to commercial vehicles servicing the Chestnut Grove Community.
2. For purposes of enforcement, the term "van" shall be deemed to apply to other than passenger vans used solely for the purposes of personal transportation of a Unit Owner and their family, and/or the occupants of a Unit.
3. Washing and cleaning of vehicles may be carried out provided no hose from either outside spigots or indoor faucets is used for this purpose.
4. These vehicle rules and regulations apply to residents and visitors 24 hours a day, 7 days a week.
5. Unit Owners and/or the occupants of a Unit who park, keep or maintain a vehicle upon the Common Elements or any Unit in violation of this Rule #4 shall be subject to a fine of twenty five dollars (\$25.00) for each violation. Non payment of fines is explained in Chestnut Grove Condominium Administrative Resolution #8.
6. In addition to fines, if any, levied for a breach under paragraph 5 hereof, vehicles parked upon the Common Elements in violation hereof may be removed from the property in accordance with the following procedure:
 - a. The Owner of the vehicle in violation hereof shall be identified by any reasonable means available to the Council, including by reference to Pennsylvania Vehicle Registration files.

- b. The Council, or its Management Agent, shall send a written Notice by first class mail, postage prepaid, and/or by posting upon the vehicle, to the owner of the vehicle, and/or to the owner of the Unit which the vehicle owner occupies stating that the Unit Owner and/or vehicle owner have ten (10) days from the date of the notice in which to permanently remove the offending vehicle from the Common Elements, and advising of any fine or fines, levied, or to be levied, if the vehicle is not timely and permanently removed from the Common Elements.
- c. If the Unit Owner and/or vehicle owner does not permanently remove the offending vehicle from the Common Elements within ten (10) days of the date of the aforesaid Notice, then the Council may have the vehicle towed and removed from the Condominium, and/or levy a daily fine for each day upon which the vehicle is parked upon the Common Elements against the Unit Owner and/or the vehicle owner; in addition, the Council may pursue all legal remedies available to the Condominium to secure recovery of all costs and fines levied and costs of the removal of the offending vehicle from the Condominium.
- d. All fines, costs, fees, and expenses including reasonable attorney's fees levied and/or incurred by the Condominium to secure the removal of the offending vehicle, shall be, and shall remain until paid, a lien in the same manner as a Common Expense Assessment against the Unit in which the owner of the offending vehicle resided, and shall be, and shall remain, until paid, the personal obligation of the Owner of the Unit in which the vehicle owner resided, payable and enforceable against the Owner in the same manner as a Common Expense Assessment. See Administrative Resolution #8.

ATTEST:

 Date 12/11/97
Jeannette Demos, President
Chestnut Grove Council

 Date 12/11/97
E. C. Denné, Jr., Vice President
Chestnut Grove Council

CHESTNUT GROVE CONDOMINIUM ASSOCIATION
ADMINISTRATIVE RESOLUTION #5

OIL BILLING PROCEDURE

WHEREAS, Article V, section 3 of the Chestnut Grove Condominium Code of Regulations gives Council the powers and duties of promulgating and enforcing rules and regulations governing the use of the property and common elements; and

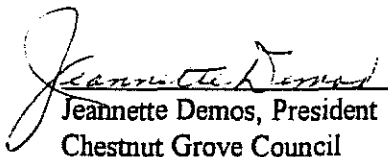
WHEREAS, Article IX, Section 3 of the Chestnut Grove Condominium Code of Regulations, Use Restrictions, further details those powers of Council;


WHEREAS, Council has adopted and expects to continue to adopt reasonable rules and regulations pursuant to the provisions of its founding legal documents;

NOW THEREFORE BE IT RESOLVED THAT:

1. It is the duty of the Council of Unit Owners of Chestnut Grove Condominium Association to provide oil and oil heat to all applicable buildings of Chestnut Grove Condominium requiring same and collect the charges and all delinquent penalties therefore. Town house owners of buildings numbers 8, 9, 10, 13 and 14 are responsible for heating those units since they have their individual heaters.
2. Individual charges shall be computed based upon the formula that from time to time may be adopted by Council and which currently is in effect as detailed in the Tenant Package available from Management.
3. Individual unit owners will be obligated for charges of oil and oil heat as determined by the formula and/or any additional charges relating thereto levied by Council.
4. The Council will administer to the reading of the meters, determine the individual charges, maintain the heat delivery system and arrange for the individual billing of the unit owners. The Council from time to time may assign to an agent the billing of the individual unit owners.
5. The Council is also hereby empowered to collect the above described charges plus penalties that may have been levied per ARTICLE VIII, Section 5 of the *Code of Regulations for Chestnut Grove Condominium*.
6. Oil Bills are sent out about the 16th of the month and are due the first of the following month. Payment is delinquent on the eleventh (11th) day of the following month. Non payment of oil bills is explained in Chestnut Grove Condominium Administrative Resolution #8.

ATTEST:

 Date 12/11/97
Jeannette Demos, President
Chestnut Grove Council

 Date 12/11/97
E. C. Denné, Jr., Vice President
Chestnut Grove Council

CHESTNUT GROVE CONDOMINIUM
ADMINISTRATIVE RESOLUTION NO. 6

LEASE RIDER

WHEREAS, Article V, Section 3, of the Chestnut Grove Condominium Code of Regulations gives Council the duty of promulgating and enforcing rules and regulations governing the use of the property and common elements; and

WHEREAS, Article IX Section 2, requires the owner of any condominium unit who leases such unit to promptly forward a copy of said lease to the Council immediately following the execution of such lease; and

WHEREAS, Chestnut Grove Council of unit owners wishes to further insure that investor/owners inform their tenants of the provisions of the Declaration of the Code of Regulations and of any other such rules and regulations relating to the use of the common elements, or other "house rules", as the Council shall from time to time promulgate...

NOW THEREFORE BE IT RESOLVED THAT:

In addition to providing Council with a fully executed copy of the Lease Agreement, investor/owners shall also provide to Council a fully executed copy of a Lease Rider (copy attached) whereby the investor/owner agrees to provide the Lessee with a Tenant Information Package and the Lessee acknowledges receipt of same and attests to the reading and understanding of the rules and regulations of the community and agrees to abide by same.

The Tenant Information Package is available from Management for ten dollars (\$10.00) a copy. Having current information, this package is updated at least once a year.

A twenty five dollar (\$25.00) fine will be levied against the unit owners who do not comply. Non payment of fines is explained in Administrative Resolution #8.

ATTEST:


Jeannette Demos, President
Chestnut Grove Council

Date 12/11/97


E. C. Denné, Jr., Vice President
Chestnut Grove Council

Date 12/11/97

**CHESTNUT GROVE CONDOMINIUM
ADMINISTRATIVE RESOLUTION #8**

**COMMON EXPENSE ASSESSMENT AND OTHER FEE PROCEDURES
INSUFFICIENT CHECK PROCEDURES**

WHEREAS, Article 1, Section 1, Paragraph (F) of the Declaration creating Chestnut Grove provides for a Council which shall manage the business, operation and affairs of the property; and

WHEREAS, Article V, Section 3b of the Code of Regulations establishes Council's power for the determining, assessment and collection of funds and delinquent funds for Common Expenses; and

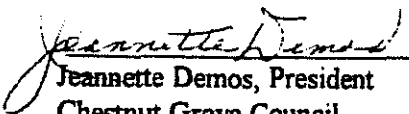
WHEREAS, Chestnut Grove Council of Unit Owners wishes to clearly define the administrative procedures to carry out the collection of any such delinquent assessments:

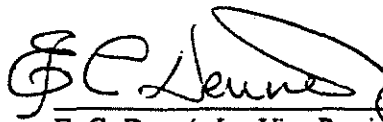
NOW THEREFORE BE IT RESOLVED THAT:

1. All monthly condominium assessment fees, oil bills, fines and any other charges owed Chestnut Grove Condominium Association are due by the first day of the applicable month. The amount owed that is not received by the tenth (10th) of the month shall be termed delinquent. On the eleventh (11th) of each month, a delinquent fee of twenty five dollars (\$25.00) will be automatically added without notice to EACH delinquent fee. Any Condominium Unit with a balance over thirty (30) days, including late charges, fines, etc. will be charged an additional twenty five (\$25.00) each month until the account is current. All late fees will be added automatically to every delinquent account without notice.
2. Those fines levied by Council where a date that Council assigns has not been met for such things as painting doors, painting and repairing fences, painting and repairing porch railings, keeping patios according to the rules, etc., will be added to the monthly amount owed and will be subject to the monthly collection dates and fees noted in paragraph number one above. If this type violation has not been corrected within four (4) weeks from the date assigned by Council, no further weekly fine will be added, Council will have the violation corrected, and the owner will be billed for the work, all of which will be added to the monthly amount owed per paragraph one above.
3. On the next monthly billing, any delinquent Unit Owner shall be notified of any past due status. The notices shall reflect the amount due plus delinquent fee charges. Failure to give notice shall in no way relieve the Unit Owner of an obligation to pay.
4. No unit owner shall be eligible to vote, either by person or by proxy, who is shown on the books to be more than thirty (30) days delinquent in any payment.

5. When any Unit Owner carries a delinquent status equal to at least two hundred fifty dollars (\$250.00), a letter shall be sent by certified mail in advance of the next Council meeting advising him/her that the Council will take one of the following actions at the time of the next Council meeting providing the Unit Owner has not paid in full by the time of that Council meeting:
 - 5.1. Council shall accelerate payments of the remaining monthly installments for the fiscal year including any other amounts owed. The entire amount shall become due and payable immediately.
 - 5.2. Institute legal proceedings for the collection of the entire amount due; including accelerated payments and, as provided by law, all related charges for collection of the delinquent account, court and legal costs, late fees, collection expenses and delinquency charges, or
 - 5.3. As provided by the Declaration, Code of Regulations and respective Amendments thereto, place a lien on the subject property.
6. Council may exercise any and all of its rights permitted by law, and may include public notice of the delinquent status of any Unit Owner at any time.
7. All insufficient fund checks will be considered as a late fee assessment and will have an applicable delinquent fee charged plus a \$25.00 insufficient check charge applied to the Unit Owner's account.
8. This Resolution is applicable, without exception, to all Unit Owners and all Units.

ATTEST:

 Date 12/11/97
Jeannette Demos, President
Chestnut Grove Council

 Date 12/11/97
E. C. Denné, Jr., Vice President
Chestnut Grove Council

PREMISES: Unit No. _____ CHESTNUT GROVE CONDOMINIUM

LESSOR: _____

LESSEE: _____

TERM: FROM _____ TO _____

Notwithstanding anything to the contrary contained in the lease, Lessor and Lessee further agree as follows:

1. Lessor hereby agrees to provide Lessee with a Tenant Information Package which contains pertinent information about the community such as:
 - How to Contact the Management Company
 - Utility Information
 - Explanation of the Heating System
 - Explanation of Heat Billing
 - Rules & Regulations including compliance procedures
2. Lessee hereby accepts and acknowledges receipt of the Chestnut Grove Tenant Information Package, has read and understands the rules and regulations of the community and agrees to abide by same.
3. License # of Lessee Car or Cars _____
4. Make of Lessee Car or Cars _____
5. Lessee Phone No. _____
6. Pets: Household pets only, no dogs permitted. Has household pet been registered and inoculated as required by law? Yes _____ No _____
7. **Ten days after the Lease is executed a copy shall be forwarded to the Chestnut Grove Management Office: Continental Property Management, Inc. 975 Easton Road, Suite 202, Warrington, PA 18976 (215) 343-1550 Fax: (215) 343-4409**

Witness: _____ Lessee _____

Lessee _____

Witness: _____ Lessor _____

Lessor _____

CHESTNUT GROVE CONDOMINIUM ASSOCIATION
ADMINISTRATIVE RESOLUTION #7

RULES AND REGULATIONS COMPLIANCE PROCEDURES

WHEREAS, Article V, section 3 of the Chestnut Grove Condominium Code of Regulations gives Council the powers and duties of promulgating and enforcing rules and regulations governing the use of the property and common elements; and

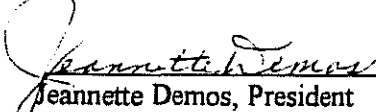
WHEREAS, Article IX, Section 3 of the Chestnut Grove Condominium Code of Regulations, Use Restrictions, further details those powers of Council;

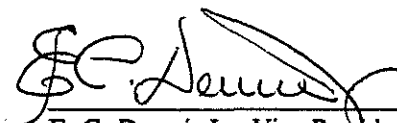
WHEREAS, Council has adopted and expects to continue to adopt reasonable rules and regulations pursuant to the provisions of its founding legal documents;

NOW THEREFORE BE IT RESOLVED THAT:

1. Complaints regarding infractions of the rules and Regulations shall be received in the Management office in writing. The written complaint must provide sufficient detail to allow Management to take action. Confidentiality shall be maintained.
2. A warning letter shall be sent to the unit owner (whether resident or rentor), the resident violator (if applicable) and a blind copy to the complainant describing the violation. A date by which correction is to be made will be clearly stated in the warning letter--approximately two weeks after date of the warning letter.
3. The complainant must follow up after the correction date to make certain the violation has been corrected.
4. If the violation has not been corrected after that date, Management should be notified in writing by the complainant at which time Council may approve an appropriate fine. All fines will be levied against the unit owner. If the owner wishes to discuss this with the Chestnut Grove Council, an appointment should be made through Management.
5. Non payment of fines is explained in Administrative Resolution #8.
6. It should be noted that Council Members and Management are not always in a position to follow up to see whether corrective action has been taken. Only by the follow up and notification to Management by the complainant can this procedure be effective. Confidentiality shall be maintained.

ATTEST:

 Date 12/11/97
Jeannette Demos, President
Chestnut Grove Council

 Date 12/11/97
E. C. Denné, Jr., Vice President
Chestnut Grove Council

**CHESTNUT GROVE CONDOMINIUM ASSOCIATION
ADMINISTRATIVE RESOLUTION #9**

WATERBEDS, JACUZZIES AND THE LIKE

WHEREAS, Article V, section 3 of the Chestnut Grove Condominium Code of Regulations give Council the powers and duties of promulgating and enforcing rules and regulations governing the use of the property and common elements; and

WHEREAS, Article IX, Section 3 of the Chestnut Grove Condominium Code of Regulations, Use Restrictions, further details those powers of Council;

WHEREAS, Council has adopted and expects to continue to adopt reasonable rules and regulations pursuant to the provisions of its founding legal documents;

NOW THEREFORE BE IT RESOLVED THAT:

Waterbeds, Jacuzzies and the like are not permitted in the Chestnut Grove Community.

ATTEST:

 Date 2-15-01
Lisa Cook, President
Chestnut Grove Council

 Date 2/15/01
Kristina Beuttas, Secretary
Chestnut Grove Council

**CHESTNUT GROVE CONDOMINIUM ASSOCIATION
ADMINISTRATIVE RESOLUTION #18**

ASSIGNED PARKING

WHEREAS, Chestnut Grove Condominium (the "Condominium") by and through its Council of Unit Owners (the "Council"), is administered, managed and operated under and subject to that certain Declaration of Amendment of Condominium Declarations for Chestnut Grove (the "Declaration") recorded in the office of Recorder of Deeds of Bucks County at Book D2380, Page 424, et seq.; and

WHEREAS, the Condominium is also administered, managed and operated by the Council under and subject to that certain Code of Regulations (the "Code") recorded in the Office of the Recorder of Deeds of Bucks County at Book D2380, Page 435, et seq.; and

WHEREAS, under and subject to the Declaration the Property comprising the Condominium has been submitted to the provisions of the Pennsylvania Unit Property Act (the "UPA"), 68 P.S. §700.101, et seq., including §700.307(1) granting the Council certain powers, including the power to manage the business, operation and affairs of the Condominium property; and

WHEREAS, under and subject to those provisions of the Pennsylvania Uniform Condominium Act (the "UCA") 68 Pa. C.S.A. §3101, et seq. made applicable to the Condominium, in particular Subsections 3302 (a) (6), (9) and (16), the Condominium is provided with certain powers to regulate, license and govern the Condominium, including the Common Elements; and

WHEREAS, under and subject to Article V, Section 3 (d) of the Code, the Council is given the power to promulgate and enforce Rules and Regulations; and

WHEREAS, Article XV, Section 1 of the Code obligates each Owner to comply with Parking and Traffic rules and Regulations adopted by Council;

NOW THEREFORE, BE IT RESOLVED, the Council hereby grants a conditional, revocable limited license to each Unit to park one (1) vehicle permitted under the Rules and Regulations, as amended, in one (1) Common Element parking space to be designated by the Council subject to the following conditions and limitations:

- A. The parking space designated for use by a Unit shall be, and shall remain at all times, without regard for the nature or length of any Unit Owner's or Occupant's use thereof, a portion of the Common Elements, subject to the control of the Council, and all applicable provisions of the Declaration, Code and Rules and Regulations of the Condominium, including, but not limited to, the power of the Council to reassign the space as the Council may deem necessary.
- B. When parking spaces are originally assigned, and if, at any time, a space, or spaces should be re-assigned by the Council, then the Association shall provide written notice of the assignment or reassignment to any Unit Owner directly affected by the assignment and/or re-assignment.
- C. The parking space assigned by the Council to a Unit shall be indicated upon a map of the Common Element parking areas maintained by the Council in the Condominium's books and records; the said map shall be available for review by the Unit Owners during normal business hours.
- D. No more than one (1) parking space shall be assigned to a Unit
- E. The use of an assigned parking space may not be transferred as between Units or Unit Owners, except with the prior written approval of the Council, upon written application to the Council by the interested Unit Owners.

F. The limited license which may be granted by the Council to each Unit to use an assigned parking space may be terminated and/or a parking space may be reassigned by the Council due to: any change in the circumstances of the Condominium and/or any Owner or Occupant of a Unit; to comply with any applicable ordinance, regulation, law or statute; for breach of the Rules and Regulations; or as the Council may otherwise deem reasonably necessary in order to facilitate the administration, management and operation of the Condominium.

G. In assigning parking spaces, and/or in re-assigning parking spaces, the Council shall make reasonable efforts to assign parking spaces in a manner intended to make reasonable adjustments to accommodate the needs of the disabled.

H. No Unit Owner or Occupant of a Unit shall make use of any assigned parking space other than the space assigned to their Condominium Unit by the Council without the express, prior written consent of both the Unit Owner to whom such space has been assigned and the Council, nor shall any Unit Owner or Occupant invite, encourage or permit the use by their family, invitees or guests of parking spaces assigned to Condominium Units other than the parking space assigned to the Owner's and/or Occupant's Unit.

I. No vehicle belonging to any Unit Owner, or to any family member, invitee, guest or employee of any Unit Owner, shall be parked in a manner which unreasonably interferes with, or impedes, ready vehicular access to any parking space assigned to any other Unit Owner.

J. No personal property, nor any abandoned or non-permitted vehicles, shall be stored by an Owner or Occupant upon any assigned parking space, nor shall any parking space be permitted by any Owner or Occupant to accumulate trash or other debris.

K. As used herein, the terms "assign" and/or "assigned," are synonymous with and shall at all times be deemed to be synonymous with, the term "designate," and shall not be, nor be deemed to be, a term of conveyance, nor to create any right of use of any parking space, except such limited license as may be specifically granted by the Council under this Rule and Regulation.

L. By acceptance of the assignment of a parking space, and the use thereof by the Unit Owner and/or the Occupant of a Unit, the Owner and Occupant will be deemed to have agreed to indemnify and hold the Council, its officers, agents, servants, and employees, and the Chestnut Grove Condominium, harmless from all claims, causes of action, damages, judgments, liabilities, costs and fees, including attorney's fees, arising from personal injuries or property damages, if any, suffered by the Unit Owner and/or servants, and employees incident to the use of any parking space assigned to the Owner's or Occupant's Unit.

SO RESOLVED, this 14th day of December, 1993, by the Council in meeting assembled.

CHESTNUT GROVE CONDOMINIUM

By: /s/ Terri L. Brooks

President, Council of Unit Owners

ATTEST:

By: /s/Kristina Beuttas

Secretary, Council of Unit Owners



June 24, 2009

**Re: Revision to Association Rules and Regulations,
Smoke Alarms Required in Each Unit - Effective Immediately**

Dear Unit Owner/Resident,

The Association's insurance company has recently conducted a Risk Assessment Survey of the community. Traveler's Insurance has recommended that Council revise the Association's Rules and Regulations to require unit owners/residents to install smoke alarms that are audible in the bedrooms of each unit.

At the June 23, 2009 meeting, Council approved the following revision in accordance with Article X, Section 6 of the Code of Regulations:

Rules and Regulations - 1-I

Approved single-station or multiple-station smoke detectors, continuously powered by the house electrical service, shall be installed in every living unit within the building in accordance with the NFPA 101-2006, Section 30.3.4.5 (New) and 31.3.4.5 (Existing). When activated, the detector should initiate an alarm that is audible in the sleeping rooms of each unit.

As an alternative, battery powered wireless smoke detection systems may be installed. Battery powered wireless smoke detection systems must be UL listed, and contain a visual and/or audible means to determine whether the battery is operative. The battery powered smoke detector should also meet the requirements of NFPA 101-2006.

This revision to the Association's Rules and Regulations takes effect immediately.

Questions concerning this matter may be directed to the Council of Unit Owners through Eric Lindbloom, Property Manager, at 215-343-1550.

Sincerely,

Council of Unit Owners
CHESTNUT GROVE CONDOMINIUM ASSOCIATION

cc: Association files - Rules and Regulations
Helene Clary, CPM Settlement Coordinator

CHESTNUT GROVE CONDOMINIUM ASSOCIATION
Abridgment of Rules and Regulations

GENERAL COMMENTS

These rules and regulations have been developed and continually reviewed by many Chestnut Grove Council Members for more than 15 years. Through these rules and regulations, it has been the purpose of Council to give guidance to the community so that the close relationship among neighbors may result in a more pleasant living experience for all concerned. Suggestions concerning these rules are welcomed from owners and tenants and will be given proper attention by Council. Your observance and understanding compliance is greatly appreciated by your Council and especially your neighbors.

VEHICLES

1. Vehicles, including motorcycles, must park in designated spaces. Vehicles are not permitted to remain unattended in all other areas.
2. The numbered parking spaces are reserved, one (1) space per unit, all others are for
3. general use.
4. Any two (2) or four (4)-wheeled vehicle may park in designated parking spaces **except:**
 - a. Commercial vehicles or personal vehicles with business advertising (those containing commercial lettering or have open loads of commercial material such as ladders, wheelbarrows, construction materials, etc.
 - b. Trailer, van (other than a van used solely to transport passengers), truck, tractor, house trailer, mobile home, RV, boat, stored vehicle or the like.
 - c. Vehicles that do not fit into a standard parking space (i.e.: inside the painted lines).
 - d. Junk vehicles or other vehicles on which current registration plates and/or inspection stickers are not displayed. (This includes abandoned vehicles)
 - e. Stored vehicles,.
5. Repair or maintenance of vehicles is not permitted.
6. Vehicles of any kind are not permitted on grass.
7. Vehicles may be washed by bucket only. Hose washing is not permitted.
8. Care should be taken in warmer weather, when windows are open, that fumes from a running vehicle do not disturb your neighbors.
9. Painted yellow curbs indicate that parking is not permitted.
10. The 15 MPH speed limit signs are to be observed, as well as yielding to pedestrians.
11. **These rules and regulations apply to residents and their guests 24-hours a day, 7-days a week. The restriction of commercial vehicles does not apply to commercial vehicles servicing the Chestnut Grove community.**
12. **The enforcement procedure for vehicle violations is a charge to the condominium owner of twenty-five dollars (\$25.00) for each occurrence. See Administrative Resolution #8 for non-payment of fines.**

OUTSIDE RULES

1. No exterior alteration, construction, landscaping, addition to or removal of any part of any condominium unit or common elements shall be done without written approval from the Council. The only exception is holiday decorations, which must be removed fifteen (15) days after the observance. Ornamental flags are not permitted.
2. No signs, including "For Sale" or "For Rent" may be erected without written approval from the Council.
3. No outside antenna, radio aerial or satellite dish shall be maintained outside a condominium unit without written approval from the Council.
4. Nothing shall be stored or displayed on common elements.
5. Outdoor clotheslines are not permitted.
6. No activity, which would cause damage to the common elements or is dangerous to others, is permitted. This ordinance includes, but is not limited to, ball playing, throwing Frisbees or other game objects, bicycle riding, in-line skating, skate boards, etc.
7. Residents may cultivate flowers and shrubs outside their respective units, provided there is no conflict with their neighbors. Any significant modifications to existing beds, shrubs or trees require written approval from the Council.
8. Private parties must be confined to the resident's unit and must observe the quiet hours.
9. Balconies or open patios may not be used for storage except for bicycles and/or outdoor furniture. Children's toys may not be left overnight on balconies, open patios or any of the common elements.
10. Barbeque devices may only be operated on the ground level and must be positioned to reduce fumes, smoke and the risk of fire to the second floor units. Storage of any barbeque devices must be in a well-ventilated, dry space, out of direct sun, and away from any open flame or ignition source. (Every light fixture, switch, air conditioner, heater, washing machine, clothes dryer, refrigerator, cell phone, hair dryer, vacuum cleaner, workman's drill, lighter, candle, stove, unless rated as intrinsically safe, is a potential ignition source.)
11. Storage of any combustible material is not permitted on exterior balconies or patios.
12. Jacuzzis and the like are not permitted in the Chestnut Grove community.
13. Unit numbers must be visible at all times (do not cover with wreaths).
14. Bird feeders are not permitted due to the squirrel and skunk population.
15. Litter, including tobacco products, on common elements is not permitted.
16. Bicycles are not to be locked to or stored on common grounds.

INSIDE RULES

1. Proper window treatments must be used with the white-side facing the outside. Bed sheets, cardboard, blankets, bamboo blinds, etc. are not permitted.
2. Nothing shall be shaken or discarded from windows or balconies.
3. All units must be equipped with either a single-station or multiple-station smoke detector, continuously powered by the house electrical service. As an alternative, battery-powered wireless smoke detectors may be installed.
4. Kerosene heaters are not permitted.
5. Storage of any combustible material is not permitted inside. (See Outside Rules #10)
6. Waterbeds "and the like" are not permitted in the Chestnut Grove community.

NOISE ABATEMENT

1. The performance of or participation in noisy activities or the operation of noise-producing appliances and equipment is forbidden between the hours of 10:30pm and 7:00am. This restriction includes the operation of dishwashers, clothes washers, garbage disposal units, vacuum cleaners and other similar noise-producing devices whose sounds may cause disturbance to neighbors. The operation of radios, televisions, stereo and electronic equipment may continue quietly between the above hours, only with the strict proviso that if it disturbs your neighbor in any way, the activity must be stopped or the volume adjusted so that the sound is inaudible in the bedrooms of adjoining units.
2. Private parties and picnics must be confined to the resident's units, and a reasonable noise level maintained so as not to disturb neighbors.

TRASH

1. Each resident must supply his or her own trash container, including a lid, and the resident's unit number on each.
2. Trash of any kind must be sealed in a plastic bag, placed in the trash container with the lid sealed tightly. However, very large, non-decaying items (such as cardboard cartons) need not be placed in containers, but must be confined within the trash collection room/area, as must all trash containers. Contact Management concerning the pick-up of larger items.
3. **RECYCLING RULES ARE TO BE OBSERVED.** Recycled materials must be placed in the proper containers provided by the Chestnut Grove trash contractor.
4. All empty containers must be taken in the same day when trash is picked-up.
5. No trash or recycling is to be kept on patios, balconies or by front doors.

PETS

1. Owner residents and tenants, **with owner's permission**, are allowed to keep domestic pets such as cats, birds and the like, provided they don't constitute a nuisance to others.
2. **CATS OR ANY DOMESTIC PETS ARE NOT ALLOWED TO RUN FREE.**
3. **NO ADDITIONAL DOGS WILL BE ALLOWED BY OWNERS, TENANTS OR VISITORS AFTER DECEMBER 11, 1997.**
4. Any dogs that have been registered with Chestnut Grove Management before December 11, 1997 were "grandfathered" with due consideration by the Council for specific cases brought to the Council's attention. Rules for these "grandfathered" dogs are as follows:
 - a. Dogs must be inoculated as required by law.
 - b. Dogs must be controlled by the owner to prevent disturbance to neighbors. Dogs **are not** permitted to run free in Chestnut Grove, nor are they permitted to be staked with access to the common grounds.
 - c. A leash no longer than six (6) feet must be used.
 - d. **The area for dog walking is only the un-mowed area along the outer perimeter of Aspen Way.**
 - e. Waste from the owner's dog is to be picked up by the dog owner and disposed properly.
 - f. Neighbors' rights and peace must be respected. No dog shall be permitted to cause or create a nuisance, unreasonable noise or disturbance, nor shall the dog be permitted to catch, pursue or harass any wild creature, another dog or person.
 - g. **The enforcement procedure for dogs** is a charge to the condominium owner of \$75.00 for the first violation. A \$100 fine is levied for a second violation, and a mandatory removal of the dog from Chestnut Grove is required. If the dog must be removed, a date will be established at 30-days hence, and thereafter, a \$50 fine levied for each week the dog has not been removed.
 - h. Non-payment of these fines is explained in Administrative Resolution #8, except that the \$50 per week fine will continue concurrently until the dog is removed.

RULES AND REGULATIONS COMPLIANCE PROCEDURE

1. Complaints regarding infractions of the Rules and Regulations shall be received in the Management office in writing. The written complaint must provide sufficient detail to allow Management to take action. Confidentiality shall be maintained.
2. A warning letter shall be sent to the unit owner (whether resident or tenant), the resident violator (if applicable) and a blind copy to the complainant describing the violation. A date by which correction is to be made will be clearly stated in the warning letter, approximately two (2) weeks after date of the warning letter.
3. The complainant must follow-up after the correction date to make certain the violation has been corrected.
4. If the violation has not been corrected after identified date, Management should be notified in writing by the complainant, at which time the Council may approve an appropriate fine. All fines will be levied against the unit owner. If the owner wishes to discuss this with the Council, an appointment should be made through Management.
5. Non-payment of fines is explained in Administrative Resolution #8.
6. It should be noted that the Council and Management are not always in a position to follow-up to see whether corrective action has been taken. Only by the follow-up and notification to Management by the complainant, can this procedure be effective. Confidentiality shall be maintained.



ARCHITECTURAL GUIDELINES – UPDATED JUNE 16, 2015

In accordance with Article X, Section 1 of the Code of Regulations, "It shall be prohibited for any unit owner to make any change or otherwise alter the exterior of any condominium unit or common elements, until the complete plans and specifications have been submitted and **approved** by Council."

Architectural request may be submitted to Council by submitting a letter which explains the complete nature of the request to:

Council of Unit Owners
Chestnut Grove Condominium Association
975 Easton Road - Suite 102
Warrington, PA 18976
Fax: 215-491-5620

Architectural requests are processed by Council in a timely manner. Do not proceed with your request until you receive written approval from Council. If you make an exterior change without Council approval, you may be required to correct the change or to restore the change to its original condition at your expense.

FIRST FLOOR PATIO FENCES – ATTACHED TO BRICK PILLARS

- **REPLACE** horizontal top rail with standard grade wood, to match existing.
- **REPLACE** vertical balusters with standard grade wood, approximately 2" wide to match existing.
- **STAIN** with Sherwin Williams Deckscapes solid stain, "Spicewood" SW 3021, to match existing.

FIRST FLOOR PATIO FENCES – FREESTANDING AND NOT ATTACHED TO BRICK PILLARS

- **REPLACE** with standard grade wood, 12" wide horizontal boards to match existing.
- **STAIN** with Sherwin Williams Deckscapes solid stain, "Pepperidge" SW 3017, to match existing.

SECOND FLOOR BALCONY HANDRAILS AND BALUSTERS

- **REPLACE** horizontal top rail with standard grade wood, to match existing.
- **REPLACE** vertical balusters with standard grade wood, approximately 2" wide to match existing.
- **STAIN** with Sherwin Williams Deckscapes solid stain, "Spicewood" SW 3021, to match existing.

(Continued on the other side of this page)

UNIT ENTRANCE DOORS

- **REPLACE** with same style metal doors (**PRIOR APPROVAL FROM COUNCIL REQUIRED**).
- **PAINT** with Sherwin Williams Resilience - formerly Exterior Expressions, SW6342 "Spicey Hue," to match existing. Effective July 25, 2006, MAB Light Orange #2 is no longer an approved color, and does not meet the architectural standards of the community. Effective February 23, 2010, MAB Dark Orange #315 no longer an approved color, and does not meet the architectural standards of the community. Effective April 1, 2013, Sherwin Williams Exterior Expressions "Earthen Jug" SW7703 is no longer an approved color and does not meet the architectural standards of the community.
- **TRIM** - Sherwin Williams Resilience - formerly Exterior Expressions, "Classical White" SW 2829

UNIT ENTRANCE STORM/SCREEN DOORS

Full view style only - Exterior color to match Sherwin Williams Resilience - formerly Exterior Expressions SW6041 "Otter". Effective April 30, 2013, Sherwin Williams Exterior Expressions, "Java" SW6090, is no longer an approved color and does not meet the architectural standards of the community.

- **PRIOR APPROVAL FROM COUNCIL REQUIRED** for replacement of existing, or installation of new storm/screen door.

GARAGE DOORS AND WOOD TRIM

- **REPLACE** with same style wood or metal door (**PRIOR APPROVAL FROM COUNCIL REQUIRED**).
- **PAINT** with Sherwin Williams Resilience - formerly Exterior Expressions, "Classical White" SW 2829, to match existing.

**SHERWIN WILLIAMS
(Formerly MAB Paints)
826 North Easton Road
Doylestown, PA 18901
215-345-6486
www.sherwin-williams.com**

WINDOWS - (Replace in same size and style as existing)

PRIOR APPROVAL FROM COUNCIL REQUIRED for replacement of existing, or installation of new windows. (Some windows appear to be "cloudy" or "foggy". This could be due to a broken seal in the casement of the window. Not only does the window appear to be unsightly, but it is also less energy efficient). Window replacement will be considered on an individual basis. When requesting a proposal from a contractor, please specify that the window should be replaced to match the existing style. The Architectural Committee plans to publish specifications for window replacement at a later date.

WINDOWS AND DOORS PURCHASED AT TOM ADAMS WINDOWS & DOORS, INC.

Exterior window color (frame) - "Timbertone"
Exterior window capping color - "Musket Brown"
Exterior siding glass door color (frame) - "Chelsea Brown"
Exterior siding glass door capping color - "Musket Brown"

Tom Adams Windows & Doors, Inc.
649 North Main Street
Doylestown, PA 18901
(215) 345-1111

WINDOWS AND DOORS PURCHASED AT DAILEY MANUFACTURING COMPANY

Exterior color for all "Cocoa Brown"

Dailey Manufacturing Company
700 Davisville Road
Willow Grove, PA 19090
(215) 659-0477

WINDOWS PURCHASED AT ANDERSEN WINDOWS

- Exterior color - "Dark Bronze"

CHESTNUT GROVE CONDOMINIUM ASSOCIATION
RESPONSIBILITY LIST

The following is a list of the unit owner and Association's maintenance, repair and replacement responsibilities. Basically, each member is responsible for maintaining their unit and the property owned or assigned to them. The Association is responsible for maintaining the common ground and the exterior of the buildings. The membership and the Association share jointly in maintaining the limited common elements, which are assigned to individual owners.

Maintenance functions include keeping items neat, clean and in their original condition. For balconies, this would include applying wood sealers. **Repairs** are defined as the physical activity to fix a damaged or broken item. **Replacement** would be the structural repair or complete replacement of an item. If you have any questions concerning your responsibilities, please contact the Association or the management company at 215-343-1550.

	<u>HOMEOWNER</u>	<u>ASSOCIATION</u>
<u>UNIT OWNER PROPERTY</u>		
A/C Units/Related Wires, Pipes, Condensate Lines		
Maintenance, Repairs, Replacement, Pad under Unit	X	
Alarm Systems (Private Units)		
Maintenance, Repairs, Replacement	X	
Appliances/Hot Water Heater		
Maintenance, Repairs, Replacement	X	
Basements		
Water Seepage		X
Sump Pumps (Maintenance, Repairs, & Replacement)		
Chimney/Fireplace		
Repairs, Cleaning	X	
Flashing Leaks, Caps		X
Dryer Vents		
Cleaning, Repairs, Replacement	X	
Doors (Entrance) & Frames		
Painting Outside & Locks & Hardware (in accordance with architectural guidelines)	X	
Frame Painting		X
Maintenance, Repairs, Replacement	X	
Doors (Garage)		
Painting (w/Association approved color)		X
Maintenance, Repairs, Replacement	X	
Doors (Sliding & Storm)		
Maintenance, Repairs, Replacement (in accordance with architectural guidelines)	X	
House Numbers (in accordance with architectural guidelines)	X	

	HOMEOWNER	ASSOCIATION
Lights/Entrance		
Maintenance, Repairs, Replacement		X
Bulb Replacement		X
Oil Tanks (located inside the unit)		
Leaks, maintenance, repair, replacement	X	
Roof Attic Fans (in accordance with architectural guidelines)		
Leaks, Maintenance, Repairs, Replacement	X	
Sewer Line (Private)		
Cleaning, Repairs and Replacement of Unit Line	X	
Shrubbery Inside Enclosed Areas	X	
Water Pipes (Within Unit)		
Maintenance, Repairs, Replacement	X	
Water Pipes (Outside Unit)		
Maintenance, Repairs, Replacement		X
Water Spigot (Common)		
Repairs, Replacement		X
Winterize/Summerize		X
Windows & Frames		
Glass & Unit Replacement (in accordance with architectural guidelines)	X	
Flashing Leaks, Caulking		X
Painting (w/Association approved color)		X
LIMITED COMMON ELEMENTS		
Balconies/Decks		
Snow Removal, Neat/Clean	X	
Waterproofing (w/Association approved color)	X	
Structural Repairs, Maintenance, Replacement		X
Balcony Handrail/Balusters/Staining (in accordance with architectural guidelines)	X	
Exterminating		
Inside Home, Outside Attached to Deck/Balcony	X	
Outside Attached to Building, Common Ground		X
Patios/Porches/Privacy Fences/Staining (in accordance with architectural guidelines)	X	
Maintenance, Repairs, Replacement	X	
Plantings & Weeding Between Patio & Fence	X	
Roof Sewer Vent Pipe		
Flashing Leaks		X
Replacement		X
Sump Pumps and Battery Back-Up		X

	HOMEOWNER	ASSOCIATION
ASSOCIATION PROPERTY – BUILDING		
Boiler Rooms (M-1 to M-25), boilers and above-ground oil tanks serving M-1 to M-25		
Electricity, Maintenance, Repairs & Replacement		X
Gutters, Downspouts and Splash Blocks		
Cleaning, Repairs, Replacement		X
Roofs		
Roof Leaks, Maintenance, Repairs		X
Entire Roof Replacement		X
Stucco/Brick Exterior		
Painting, Recaulking, Maintenance, Repairs, Replacement		X
Trim & Soffits		
Maintenance, Repairs, Replacement		X
Unit Structure		
Foundation		X
Slabs		X
ASSOCIATION PROPERTY – GROUNDS		
Common Roads, Parking Areas & Curbs		
Repairs, Replacement, Snow Removal		X
Driveways		
Snow Removal, Resealing, Repairs, Replacement		X
Apron Replacement		X
Entrance Signage		
Maintenance, Repairs, Replacement		X
Fences on Common Area		
Painting, Maintenance, Repairs, Replacement (in accordance with architectural guidelines)	X	
Lamp Posts/Site Lighting		
Painting, Maintenance, Repairs, Replacement		X
Oil tanks (above ground), serving units in Buildings 8, 9, 10, 13, 14 – Leaks, maintenance, repairs	X	
Replacement		X
Retaining Walls		
Maintenance, Repairs, Replacement		X
Sewer Lines		
Repairs of Common Main Line		X
Replacement of Common Main Line		X
Lawn Vent Cap Replacement, Cleaning		X

	HOMEOWNER	ASSOCIATION
Sidewalks (Common)		
Snow Removal, Repairs, Replacement		X
Street Signage		
Maintenance, Repairs, Replacement		X
Trash Enclosures		
Maintenance, Repairs, Replacement		X
ASSOCIATION PROPERTY – LANDSCAPING		
Detention Basins/Swales		
Mowing, Maintenance		X
Lawn Maintenance		
Mowing, Chemical Applications, Reseeding, Leaf Removal		X
Tree & Shrubbery Beds		
Mulching, Weeding, Leaf Removal, Chemical Application		X
Trees & Shrubbery		
Spraying/Fertilization, Trimming, Replacement		X
OTHER		
Fire Hydrants		
Maintenance	DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY	
Mailbox Clusters		
Maintenance/Repair/Replacement		X
Individual Boxes, Locks, Keys	DOYLESTOWN POST OFFICE	
Water Mains (Common) Underneath Roadway and Parking Lot	DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY	
Water Lines (Common) From Water Mains to Each Building/Lot		X



March 29, 2017

Re: REVISED RULE AND REGULATION - "NO PARKING" ON ASPEN WAY AT THE INBOUND AND OUTBOUND LANES AS DIRECTED BY THE FIRE MARSHAL (REFER TO MAP)

Dear Association Member/Resident,

On March 7, 2017, the Association received a letter from Mr. Rich Schea, Fire Marshal, of Doylestown Township. The letter states:

"Please post "No Parking" signs on the inbound and outbound lanes of Aspen Way. The fire code requires a 20 foot wide, unobstructed roadway for emergency access. The posting of "No Parking" signs on the inbound and outbound lanes of Aspen Way will allow unblocked and unrestricted access to the complex for emergency equipment. This will help to facilitate a more rapid response to the area in need."

In accordance with Article V, Section 3(d), of the Code of Regulations, "The powers and duties of Council include the promulgation and enforcement of such Rules and Regulations and such restrictions on or requirements as may be deemed proper respecting the use, occupancy, and maintenance of the condominium."

At the March 28, 2017 meeting, Council approved a resolution to revise the Rules and Regulations in accordance with the fire marshal's request to restrict parking along the inbound and outbound lanes of Aspen Way (refer to map). The resolution is provided on the enclosed pages.

PLEASE RETAIN THE REVISED RULE AND REGULATION AND THE ENCLOSED RESOLUTION WITH YOUR ASSOCIATION DOCUMENTS

The revised Rule and Regulation applies to all unit owners, residents, tenants, and guests.

In the event that you decide to rent your unit, please provide each new tenant with a copy of the revised Rules and Regulations as you as the unit owner of record are responsible for their actions and compliance.

Thank you in advance for your understanding, cooperation, and full compliance with the revised Rule and Regulation. Questions concerning this matter may be directed to the Council of Unit Owners through Eric Lindbloom, property manager, at 215-343-1550.

Sincerely,

Council of Unit Owners
CHESTNUT GROVE CONDOMINIUM ASSOCIATION

EL/kl

Enclosure: Revised Rule and Regulation - "No Parking" on Aspen Way at the inbound or outbound lane, Administrative Resolution #8, and map describing inbound and outbound lanes on Aspen Way



RESOLUTION

TO REVISE THE ASSOCIATION'S RULES AND REGULATIONS TO RESTRICT PARKING ON THE INBOUND AND OUTBOUND LANES OF ASPEN WAY, AS DIRECTED BY THE FIRE MARSHAL OF DOYLESTOWN TOWNSHIP

MARCH 28, 2017

I. AUTHORITY

WHEREAS, in accordance with Article V, Section 3(d), of the Code of Regulations, *"The powers and duties of Council include the promulgation and enforcement of such Rules and Regulations and such restrictions on or requirements as may be deemed proper respecting the use, occupancy, and maintenance of the condominium."*

II. PURPOSE

WHEREAS, on March 7, 2017, the Association received a letter from Mr. Rich Schea, Fire Marshal, for Doylestown Township, which states:

"Please post "No Parking" signs on the inbound and outbound lanes of Aspen Way. The fire code requires a 20 foot wide, unobstructed roadway for emergency access. The posting of "No Parking" signs on the inbound and outbound lanes of Aspen Way will allow unblocked and unrestricted access to the complex for emergency equipment. This will help to facilitate a more rapid response to the area in need."

III. WHEREAS, it is the intent that this revised Rule and Regulation shall apply to all unit owners, tenants, guests, invitees, or any others who have vehicles entering upon the Chestnut Grove Condominium Association, and that this revised Rule and Regulation shall remain in effect until otherwise rescinded, modified, or amended by a majority vote of the Council of Unit Owners.

IV. SPECIFICATIONS

NOW, THEREFORE, BE IT RESOLVED THAT the following Rule and Regulation which restricts parking at the inbound and outbound lanes of Aspen Way is hereby adopted by the Council of Unit Owners and shall read:

No parking shall be permitted at the inbound and outbound lanes along Aspen Way at the areas described on the enclosed map (refer to page 3 of this Resolution). This Rule and Regulation will apply to all vehicles 24 hours a day, 7 days a week.

The Enforcement Procedure for the violation of this Rule and Regulation is as follows:


1. "No Parking" notice shall be placed on the vehicle or a letter requesting immediate compliance will be sent to the unit owner and/or resident.
2. Failure to comply with the written request as described in #1 above within five calendar (5) days will result in a \$50 fine assessed to the unit owner.
3. Failure to comply within the next five (5) calendar days will result in an additional \$50 fine.
4. Failure to comply within the next five (5) calendar days will result in an additional \$50 fine.
5. The continued violation will result in the towing of the vehicle to a "visitor" parking space within the community with towing charges assessed to the unit owner with payment due in thirty (30) days from the date of towing.
6. Non-payment of fines and/or towing charges shall be collected in accordance with Administrative Resolution #8.

V. EFFECTIVE DATE

This revised Rule and Regulation goes into effect Monday, April 10, 2017.

VI. EXECUTION

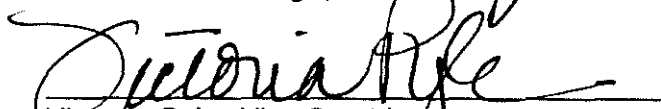
WHEREAS, be it resolved that the Council of Unit Owners approved a motion to adopt this Resolution to revise the Rules and Regulations to restrict parking on the inbound and outbound lanes of Aspen Way as directed by the Fire Marshal of Doylestown Township this twenty-eighth (28th) day of March 2017.



Marcia Rodenbaugh, President

3/28/17


Date



Victoria Pyle, Vice President

3/28/17


Date



Louis White, Treasurer

3/28/17

Date



Jonathan Nielsen, Member at Large

3/28/17

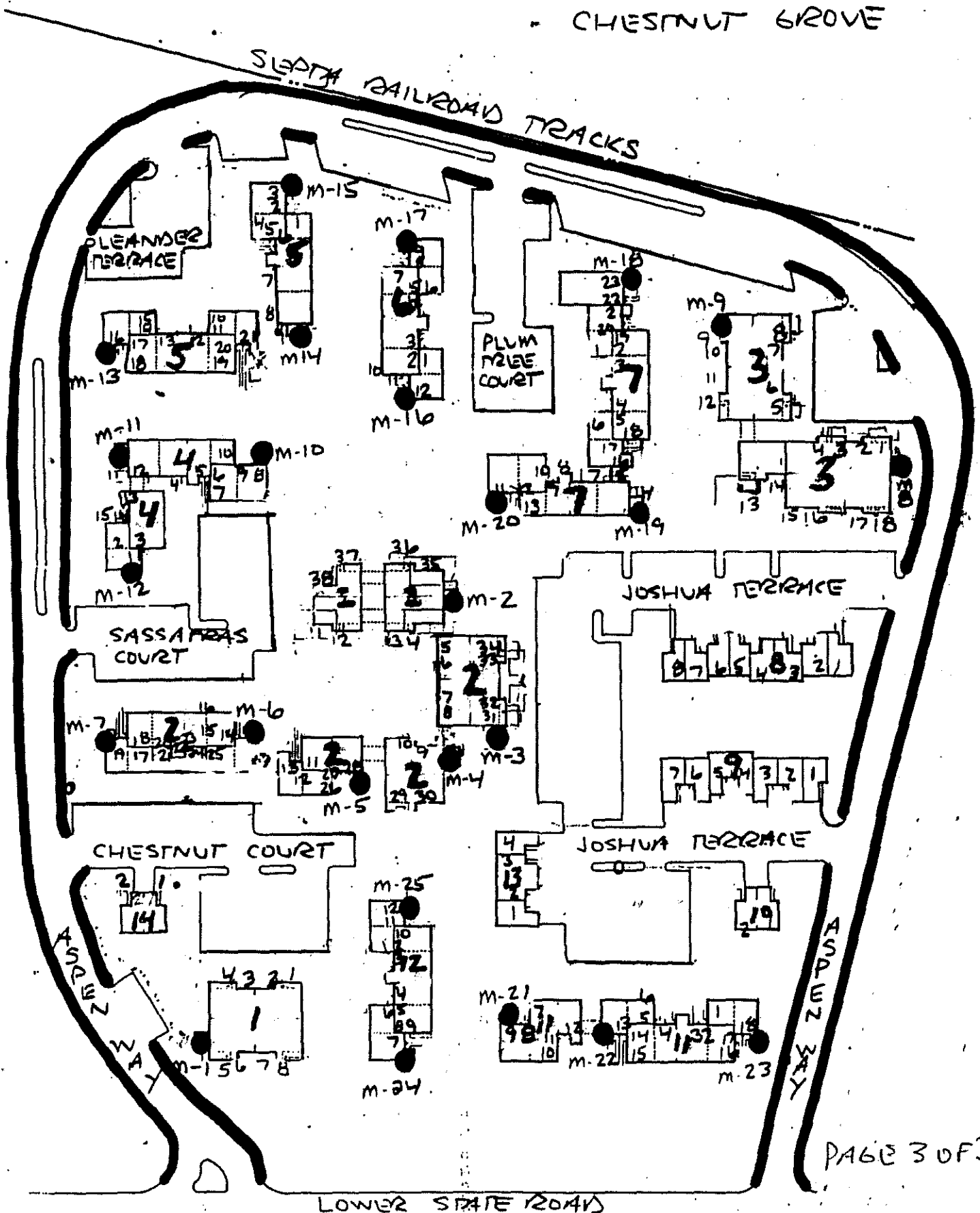
Date

VII. NOTIFICATION

WHEREAS, be it resolved that the Council of Unit Owners mailed this Resolution to all unit owners and tenants of record March 29, 2017.

MAP - INBOUND AND OUTBOUND LANES
ALONG ASPEN WAY - (SHADED)

- CHESTNUT GROVE





ASSOCIATION SNOW REMOVAL POLICY

Approved December 11, 2012

PARKING LOTS

The Association's contractor is responsible for plowing snow from common parking areas. If the snow accumulation is less than 6" to 8", the contractor will, at the end of the storm, plow the parking area cart-way and all empty parking spaces that day. If the accumulation is greater than 6" to 8", then, initially, the snow removal contractor will only plow the parking area cart-way and return to re-plow the cart-way as an additional 6" to 8" accumulates. Then, once the storm is over, the contractor will complete the plowing operations including the empty parking spaces. The contractor will return ONLY the following day to clean up the parking area and plow any additional vacant parking spaces. If a vehicle is not removed from a parking space after a snowstorm or before the contractor returns the day after the storm to re-service the parking area, then that parking space will not be plowed. It is the owner's responsibility to move their vehicle to allow for proper snow removal operations. It is not the Association's responsibility to remove snow between or around parked vehicles. That is the owner's responsibility.

Policy approved at December 11, 2012 meeting, with the following Council Members voting in favor:

Marcia Rodenbaugh, President
Douglas Clemens, Vice-President
Victoria Pyle, Treasurer
Sharyn Brauns, Secretary
(One Council member position vacant)

**CHESTNUT GROVE CONDOMINIUM
ADMINISTRATIVE RESOLUTION #8**

**COMMON EXPENSE ASSESSMENT AND OTHER FEE PROCEDURES
INSUFFICIENT CHECK PROCEDURES**

WHEREAS, Article 1, Section 1, Paragraph (F) of the Declaration creating Chestnut Grove provides for a Council which shall manage the business, operation and affairs of the property; and

WHEREAS, Article V, Section 3b of the Code of Regulations establishes Council's power for the determining, assessment and collection of funds and delinquent funds for Common Expenses; and

WHEREAS, Chestnut Grove Council of Unit Owners wishes to clearly define the administrative procedures to carry out the collection of any such delinquent assessments:


NOW THEREFORE BE IT RESOLVED THAT:

1. All monthly condominium assessment fees, oil bills, fines and any other charges owed Chestnut Grove Condominium Association are due by the first day of the applicable month. The amount owed that is not received by the tenth (10th) of the month shall be termed delinquent. On the eleventh (11th) of each month, a delinquent fee of twenty five dollars (\$25.00) will be automatically added without notice to EACH delinquent fee. Any Condominium Unit with a balance over thirty (30) days, including late charges, fines, etc. will be charged an additional twenty five (\$25.00) each month until the account is current. All late fees will be added automatically to every delinquent account without notice.
2. Those fines levied by Council where a date that Council assigns has not been met for such things as painting doors, painting and repairing fences, painting and repairing porch railings, keeping patios according to the rules, etc., will be added to the monthly amount owed and will be subject to the monthly collection dates and fees noted in paragraph number one above. If this type violation has not been corrected within four (4) weeks from the date assigned by Council, no further weekly fine will be added, Council will have the violation corrected, and the owner will be billed for the work, all of which will be added to the monthly amount owed per paragraph one above.
3. On the next monthly billing, any delinquent Unit Owner shall be notified of any past due status. The notices shall reflect the amount due plus delinquent fee charges. Failure to give notice shall in no way relieve the Unit Owner of an obligation to pay.
4. No unit owner shall be eligible to vote, either by person or by proxy, who is shown on the books to be more than thirty (30) days delinquent in any payment.

5. When any Unit Owner carries a delinquent status equal to at least two hundred fifty dollars (\$250.00), a letter shall be sent by certified mail in advance of the next Council meeting advising him/her that the Council will take one of the following actions at the time of the next Council meeting providing the Unit Owner has not paid in full by the time of that Council meeting:
 - 5.1. Council shall accelerate payments of the remaining monthly installments for the fiscal year including any other amounts owed. The entire amount shall become due and payable immediately.
 - 5.2. Institute legal proceedings for the collection of the entire amount due, including accelerated payments and, as provided by law, all related charges for collection of the delinquent account, court and legal costs, late fees, collection expenses and delinquency charges, or
 - 5.3. As provided by the Declaration, Code of Regulations and respective Amendments thereto, place a lien on the subject property.
6. Council may exercise any and all of its rights permitted by law, and may include public notice of the delinquent status of any Unit Owner at any time.
7. All insufficient fund checks will be considered as a late fee assessment and will have an applicable delinquent fee charged plus a \$25.00 insufficient check charge applied to the Unit Owner's account.
8. This Resolution is applicable, without exception, to all Unit Owners and all Units.

ATTEST:

 Date 12/11/97
Jeannette Demos, President
Chestnut Grove Council

 Date 12/11/97
E. C. Denné, Jr., Vice President
Chestnut Grove Council



**ARCHITECTURAL SPECIFICATIONS FOR "SHADOWBOX" PRIVACY ENCLOSURES FOR
ALL CHESTNUT GROVE UNITS**

1. SCOPE:

Furnish all labor, materials and equipment to construct privacy enclosures for all Chestnut Grove units as approved by the Chestnut Grove Council.

2. MATERIALS:

- 2.1 Corner and intermediate posts – 4" x 4" hemlock, length depending on slope of ground.
- 2.2 Horizontal rails – 2" x 4" hemlock, lengths as required.
- 2.3 Fencing – 1" x 12" x 6'0" #2 white pine.

3. EXECUTION:

- 3.1 Top rails at corner posts to be half lapped, as shown on drawings. Top rails at end of enclosures to be carried over top of end posts to butt to 4" x 4" posts. See drawings for locations of top and bottom rails.
- 3.2 All corner and intermediate posts to be set in 12" x 12" concrete at least 18" into the ground. Extra soil to be removed from the site.
- 3.3 End posts at building must not be less than 2" from the exterior surface of the building. Posts or any part of the enclosure will not be attached in any way to the exterior surface of the building.

4. MISCELLANEOUS:

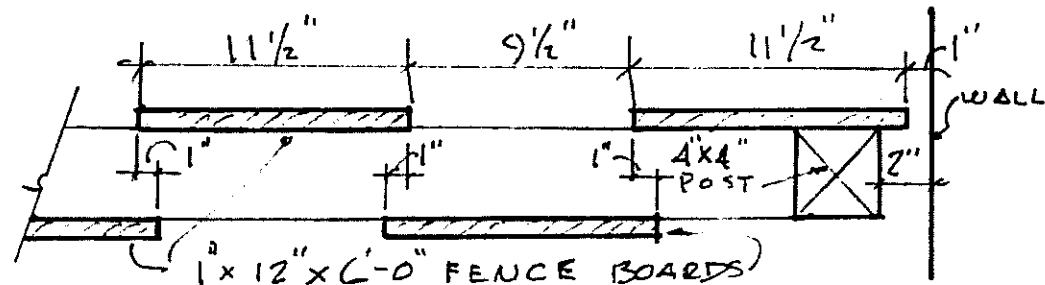
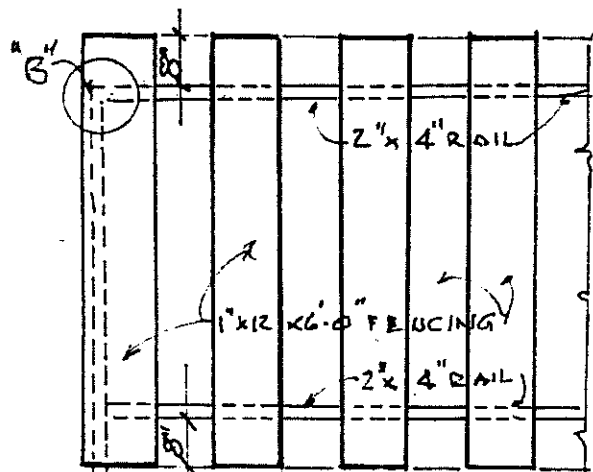
- 4.1 Use galvanized nails.
- 4.2 Stain to be Sherwin Williams Deckscapes solid stain "Pepperidge" SW 3017.
 - 4.2.1 All framing material, including full length of posts before erection into concrete base, shall be oil based stained two coats before fencing is applied.
 - 4.2.2 All fencing to receive two coats of oil base stain before fencing is applied.
 - 4.2.3 Touch up as necessary.

5. GATE:

Where required or requested, Joshua Tree units require a gate for access to oil fill.

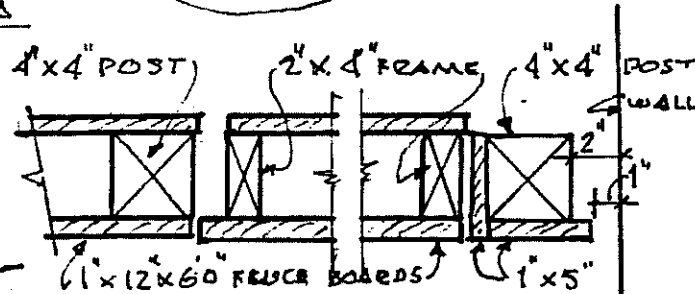
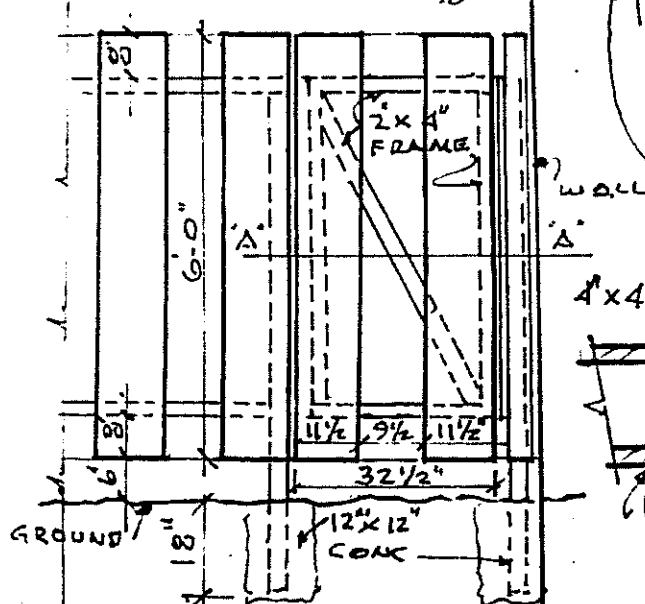
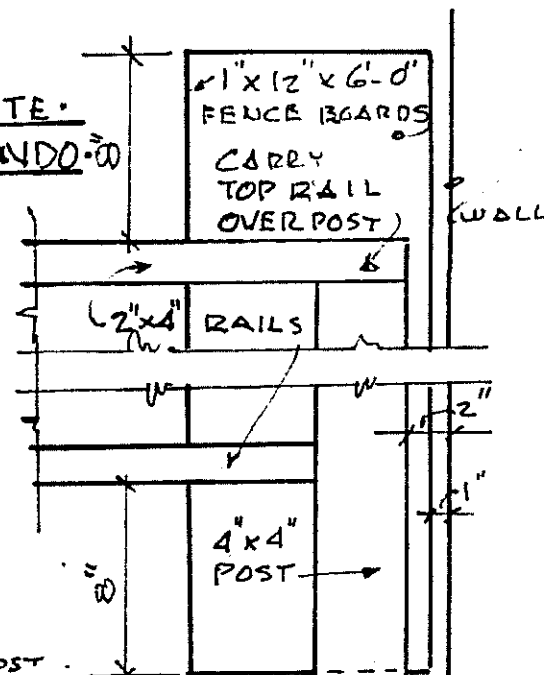
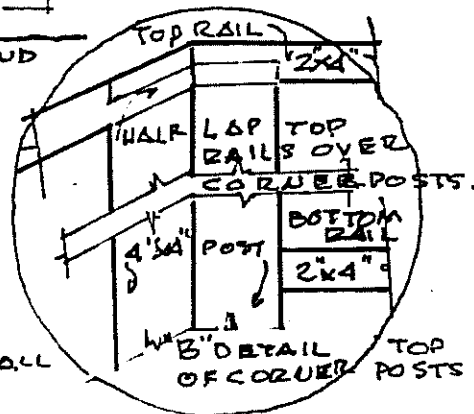
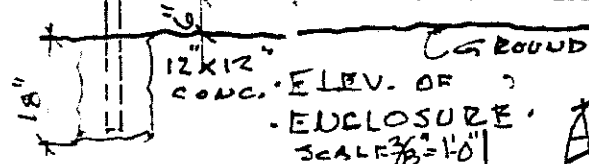
- 5.1 Gates to be same material as enclosures.
- 5.2 Hardware to be black finish hinges and latch.
- 5.3 Construction same as enclosure with a diagonal brace as shown on drawings.
- 5.4 Gate should swing out for safety.

- MANAGEMENT IS AVAILABLE TO ANSWER QUESTIONS REGARDING THE CONSTRUCTION.
- ASK YOUR QUESTIONS BEFORE CONSTRUCTION TO AVOID MISTAKES.
- ALL REQUESTS MUST BE MADE IN WRITING PRIOR TO CONSTRUCTION.

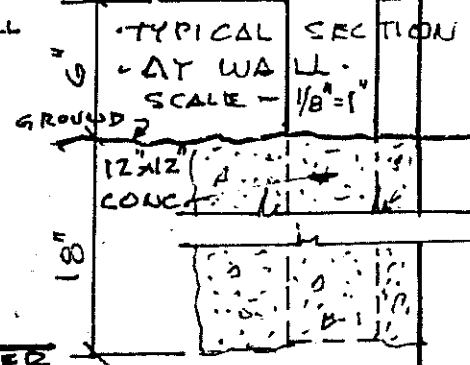


HORIZONTAL LAYOUT OF FENCE
SCALE $\frac{1}{8}" = 1"$

TYPICAL DETAILS OF
PRIVACY ENCLOSURE & GATE
CHESTNUT GROVE CONDO



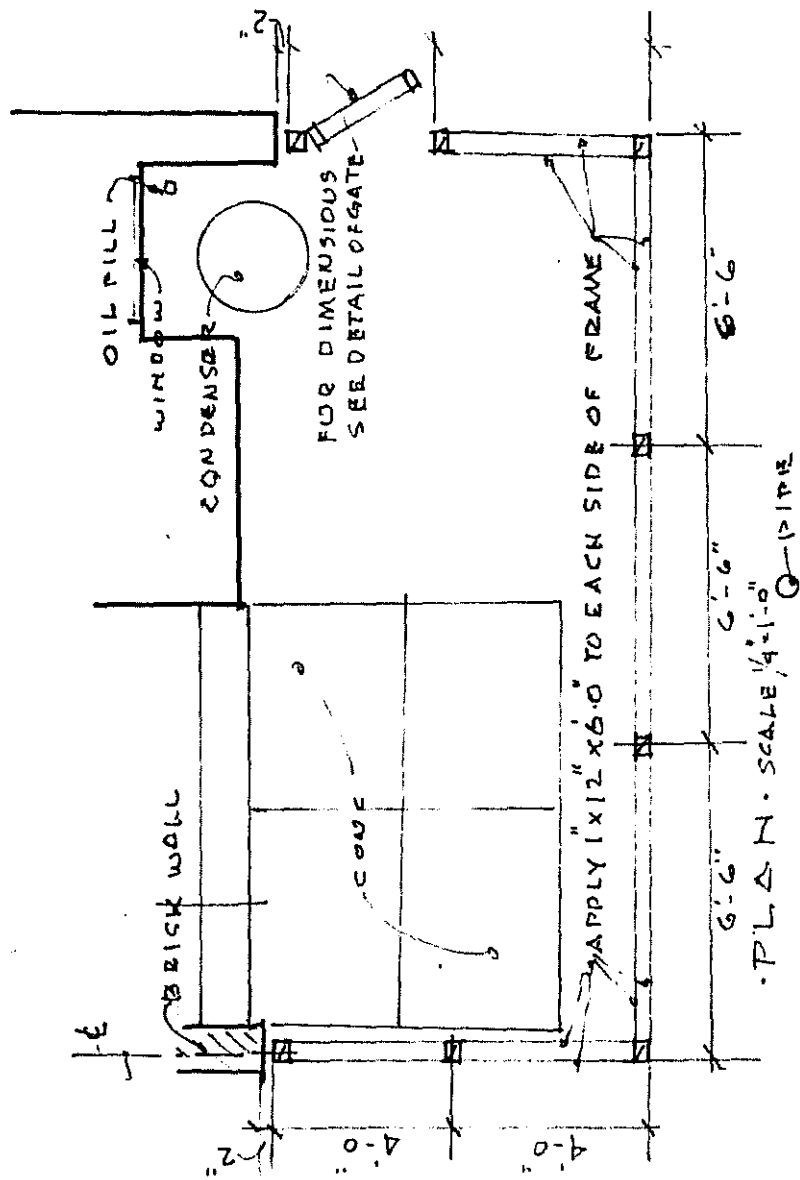
SECTION A-A
SCALE $\frac{1}{8}" = 1"$



ELEV OF GATE
SCALE $\frac{3}{8}" = 1'-0"$

APPROVED GG/CA
DATE:

ACCEPTED OWNER
DATE:



· CHESTNUT GROVE, DOYLESTOWN, PA.

APPROVED CG/CA

ACCEPTED, OWNER

DATE

DATE