

**QUAIL RUN CONDOMINIUM ASSOCIATION
SUMMARY OF CONDOMINIUM OWNERSHIP**

Revised June 9, 2014

199 Quail Run Road
Venetia, PA 15367

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QUAIL RUN CONDOMINIUM ASSOCIATION
SUMMARY OF CONDOMINIUM OWNERSHIP

SECTION 1 – PURPOSE OF SUMMARY OF CONDOMINIUM OWNERSHIP

THE PURPOSE OF *THE SUMMARY OF CONDOMINIUM OWNERSHIP* IS TO PROVIDE UNIT OWNERS WITH A BASIC UNDERSTANDING OF THE CONCEPT INVOLVED IN THE OWNERSHIP OF A TOWNHOUSE. THE FOLLOWING INFORMATION PRESENTS A SYNOPSIS WHICH OUTLINES THE SIGNIFICANT FACTORS INVOLVED IN CONDOMINIUM OWNERSHIP. IT IS SUGGESTED UNIT OWNERS READ *THE DECLARATION OF QUAIL RUN* (DECLARATION) AND *CODE OF REGULATIONS FOR QUAIL RUN* (CODE) GIVEN AT THE TIME OF PURCHASE. THE DECLARATION AND CODE ARE RECORDED IN THE RECORDER OF DEEDS OFFICE, WASHINGTON COUNTY. THE DECLARATION AND CODE ESTABLISH AND GOVERN THE OPERATION OF THE QUAIL RUN CONDOMINIUM ASSOCIATION CONSISTENT WITH PROVISIONS OF *THE PENNSYLVANIA UNIT PROPERTY ACT*; DETAIL EACH UNIT OWNERS PROPERTY RIGHTS AND THE CONDITIONS OF THE PROPERTY; AND SET FORTH EACH UNIT OWNERS RIGHTS AND OBLIGATIONS IN THE ASSOCIATION.

SECTION 2 - DECLARATION OF QUAIL RUN AND DECLARATION PLAN

THE DECLARATION OF QUAIL RUN IS THE RECORDED DOCUMENT WHICH BINDS ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY. THE DECLARATION SETS FORTH EACH OWNERS PROPERTY RIGHTS AND THE CONDITIONS ON USE OF HIS PROPERTY, AND HIS RIGHTS AND OBLIGATIONS IN THE CONDOMINIUM ASSOCIATION. THE RECORDED DECLARATION PLAN IS THE SURVEY OF THE PROPERTY SHOWING THE IMPROVEMENTS ERECTED THEREON AND THE FLOOR PLANS OF THE BUILDINGS ERECTED. ANY REVISION TO THE DECLARATION MUST BE FILED IN THE RECORDER'S OFFICE OF WASHINGTON COUNTY BEFORE IT CAN BE IMPLEMENTED. THE DECLARATION MUST BE TURNED OVER TO NEW UNIT OWNERS AT THE TIME OF SALE OF UNIT.

SECTION 3 - CODE OF REGULATIONS FOR QUAIL RUN

THE CODE OF REGULATIONS FOR QUAIL RUN IS THE RECORDED LEGAL DOCUMENT OUTLINING THE RULES AND REGULATIONS OF THE QUAIL RUN CONDOMINIUM ASSOCIATION, ITS OFFICERS AND COUNCIL. THE CODE ENUMERATES THE POWERS AND DUTIES OF THE OFFICERS AND COUNCIL AND THE RIGHTS, VOTING PROCEDURES AND PRIVILEGES OF THE UNIT OWNERS. THIS DOCUMENT IS TO BE TURNED OVER TO NEW UNIT OWNERS AT THE TIME OF SALE OF A UNIT.

SECTION 4 - CONDOMINIUM

UPON RECEIPT OF A DEED TO A CONDOMINIUM UNIT, UNIT OWNERS TAKE OWNERSHIP AND GAIN TITLE TO THE INTERIOR SPACE OF THE TOWNHOUSE UNIT. UNIT OWNERS HAVE A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS, WHICH ARE JOINTLY OWNED BY ALL OF THE UNIT OWNERS WITHIN THE ASSOCIATION. THE DEED WILL NOT GRANT TITLE TO THE LAND UPON WHICH THE BUILDING IS SITUATED TO THE UNIT OWNER. FOR THE PURPOSE OF DEFINITION, THE DEED WILL READ THAT UNIT OWNER IS RECEIVING TITLE TO "THREE DIMENSIONAL AIR SPACE". THIS MEANS THAT EACH OWNER INDIVIDUALLY OWNS THE TOWNHOUSE UNIT AND HAS A PROPORTIONATE THREE TENTHS PERCENT PERCENTAGE UNDIVIDED INTEREST (0.30%) IN ALL OF THE COMMON ELEMENTS, WHICH INCLUDES THE LAND UPON WHICH THE BUILDING IS SITUATED.

SECTION 5 - COMMON ELEMENTS

THE TERM “COMMON ELEMENT” IS DEFINED BY *THE DECLARATION OF QUAIL RUN*. COMMON ELEMENTS REFERS TO THE ENTIRE PROPERTY EXCEPTING THE UNITS, AND INCLUDES WITHOUT LIMITATION THE FOLLOWING:

- THE LAND ON WHICH THE BUILDINGS ARE LOCATED AND PORTIONS OF THE BUILDING WHICH ARE NOT INCLUDED IN THE CONVEYANCE OF THE UNIT;
- THE RECREATION AREA AND RECREATION FACILITIES TO BE ERECTED WITHIN SAID AREA;
- ALL OTHER LAND SUBJECTED TO THE PROVISIONS OF *THE PENNSYLVANIA UNIT PROPERTY ACT*;
- THE FOUNDATIONS, STRUCTURAL PARTS, SUPPORT, WEIGHT BEARING AND EXTERIOR WALLS, ROOFS, AND WALLS BETWEEN UNITS IN THE BUILDINGS;
- SIDEWALKS, YARDS, PARKING AREAS, AND DRIVEWAYS, EXCEPT TO THE EXTENT THE SAME MAY BE DESIGNATED LIMITED COMMON ELEMENTS;
- PORTIONS OF THE LAND AND BUILDINGS USED EXCLUSIVELY FOR THE MANAGEMENT, OPERATION OR MAINTENANCE OF THE COMMON ELEMENTS;
- ALL PIPES, LINES, WIRES, DUCTS, CONDUITS, AND CABLES FOR SERVICES AND UTILITIES WHICH ARE LOCATED OUTSIDE THE PERIMETER OF ANY UNIT AND SERVE MORE THAN ONE UNIT;
- ALL EASEMENTS AND RIGHTS OF WAY SERVING THE PROPERTY WHICH ARE NOT LOCATED WITHIN THE PROPERTY;
- ALL OTHER ELEMENTS OF THE BUILDINGS NECESSARY OR CONVENIENT TO THEIR EXISTENCE, MANAGEMENT, OPERATION, MAINTENANCE AND SAFETY, OR NORMALLY IN COMMON USE.
- SUCH OTHER AREAS AND FACILITIES AS ARE SO DESIGNATED ON THE DECLARATION PLAN, OR IN *THE PENNSYLVANIA UNIT PROPERTY ACT*, OR IN THE DECLARATION, OR IN THE CODE OF REGULATIONS.

SECTION 6 - LIMITED COMMON ELEMENT

THE TERM "LIMITED COMMON ELEMENT" IS DEFINED BY *THE DECLARATION OF QUAIL RUN*. LIMITED COMMON ELEMENTS ARE THE COMMON ELEMENTS WHICH ARE LIMITED TO AND RESERVED FOR THE EXCLUSIVE USE OF A UNIT OWNER, HIS TENANTS, IMMEDIATE FAMILY, GUESTS AND INVITEES OR THOSE COMMON ELEMENTS WHICH ARE LIMITED TO OR RESERVED FOR THE EXCLUSIVE USE OF THE UNIT OWNERS WITHIN A GIVEN BUILDING, THEIR TENANTS, IMMEDIATE FAMILY, GUESTS AND INVITEES. LIMITED COMMON ELEMENTS INCLUDE:

- THE PATIO AREA APPENDED TO OR CONTIGUOUS WITH A PARTICULAR UNIT;
- THE PARKING SPACE ASSIGNED TO A PARTICULAR UNIT;
- THE SIDEWALKS AND DRIVEWAYS SERVICING PARTICULAR UNITS;
- SUCH OTHER AREAS AS ARE SO DESIGNATED ON THE DECLARATION PLAN.

IN THE EVENT A UNIT OWNER SO DESIRES TO INSTALL A PATIO AREA OR TO MODIFY THE EXTERIOR AREA OF THE UNIT IN ANY WAY, THE UNIT OWNER IS REQUIRED TO SUBMIT PROPOSED DRAWING PLANS, OR INTERIOR UNIT REVISIONS WHEN ELECTRICAL WIRING, PLUMBING AND WALLS ARE TO BE CHANGED OR NEWLY INSTALLED, TO QUAIL RUN COUNCIL FOR APPROVAL TO INSURE REVISIONS ARE CONSISTENT WITH THE DECLARATION PLAN. UPON QUAIL RUN COUNCIL APPROVAL, IT MAYBE NECESSARY FOR THE UNIT OWNER TO SUBMIT PLANS TO THE PETERS TOWNSHIP BUILDING INSPECTOR TO OBTAIN THE REQUIRED BUILDING PERMIT(S). APPROVAL MUST BE GRANTED BY COUNCIL PRIOR TO STARTING THE PROJECT.

LAWN AREAS BETWEEN DRIVEWAYS ARE CONSIDERED COMMON AREAS OR LIMITED COMMON AREAS DEPENDING ON THE LOCATION. THESE LAWN AREAS DO NOT BELONG EXCLUSIVELY TO THE ADJACENT HOMEOWNER AND ARE AVAILABLE FOR THE USE OF ALL OWNERS. PAVING THESE AREAS WITH ASPHALT, BRICK, CONCRETE OR OTHER MATERIAL IS PROHIBITED. CONSTRUCTION OF A BRICK PATIO, GROUND LEVEL DECK OR OTHER LIKE STRUCTURE IN THESE AREAS IS PROHIBITED.

SECTION 7 - QUAIL RUN ASSOCIATION

UNIT OWNERS AUTOMATICALLY BECOME A MEMBER OF THE ASSOCIATION BY VIRTUE OF THE REAL ESTATE PURCHASE OF A QUAIL RUN TOWNHOUSE. THE ASSOCIATION IS THE GOVERNING BODY OF ALL CONDOMINIUMS. BY ACCEPTANCE OF A DEED, EACH UNIT OWNER AGREES TO PAY SUCH ASSESSMENTS AND CHARGES AS MAY BE LEVIED BY COUNCIL ON BEHALF OF THE UNIT OWNERS. THE ASSESSMENT TO BE PAID CAN BE REVISED FROM TIME TO TIME AS SET FORTH IN THE CODE OF REGULATIONS. THE ASSOCIATION'S MAJOR RESPONSIBILITY IS:

- TO PROTECT THE INVESTMENT AND ENHANCE THE VALUE OF THE PROPERTY OWNED BY THE UNIT OWNERS,
- TO ENFORCE THE DECLARATION AND THE CODE OF REGULATIONS, AND,
- TO SET UP AN EFFECTIVE COMMUNICATION SYSTEM AMONG THE UNIT OWNERS.

COUNCIL

THE ASSOCIATION IS ADMINISTERED BY COUNCIL, WHO IS ELECTED BY THE UNIT OWNERS IN GOOD STANDING IN ACCORDANCE WITH THE DECLARATION AND CODE OF REGULATIONS. THE ASSOCIATION'S OFFICERS ARE ELECTED BY COUNCIL WITH THE EACH OFFICER BEING A CURRENT COUNCIL MEMBER. EACH UNIT OWNER AUTOMATICALLY BECOMES A MEMBER OF THE ASSOCIATION AND HAS ONE VOTE FOR EACH THREE-TENTH PERCENT (0.30%) UNDIVIDED INTEREST IN THE COMMON ELEMENTS, WHICH GIVES ALL UNIT OWNERS AN AGGREGATE OF 330 VOTES.

THREE TERMS EXPIRE ON DECEMBER 31ST OF ODD YEARS, AND TWO TERMS EXPIRE ON DECEMBER 31ST OF EVEN YEARS TO MAINTAIN A CONTINUANCE OF ADMINISTRATION OF THE QUAIL RUN CONDO ASSOCIATION AND IN ACCORDANCE WITH THE DECLARATION AND CODE OF REGULATIONS. INFORMATION ON THE CURRENT QUAIL RUN ASSOCIATION COUNCIL MEMBERS AND THEIR POSITIONS CAN BE OBTAINED FROM THE ASSOCIATION OFFICE UPON REQUEST. COUNCIL MEMBERS ELECT A PRESIDENT, VICE PRESIDENT, SECRETARY AND TREASURER FROM AMONGST THE COUNCIL MEMBERS.

SECTION 7 - QUAIL RUN ASSOCIATION (continued)

COUNCIL OPERATIONS

COUNCIL CONDUCTS THE OPERATIONS OF THE ASSOCIATION IN ACCORDANCE WITH SOUND BUSINESS PRACTICES AND SEEKS TO MAXIMIZE SERVICES AND MINIMIZE EXPENSE. COUNCIL MEETS ONE EVENING OF EACH MONTH TO DISCUSS AND ADOPT BY MOTION THE ITEMS COVERED ON THE AGENDA CONSISTENT WITH THE PROVISIONS OF THE DECLARATION AND CODE OF REGULATIONS. THE SECRETARY PREPARES MINUTES OF THE COUNCIL MEETING, WHICH ARE AVAILABLE FOR REVIEW BY RESIDENTS AND OWNERS.

COUNCIL SCHEDULES AND ADVERTISES AT LEAST ONE ANNUAL HOMEOWNERS MEETING AS PER THE DECLARATION WITH ADDITIONAL MEETINGS HELD AS NECESSARY. THE HOMEOWNERS MEETINGS ARE HELD AT THE CLUBHOUSE TO PRESENT BUDGETARY INFORMATION, THE ASSOCIATION STATUS, MAINTENANCE INFORMATION AND OTHER INFORMATION AS DETERMINED BY COUNCIL AND HOMEOWNERS.

QUAIL RUN IS A COMMUNITY IN WHICH UNIT OWNERS HAVE A LARGE FINANCIAL INVESTMENT. COOPERATION OF ALL UNIT OWNERS AND RESIDENTS IN COMPLYING WITH THE CODE OF REGULATIONS AND COUNCIL RULES IS NECESSARY TO MAINTAIN THE APPEARANCE AND PROPERTY VALUATION OF QUAIL RUN. SUGGESTIONS OR COMMENTS BY RESIDENTS SHOULD BE DIRECTED TO THE QUAIL RUN BUSINESS OFFICE, 199 QUAIL RUN ROAD, VENETIA, PA 15367.

PROPERTY MANAGER

COUNCIL EMPLOYS A PROPERTY MANAGER TO OVERSEE THE DAILY OPERATION OF THE ASSOCIATION. THE PROPERTY MANAGER REPORTS TO THE COUNCIL MONTHLY TO REVIEW ASSOCIATION BUDGETING, STAFFING, MAINTENANCE AND OTHER ISSUES AS SET FORTH BY THE COUNCIL OR THE MANAGER. COUNCIL IS THE FINAL AUTHORITY WITH ALL MANAGEMENT, FINANCIAL, STAFFING, MAINTENANCE AND OTHER ISSUES RELATED TO THE ASSOCIATION. THE DUTIES OF THE PROPERTY MANAGER ARE SET BY THE COUNCIL. THE DUTIES MAY INCLUDE, BUT ARE NOT LIMITED TO, OFFICE, MAINTENANCE AND POOL PERSONNEL MANAGEMENT; BUDGETARY PREPARATION AND MANAGEMENT; ACCOUNTING; ASSESSMENT FEE COLLECTION; DATA PROCESSING AND CONTRACT ADMINISTRATION. THE PROPERTY MANAGER MAY UTILIZE OUTSIDE CONTRACTORS TO PERFORM MAINTENANCE AND REPAIR WORK.

SECTION 7 - QUAIL RUN ASSOCIATION (continued)

COMMITTEES

FUNCTIONING COMMITTEES HAVE BEEN ESTABLISHED BY COUNCIL TO ASSIST COUNCIL IN THE OPERATION OF THE ASSOCIATION. THE COMMITTEE MEMBERS CONSIST OF COUNCIL MEMBERS AND VOLUNTEER OWNERS. COUNCIL HAS THE RIGHT TO APPOINT AND REMOVE COMMITTEE MEMBERS AS NEEDED. UNIT OWNERS INTERESTED IN VOLUNTEERING THEIR TIME AND SERVICES TO A COMMITTEE SHOULD CONTACT THE BUSINESS OFFICE AT 724-941-7107.

THE FOLLOWING IS A BRIEF DESCRIPTION OF EACH COMMITTEE:

ELECTIONS COMMITTEE

THE ELECTIONS COMMITTEE IS RESPONSIBLE TO SUPERVISE AND ADMINISTER THE NOMINATION AND ELECTION OF THE COUNCIL MEMBERS IN ACCORDANCE WITH THE CODE OF REGULATIONS.

ELECTION COMMITTEE MEMBERS ARE APPOINTED BY COUNCIL. BALLOTS WILL BE DISTRIBUTED AND COLLECTED BY THE ASSOCIATION IN ACCORDANCE WITH THE DECLARATION, CODE OF REGULATIONS AND SUMMARY OF OWNERSHIP. THE COMMITTEE WILL OVERSEE THE COUNT OF THE ELECTION BALLOTS WITH AT LEAST THREE COMMITTEE MEMBERS PRESENT.

CURRENT COUNCIL MEMBERS WHO ARE NOT UP FOR ELECTION AND ARE NOT ON THE BALLOT ARE ELIGIBLE TO BE ON THE COMMITTEE AND TO BE PRESENT FOR ALL COMMITTEE DUTIES. ASSOCIATION STAFF ARE ELIGIBLE TO BE AT ALL COMMITTEE MEETINGS TO ASSIST WITH THE RECORDKEEPING.

ARCHITECTURAL AND MAINTENANCE (A&M) COMMITTEE

THE ARCHITECTURAL AND MAINTENANCE (A&M) COMMITTEE IS RESPONSIBLE FOR ADVISING AND ASSISTING COUNCIL WITH THE FOLLOWING:

- PRESERVING AND ENHANCING THE PHYSICAL ENVIRONMENT PROVIDED BY THE DECLARATION AND THE ARCHITECTURAL INTEGRITY OF THE ORIGINAL DESIGN,
- ESTABLISHING ARCHITECTURAL CONTROL STANDARDS,
- INFORMING UNIT OWNERS OF THE STANDARDS,
- MAKING BUILDING AND LAWN/GROUND INSPECTIONS
- MAKING RECOMMENDATIONS TO COUNCIL FOR REPAIRS AND MAINTENANCE REQUIREMENTS.

THE (A&M) COMMITTEE MEETS MONTHLY THROUGHOUT THE YEAR.

SECTION 7 - QUAIL RUN ASSOCIATION (continued)

BUDGET COMMITTEE

THE BUDGET REVIEW COMMITTEE IS RESPONSIBLE FOR MAKING RECOMMENDATIONS TO COUNCIL ON THE ANNUAL BUDGET. THE COMMITTEE MEETS TWICE A YEAR BETWEEN SEPTEMBER AND DECEMBER.

SECTION 8 - QUAIL RUN PROPERTY DESCRIPTION

A DESCRIPTION OF THE QUAIL RUN FACILITIES INCLUDES THE FOLLOWING PHYSICAL CHARACTERISTICS:

- A TOTAL OF 50 RESIDENTIAL BUILDINGS
- A TOTAL OF 330 RESIDENTIAL UNITS
- A CLUBHOUSE WHICH CONTAINS THE FOLLOWING:
 - QUAIL RUN BUSINESS OFFICE
 - QUAIL RUN MAINTENANCE FACILITIES
 - MEETING AND SOCIAL ROOMS (LIMITED TO A MAXIMUM CAPACITY OF 39 PERSONS BY THE FIRE CODE)
 - REST ROOM FACILITIES
 - THE SWIMMING POOL FILTERING SYSTEM LOCATED IN THE BASEMENT.
- A TOTAL GROSS AREA OF 45.8 ACRES INCLUDING SEVEN ACRES OF TOWNSHIP ROADS,
- A NET SITE AREA OF 38.8 ACRES WITH A NET DENSITY OF 8.5 UNITS PER ACRE,
- APPROXIMATELY 13 ACRES OF GRASS, SHRUBS, BUSHES, AND TREES,
- LEASED SPACE OF 2.0 ACRES,
- OUTDOOR SWIMMING POOL MEASURING THIRTY (30) FEET BY SIXTY (60) FEET AND RANGING FROM THREE (3) FEET TO SIX (6) FEET DEEP WITH A 70,000 GALLON WATER CAPACITY.
- A PLAYGROUND CONTAINING A SWING SET, SEE-SAW SET, SLIDE AND CLIMBING APPARATUS,
- PARK BENCHES DISTRIBUTED THROUGH THE SITE.

SECTION 9 - QUAIL RUN CONDO ASSOCIATION MONTHLY ASSESSMENT

MONTHLY ASSESSMENT

THE CURRENT MONTHLY ASSESSMENT IS \$135.00 EFFECTIVE AS OF JANUARY 1, 2013. THE QUAIL RUN COUNCIL EVALUATES AND SETS THE MONTHLY ASSESSMENT AS PART OF THE ANNUAL BUDGET PLANNING PROCESS. A NOTICE OF ANY ASSESSMENT INCREASE OR DECREASE WILL BE SENT TO ALL ASSOCIATION OWNERS AS PER THE DECLARATION AND CODE PRIOR TO ANY CHANGE TAKING EFFECT.

PAYMENT DUE DATE

MONTHLY ASSESSMENTS MUST BE POSTMARKED NO LATER THAN THE 10TH OF THE MONTH IN THE MONTH DUE. CHECKS SHALL BE MADE PAYABLE TO "QUAIL RUN ASSOCIATION." CHECKS SHALL BE MAILED TO THE QUAIL RUN ASSOCIATION, P.O. BOX 520, MEADOWLANDS, PA 15347.

ELECTRONIC PAYMENTS

THE QUAIL RUN ASSOCIATION ACCEPTS DIRECT ELECTRONIC PAYMENTS. ELECTRONIC PAYMENTS MADE FROM A FINANCIAL INSTITUTION CAN BE ADDRESSED TO THE QUAIL RUN ASSOCIATION, P.O. BOX 520, MEADOWLANDS, PA 15347.

COUPON BOOKS

THE ASSOCIATION DOES NOT REGULARLY MAIL MONTHLY ASSESSMENT NOTICES TO UNIT OWNERS. A COUPON BOOK WITH THIRTY-SIX (36) COUPONS WILL BE PROVIDED UPON REQUEST TO THE ASSOCIATION OFFICE. THE COUPON BOOK CAN BE USED FOR MAKING MONTHLY ASSESSMENT PAYMENTS.

DELINQUENT PAYMENTS

A PAYMENT IS DELINQUENT IF IT IS POSTMARKED ON THE 11TH DAY OF THE MONTH OR LATER FOR THE MONTH IT IS DUE. A LATE CHARGE OF \$15.00 WILL BE ADDED TO THE AMOUNT DUE FOR EVERY MONTH THE ACCOUNT IS DELINQUENT UNTIL PAID IN FULL.

DELINQUENT PAYMENTS (continued)

IF PAYMENT, INCLUDING LATE CHARGES, IS NOT RECEIVED WITHIN 45 DAYS AFTER THE DUE DATE, THE PROPERTY IN QUESTION WILL BE LIENED AND OTHER APPROPRIATE LEGAL ACTION FILED. IN ADDITION, NOTICE OF THE LEGAL ACTION WILL BE PROVIDED TO THE FINANCIAL INSTITUTION. ANY UNIT OWNER WHO FAILS TO PAY IN FULL HIS MONTHLY ASSESSMENT FOR 45 DAYS OR MORE (CALCULATED FROM THE FIRST DAY OF THE MONTH IN WHICH DUE) WILL HAVE HIS USE OF THE VOTING, RECREATIONAL FACILITIES AND CLUBHOUSE SUSPENDED UNTIL PAYMENT HAS BEEN MADE.

UNIT OWNERS SHOULD CONTACT THE QUAIL RUN OFFICE PROMPTLY WHEN A FINANCIAL CRISIS IS IMMINENT IN ORDER FOR QUAIL RUN COUNCIL AND THE UNIT OWNER TO AGREE UPON A SUITABLE ARRANGEMENT FOR PAYMENT OF A DELINQUENT ACCOUNT.

NON-SUFFICIENT FUNDS (NSF) CHECKS

A CHECK(S) RETURNED BY A BANK DUE TO INSUFFICIENT FUNDS IN THE UNIT OWNERS' OR AGENTS' ACCOUNT REQUIRE SPECIAL HANDLING AND PROCESSING. AN ADMINISTRATIVE FEE TO RECOVER BANK FEES AND ASSOCIATION EXPENSES WILL BE CHARGED IN ADDITION TO THE LATE FEE FOR EACH RETURNED CHECK. THE UNIT OWNER WILL BE GIVEN FIVE (5) DAYS TO REPLACE THE NSF CHECK. IF THE UNIT OWNER DOES NOT MAKE PAYMENT IN THE TIME ALLOTTED, THEN THE ACCOUNT WILL BE REFERRED TO THE ASSOCIATIONS' LEGAL COUNSEL.

THE UNIT OWNER WILL BE OBLIGATED TO PAY ALL LEGAL, FINANCIAL AND ADMINISTRATIVE EXPENSES INCURRED BY THE ASSOCIATION IN THE COLLECTION OF THE DELINQUENT ASSESSMENT BY LEGAL PROCEEDINGS, AS PROVIDED BY COMMONWEALTH LAW, THE DECLARATION OF QUAIL RUN, AND THE CODE OF REGULATIONS.

ALL MONIES OWED TO THE ASSOCIATION ARE A PERSONAL LIABILITY OF THE UNIT OWNER. NON-PAYMENT WILL RESULT IN A LIEN BEING PLACED AGAINST THE UNIT AND/OR A JUDGMENT AGAINST THE UNIT OWNER. IT IS IMPORTANT THAT ALL UNIT OWNERS PAY THEIR ASSESSMENT BY THE DUE DATE. NON-PAYMENT WILL RESULT IN A REDUCTION OF THE ASSOCIATIONS' SERVICES, AND WILL FURTHER RESULT IN ADDITIONAL EXPENSES TO BE COLLECTED FROM ALL UNIT OWNERS.

SECTION 10 - U.S. POSTAL SERVICE

THE VENETIA POST OFFICE IS LOCATED AT 712 VENETIA ROAD, VENETIA, PA 15367. THE TELEPHONE NUMBER IS 724-348-5819.

UNIT OWNERS SELLING A UNIT ARE TO TURN OVER ALL POSTAL MAIL-BOX KEY(S) AND DESCRIBE THE BOX LOCATION TO THE NEW OWNER AT THE TIME OF CLOSING.

UNIT OWNERS ARE TO CONTACT THE POST OFFICE REGARDING LOST KEYS, DELIVERY STOPPAGE AND QUESTIONS IN REGARD TO POSTAL SERVICES.

PARCEL POST LOCKERS HAVE BEEN PROVIDED BY THE U.S. POSTAL SERVICE FOR THE CONVENIENCE OF QUAIL RUN RESIDENTS FOR RECEIPT OF LARGE TYPE PACKAGES. THE PROCEDURE AND USE INSTRUCTIONS ARE DISPLAYED ON THE PARCEL LOCKER KEY TAG.

THE POSTAL SERVICE REGULATIONS WILL NOT ALLOW FOR DELIVERY TO MAIL SLOTS ON UNIT EXTERIOR DOORS OR TO MAILBOXES OTHER THAN THE MULTI-COMPARTMENT BOXES PROVIDED THROUGH THE COMPLEX. THE MAILBOXES ARE OWNED BY THE UNITED STATES POSTAL SERVICE. REQUESTS FOR MAILBOX KEYS MUST BE MADE TO THE POSTAL SERVICE.

SECTION 11 - QUAIL RUN NEWSLETTER

THE NEWSLETTER IS PREPARED BY QUAIL RUN ASSOCIATION COUNCIL, STAFF AND RESIDENT VOLUNTEERS. THE NEWSLETTER IS DISTRIBUTED BY U.S. POSTAL SERVICE TO ALL RESIDENTS OF QUAIL RUN, NON-RESIDENT OWNERS, THE PETERS TOWNSHIP MANAGER AND ADVERTISERS. IT IS A MEANS OF COMMUNICATION BY WHICH COUNCIL NOTIFIES UNIT OWNERS AND RESIDENTS OF PERTINENT QUAIL RUN INFORMATION. REVENUE FROM ADVERTISING WILL BE UTILIZED TO PAY FOR PRINTING AND DISTRIBUTION COSTS. THE QUAIL RUN COUNCIL HAS FINAL JURISDICTION OVER THE CONTENT AND FORMAT, ADVERTISING AND DISTRIBUTION OF THE NEWSLETTER. COUNCIL HAS THE RIGHT TO REJECT ADVERTISING AND CONTENT CONSIDERED MISLEADING, OFFENSIVE, CONTROVERSIAL OR NOT IN THE BEST INTERESTS OF THE ASSOCIATION.

THE NEWSLETTER IS DISTRIBUTED AT LEAST THREE (3) TIMES ANNUALLY. RESIDENTS ARE ENCOURAGED TO SUBMIT ARTICLES FOR THE NEWSLETTER TO THE BUSINESS OFFICE. ARTICLES AND ADVERTISEMENTS MUST BE SUBMITTED AT LEAST TWO (2) WEEKS PRIOR TO PUBLICATION TO ALLOW TIME FOR REVIEW AND FORMATTING.

SECTION 12 – REAL ESTATE TAXES

REAL ESTATE IS TAXED SEPARATELY TO EACH UNIT OWNER FOR THEIR UNIT AND THEIR CORRESPONDING PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS. WASHINGTON COUNTY, PETERS TOWNSHIP AND THE PETERS TOWNSHIP SCHOOL DISTRICT WILL MAIL TAX BILLINGS TO EACH UNIT OWNER OR THE MORTGAGE HOLDER AS SPECIFIED BY THE UNIT OWNER.

SECTION 13 - MORTGAGES

EACH UNIT OWNER HAS THE RIGHT TO MORTGAGE THEIR OWN RESPECTIVE UNIT TOGETHER WITH THE PROPORTIONATE SHARE IN THE COMMON ELEMENTS.

SECTION 14 - INSURANCE

THE ASSOCIATION MAINTAINS STANDARD FIRE, COMPREHENSIVE AND LIABILITY INSURANCE ON THE BUILDINGS AND PROPERTY AS STATED IN THE DECLARATION. THE EXPENDITURE IS TREATED AS A COMMON EXPENSE. ANY QUESTIONS REGARDING THE ASSOCIATION'S INSURANCE COVERAGE AND INDIVIDUAL UNIT OWNER INSURANCE RESPONSIBILITIES SHOULD BE DIRECTED TO THE QUAIL RUN BUSINESS OFFICE. OWNER OCCUPANT INSURANCE FOR A CONDOMINIUM GENERALLY CONSISTS OF AN H06 POLICY.

IT IS THE UNIT OWNER'S RESPONSIBILITY TO OBTAIN INSURANCE COVERING DAMAGE TO OR LOSS OF PERSONAL PROPERTY WITHIN THE UNIT OR DAMAGE TO OR LOSS OF IMPROVEMENTS ADDED TO THE UNIT AFTER THE ORIGINAL SALE. ALL OWNERS SHOULD CONTACT THEIR LOCAL INSURANCE AGENT TO DETERMINE THE EXACT TYPE AND AMOUNTS OF COVERAGE NEEDED FOR THEIR UNIT.

THE ASSOCIATION CARRIES INSURANCE AGAINST LOSS, DAMAGE TO OR DESTRUCTION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AND SUCH OTHER RISKS AS COVERED UNDER STANDARD EXTENDED COVERAGE PROVISIONS TO THE EXTENT OF THE FULL REPLACEMENT COST THEREOF AS REQUIRED BY THE DECLARATION.

THE CONDOMINIUM ASSOCIATION CARRIES MINE SUBSIDENCE DAMAGE INSURANCE TO PROTECT UNIT OWNERS. THE ASSOCIATION WILL PROVIDE COVERAGE TO MAXIMUM OR NEAR MAXIMUM LEVELS AS ALLOWED BY LAW. THE COVERAGE AMOUNTS WILL NOT COVER FULL REPLACEMENT VALUE. UNIT OWNERS SHOULD DIRECT ANY QUESTIONS REGARDING MINE SUBSIDENCE INSURANCE TO THE QUAIL RUN BUSINESS OFFICE. IF A MINE SUBSIDENCE OCCURRENCE SHOULD HAPPEN, UNIT OWNERS SHOULD CONTACT QUAIL RUN BUSINESS OFFICE TO REPORT SUCH DAMAGES.

SECTION 15 - UTILITIES

EACH UNIT OWNER SHALL PAY FOR HIS OWN TELEPHONE, ELECTRICITY AND OTHER UTILITIES WHICH ARE SEPARATELY METERED OR BILLED TO EACH USER BY THE APPROPRIATE UTILITY. UTILITIES NOT SEPARATELY METERED OR BILLED SHALL BE TREATED AS PART OF THE COMMON EXPENSE.

COMMON ELEMENTS INCLUDE ALL PIPES, LINES, WIRES, DUCTS, CONDUITS AND CABLES FOR SERVICES AND UTILITIES WHICH ARE LOCATED OUTSIDE THE PERIMETER OF ANY UNIT AND SERVE MORE THAN ONE UNIT. THE ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF COMMON ELEMENTS AS DESCRIBED IN THE DECLARATION OF QUAIL RUN. THE UNIT OWNER IS RESPONSIBLE FOR UTILITY SERVICE LINES WHICH ARE NOT DEFINED AS COMMON ELEMENTS AND WHICH ARE NOT OWNED AND MAINTAINED BY THE UTILITY COMPANY.

THE ELECTRIC SERVICE CHARGES FOR THE LAMPPOSTS AND THE CLUBHOUSE ARE CONSIDERED COMMON ELEMENTS, AND THEREFORE, BILLED TO THE QUAIL RUN ASSOCIATION.

UNIT OWNERS MAY INDIVIDUALLY PURCHASE MAINTENANCE INSURANCE FOR THEIR WATER, SEWER AND NATURAL GAS LINES. HOMEOWNERS SHOULD USE CAUTION AND READ ALL DOCUMENTS TO ENSURE THE INSURANCE COVERAGE IS APPLICABLE TO THEIR NEEDS AS A CONDOMINIUM OWNER.

COMMUNICATION SERVICES ARE PROVIDED BY BOTH VERIZON AND COMCAST.

ANY DAMAGED UTILITY HARDWARE AND EQUIPMENT, SUCH AS EXPOSED LINES, MISSING LIDS AND VAULT COVERS, BROKEN METERS, WATER LEAKS OR OTHER HAZARDOUS CONDITIONS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE RESPECTIVE UTILITY COMPANY BY CALLING THEIR EMERGENCY PHONE NUMBERS.

SEWER VENTS AND COVERS ARE THE RESPONSIBILITY OF THE UNIT OWNER WHO OWNS THE UNIT SERVICED BY THE SEWER LINE.

SECTION 16 - NOTIFICATION OF OCCUPANCY CHANGE

OWNER - RENTER COMMUNICATIONS

ALL NON-RESIDENT UNIT OWNERS ARE ADVISED THAT IT IS THEIR RESPONSIBILITY TO MAKE CERTAIN THAT THE TENANT RESIDING IN THEIR QUAIL RUN UNIT IS INFORMED OF THE RULES AND REGULATIONS IN EFFECT AT QUAIL RUN. THE UNIT OWNER IS RESPONSIBLE FOR ANY VIOLATION OF ASSOCIATION RULES AND REGULATIONS GOVERNING QUAIL RUN AS PER THE DECLARATION AND CODE OF REGULATIONS.

UNIT OWNERS MUST KEEP THE ASSOCIATION APPRISED OF ANY CHANGE IN UNIT OCCUPANCY, WHETHER IT BE BY RESALE OR BY LEASE, AND PROVIDE THE ASSOCIATION WITH THE MAILING ADDRESS OF THE LEASING UNIT OWNER. ALL NOTICES WILL BE MAILED TO THE UNIT OWNER AND NOT TO THE TENANT. THE UNIT OWNER IS ALSO RESPONSIBLE FOR INFORMING THE TENANT OF NOTICES PROVIDED BY THE ASSOCIATION.

NOTIFICATION REQUIREMENTS FOR SALE OF UNIT

UNIT OWNERS SHOULD PROMPTLY NOTIFY THE QUAIL RUN OFFICE WHEN A UNIT IS SOLD. A SIGNIFICANT LEAD TIME IS REQUIRED TO PREPARE THE DOCUMENTS NECESSARY FOR OWNERSHIP TRANSFER. PROMPT NOTIFICATION TO THE QUAIL RUN OFFICE WILL ENSURE THAT THE CERTIFICATE OF SALE WILL BE AVAILABLE FOR THE SCHEDULED CLOSING DATE.

CERTIFICATE OF SALE INSPECTION REQUIREMENT

BEFORE A CERTIFICATE OF SALE CAN BE OBTAINED, THE ASSOCIATION REQUIRES A UNIT EXTERIOR INSPECTION BY AN ASSOCIATION REPRESENTATIVE TO ENSURE THAT THE UNIT IS IN COMPLIANCE WITH THE ASSOCIATION GOVERNING DOCUMENTS. THE UNIT OWNER MUST ALLOW FOR THREE (3) BUSINESS DAYS FROM THE TIME OF NOTIFICATION TO THE ASSOCIATION OFFICE FOR THE INSPECTION TO BE COMPLETED. THE INSPECTION WILL INCLUDE, BUT NOT BE LIMITED, TO THE FOLLOWING:

- THE DECK, RAILS AND PRIVACY FENCE ARE STRUCTURALLY SOUND AND MEET THE DIMENSIONS AND MATERIALS REQUIREMENTS OF THE RULES AND REGULATIONS, DECLARATION, CODE OF REGULATIONS AND CURRENT BUILDING STANDARDS.

IF ANY VIOLATION OCCURRED UNDER A GRANDFATHER CLAUSE, THE SELLING OWNER IS NOT OBLIGATED TO MEET CURRENT COMPLIANCE. THE NEW UNIT OWNER WILL BE REQUIRED TO MEET CURRENT GOVERNING DOCUMENTS AND BUILDING CODES WHEN MAKING MODIFICATIONS TO THE PRESENT STRUCTURE.

SECTION 16 - NOTIFICATION OF OCCUPANCY CHANGE (continued)

CERTIFICATE OF SALE INSPECTION REQUIREMENT (continued)

- THE PAINT ON THE DECK, RAILS AND PRIVACY FENCE ARE CONSISTENT WITH THE RULES AND REGULATIONS WITH RESPECT TO COLOR AND CONDITION.
- THERE ARE NO UNAUTHORIZED ATTACHMENTS TO THE COMMON OR LIMITED COMMON ELEMENTS.
- THE WINDOWS, DOORS, STORM DOORS AND OTHER STRUCTURAL ELEMENTS ARE IN COMPLIANCE WITH THE RULES AND REGULATIONS AND THAT THE OWNER MADE NO UNAUTHORIZED CHANGES TO BE OUT OF COMPLIANCE.
- NO ATTACHMENTS WERE MADE TO THE ROOF, DECK OR BUILDING STRUCTURE WHICH WILL REQUIRE REMOVAL BY THE ASSOCIATION.
- NO UNAUTHORIZED ALTERATIONS WERE MADE TO THE SURROUNDING COMMON ELEMENTS OR LIMITED COMMON ELEMENTS, INCLUDING THOSE WHICH WILL RESULT IN MAINTENANCE AND ALTERATION COSTS TO THE ASSOCIATION.

IN THE EVENT VIOLATIONS ARE FOUND, THE SELLING OWNER MUST BRING THE VIOLATIONS INTO COMPLIANCE. THE VIOLATIONS WILL BE LISTED IN THE CERTIFICATE OF SALE DOCUMENT TO INFORM NEW OWNERS OF THE NEED FOR CORRECTIVE ACTION TO ALLOW FOR RESOLUTION OF THE VIOLATION BETWEEN OWNER AND SELLER.

OWNER RESPONSIBILITY AT TIME OF UNIT SALE

AT THE TIME OF SALE OF A QUAIL RUN UNIT, THE SELLING UNIT OWNER MUST TRANSFER THE FOLLOWING TO THE NEW UNIT OWNER:

- ALL KEYS TO THE UNIT,
- GARAGE DOOR OPENERS,
- THE KEYS TO THE POSTAL BOX,
- THE DECLARATION OF CONDOMINIUM DOCUMENT,
- THE CODE OF REGULATIONS DOCUMENT, AND
- THE SUMMARY OF CONDOMINIUM OWNERSHIP DOCUMENT

SECTION 17 - CLUBHOUSE RULES

THE QUAIL RUN BUSINESS OFFICE HANDLES ALL RESERVATIONS FOR THE CLUBHOUSE. PLEASE CONTACT THE BUSINESS OFFICE AT (724) 941-7107 TO MAKE A RESERVATION. ONLY QUAIL RUN OWNERS IN GOOD STANDING MAY RESERVE THE CLUBHOUSE. THE ASSOCIATION HAS THE RIGHT TO REFUSE RENTAL TO EVENTS THAT WILL VIOLATE THE CAPACITY REQUIREMENTS; ARE FOR-PROFIT SALES EVENTS; OR ARE NOT APPROPRIATE FOR THE FACILITIES. THE ASSOCIATION WILL REFUSE RENTAL TO PAST RULES VIOLATORS AND UNIT OWNERS WHO OWE MONTHLY ASSESSMENT FEES OR FINES TO THE ASSOCIATION.

THE AMOUNT OF SECURITY DEPOSIT TO BE PAID BY THE RESIDENT WISHING TO RESERVE THE CLUBHOUSE IS \$100.00. IN ADDITION, A RESERVATION/INSPECTION FEE IN THE AMOUNT OF \$75.00 MUST BE PAID BY THE REQUESTING OWNER. THE OWNER WILL BE REQUIRED TO PROVIDE A CHECK PAYABLE TO "QUAIL RUN CONDO ASSOCIATION" IN THE AMOUNT OF \$175.00. THE CHECK IS DEPOSITED IN THE QUAIL RUN GENERAL ACCOUNT IMMEDIATELY UPON RECEIPT. AN ASSOCIATION CHECK FOR THE \$100.00 SECURITY DEPOSIT IS PROCESSED AFTER A SATISFACTORY INSPECTION OF THE CLUBHOUSE HAS BEEN COMPLETED. ANY DAMAGES TO THE CLUBHOUSE WILL BE DEDUCTED FROM THE SECURITY DEPOSIT WITH THE RESIDENT SIGNING FOR THE RESERVATION RESPONSIBLE FOR DAMAGES IN EXCESS OF THE SECURITY DEPOSIT. FEES MUST BE PAID AT LEAST TEN (10) DAYS PRIOR TO THE CLUBHOUSE RENTAL DATE, OR THE ASSOCIATION WILL HAVE THE RIGHT TO CANCEL THE RESERVATION.

IF THE CLUBHOUSE OR THE PROPERTY CONTAINED THEREIN WAS DETERMINED TO HAVE BEEN DAMAGED AS A RESULT OF THE LAST PRIOR USE OF THE CLUBHOUSE BY THE REQUESTING OWNER, THEN COUNCIL MAY DETERMINE THAT THE AMOUNT OF THE SECURITY DEPOSIT BE INCREASED ACCORDINGLY.

THE UNIT OWNER RESERVING THE CLUBHOUSE ACKNOWLEDGES THAT THE ACTIVITY TO BE CONDUCTED IN THE CLUBHOUSE IS FOR THE OWNER'S OWN PURPOSES AND BENEFIT AND IS IN NO WAY TO BE CONSIDERED OR ADVERTISED AS AN ASSOCIATION SPONSORED ACTIVITY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ASSOCIATION. THE CLUBHOUSE IS TO BE USED ONLY BY QUAIL RUN RESIDENTS WITH NON-RESIDENTS ATTENDING THE VARIOUS FUNCTIONS AS "GUESTS". THE CLUBHOUSE IS NOT TO BE RENTED TO NON-RESIDENTS. THE CLUBHOUSE IS NOT TO BE RENTED TO A RESIDENT OR

SECTION 17 - CLUBHOUSE RULES (continued)

NON-RESIDENT PERFORMING A FOR-PROFIT SALES EVENT. A RESIDENT WHO VIOLATES ANY OF THE PROVISIONS IN THIS SECTION WILL FORFEIT THE \$100.00 SECURITY DEPOSIT. THE UNIT OWNER RESPONSIBLE FOR THE RESERVATION MUST BE PRESENT AT ALL TIMES FOR THE EVENT BEING HELD.

KEYS TO THE CLUBHOUSE PROVIDED TO THE RENTAL APPLICANT MUST BE RETURNED TO THE ASSOCIATION OFFICE WITHIN 24-HOURS OR BY THE END OF THE NEXT BUSINESS DAY AFTER THE RENTAL AGREEMENT EXPIRATION. KEYS NOT RETURNED WITHIN 24-HOURS WILL BE SUBJECT TO A \$25.00 FEE TO BE WITHHELD FROM THE SECURITY DEPOSIT. IF KEYS ARE LOST OR NOT RETURNED WITHIN SEVEN (7) DAYS OF RENTAL, THEN THE RESIDENT RESPONSIBLE FOR THE RESERVATION WILL BE RESPONSIBLE FOR THE FULL COSTS OF THE LOCK REPLACEMENT TO THE CLUBHOUSE DOOR.

PROVIDING OR SERVING ALCOHOLIC BEVERAGES WILL NOT BE PERMITTED WITHOUT THE COMPLETION AND SIGNING OF THE CLUBHOUSE ALCOHOL USE AGREEMENT BY THE OWNER SUBMITTING THE RESERVATION.

SMOKING IS STRICTLY PROHIBITED IN THE CLUBHOUSE. ANY LITTER OR SMOKING ODORS AND RESIDUE RESULTING FROM SMOKING IN THE CLUBHOUSE OR ON THE OUTSIDE GROUNDS WILL RESULT IN FORFEITURE OF THE SECURITY DEPOSIT.

THE UNIT OWNER MAKING THE RESERVATION WILL BE REQUIRED TO COMPLETE A REQUEST FORM FOR USE OF THE CLUBHOUSE. THE OWNER MAKING THE RESERVATION MUST SIGN THE FORM, WHICH WILL INDEMNIFY AND HOLD THE ASSOCIATION HARMLESS FROM ALL CLAIMS, LOSSES OR SUIT FROM INJURIES, DEATH OR DAMAGE AND FROM ALL LOSSES, EXPENSES OR CLAIMS AS STATED IN THE REQUEST FORM.

A COPY OF THE CLUBHOUSE RULES IS POSTED AND PROVIDED TO THE PERSON SIGNING FOR THE CLUBHOUSE RESERVATION. THE RESIDENT RESERVING THE CLUBHOUSE WILL BE RESPONSIBLE FOR ALL PERSONAL ITEMS AND GARBAGE BEING REMOVED FROM THE CLUBHOUSE AT THE CONCLUSION OF THEIR EVENT.

SECTION 18 – MAINTENANCE REQUESTS

ALL MAINTENANCE SERVICE REQUESTS, WHICH ARE THE RESPONSIBILITY OF THE ASSOCIATION, CAN BE SUBMITTED TO THE ASSOCIATION OFFICE AS FOLLOWS:

- BY TELEPHONE AT (724) 941-7107.
- IN WRITING DIRECTED TO QUAIL RUN CONDOMINIUM ASSOCIATION, BUSINESS OFFICE, 199 QUAIL RUN ROAD, VENETIA, PA 15367 OR DROPPED OFF AT THE ASSOCIATION OFFICE.
- IN PERSON AT THE ASSOCIATION OFFICE DURING NORMAL BUSINESS HOURS.

MAINTENANCE REQUESTS WILL BE ADDRESSED ON A PRIORITY BASIS AS DETERMINED BY THE PROPERTY MANAGER.

SECTION 19 - LAWN AND GROUND MAINTENANCE

LAWN MAINTENANCE

COUNCIL WILL ESTABLISH A WEEKLY LAWN MOWING SCHEDULE FOR COMMON AND LIMITED COMMON AREAS USING EITHER ASSOCIATION OR CONTRACTOR PERSONNEL.

SHRUBS -BUSHES -TREES

COUNCIL WILL ESTABLISH A LANDSCAPING MAINTENANCE PLAN AT ITS DISCRETION FOR THE TRIMMING, PLACEMENT AND REMOVAL OF TREES, SHRUBS, BUSHES AND OTHER PLANTINGS IN COMMON AND LIMITED COMMON AREAS. TREE TRIMMING AND SHRUB/BUSH MAINTENANCE WILL BE DONE BY EITHER ASSOCIATION OR CONTRACTOR PERSONNEL.

HOMEOWNERS OR RESIDENTS PLANNING TO PLANT A TREE, SHRUB, BUSH OR OTHER PLANTINGS MUST SUBMIT A PLAN TO THE A&M COMMITTEE FOR REVIEW AND APPROVAL. PLANTINGS REQUIRING APPROVAL INCLUDE, BUT ARE NOT LIMITED TO:

- PLANTINGS IN COMMON AREA OR LIMITED COMMON LAWN AREAS
- PLANTINGS ADJACENT TO BUILDINGS, DRIVEWAYS, MAILBOXES OR SIDEWALKS
- PLANTINGS OF BUSHES, SHRUBS OR TREES WHICH WILL REACH A HEIGHT GREATER THAN THREE (3) FEET IN HEIGHT OR TWO (2) FEET IN WIDTH AT FULL GROWTH

THE FOLLOWING PLANTINGS DO NOT REQUIRE A&M COMMITTEE REVIEW:

- PLANTINGS OF ANNUAL OR PERENNIAL FLOWERS ADJACENT TO THE HOMEOWNERS UNIT
- PLANTINGS IN POTS OR HANGING BASKETS
- PLANTINGS OF BUSHES, SHRUBS OR SMALL TREES THAT WILL NOT REACH MORE THAN THREE (3) FEET IN HEIGHT OR TWO (2) FEET IN DIAMETER AT FULL GROWTH

THE A&M COMMITTEE WILL REVIEW THE PLAN TO ENSURE THE PLANTINGS WILL NOT HINDER MAINTENANCE PERSONNEL, POSE A HAZARD TO OTHER RESIDENTS OR GUESTS, LIMIT VISIBILITY, IMPEDE ON OTHER LANDSCAPING OR BE OBJECTIONABLE TO OTHER RESIDENTS.

SECTION 19 - LAWN AND GROUND MAINTENANCE (continued)

LAWN AND GARDEN COMPLAINTS/SUGGESTIONS

RESIDENTS SHOULD CONTACT THE QUAIL RUN BUSINESS OFFICE WITH SUGGESTIONS, COMPLIMENTS AND/OR COMPLAINTS CONCERNING LAWN AND GROUND MAINTENANCE. EVERY EFFORT IS MADE TO HAVE PERSONNEL CONFORM TO THE SPECIFICATIONS OF QUAIL RUN CONSISTENT WITH SAFE JOB PROCEDURES, DRESS CODE AND CONDUCT. RESIDENTS ARE ENCOURAGED TO NOTIFY THE BUSINESS OFFICE TO REPORT AREAS IN NEED OF IMPROVED LANDSCAPING.

GRASS GROWING INSIDE PRIVACY FENCES

GRASS CUTTING DOES NOT INCLUDE LAWN TRIMMING WITHIN PRIVACY AREAS UNLESS DIRECTED BY COUNCIL. HOMEOWNERS WILL BE RESPONSIBLE FOR TRIMMING LAWN AREAS LOCATED WITHIN PRIVACY FENCE AREAS.

LAWN MAINTENANCE PERSONNEL SAFETY

LAWN MAINTENANCE PERSONNEL WILL NOT MOW GRASS IN AREAS WITH DOG CHAINS, PLANTERS, HOSES, GRILLS, TOYS OR OTHER PERSONAL ITEMS. ALL PERSONAL ITEMS MUST BE KEPT WITHIN THE HOMEOWNERS UNIT OR DECK AREA WHEN NOT IN USE.

LAWN MAINTENANCE PERSONNEL WILL NOT MOW GRASS IN AREAS WITH DOG FECES. RESIDENTS WHO ARE RESPONSIBLE FOR PET FECES WHICH CAUSE A DELAY IN LAWN MAINTENANCE WILL BE SUBJECT TO THE PENALTIES AS DESCRIBED IN SUBSEQUENT SECTIONS OF THE RULES AND REGULATIONS.

SECTION 20 - SNOW REMOVAL

A CONTRACT IS AWARDED ANNUALLY BY QUAIL RUN COUNCIL FOR REMOVAL OF SNOW AND SALTING OF DRIVEWAYS DEFINED AS COMMON ELEMENTS. SNOW REMOVAL AND SALTING OF DRIVEWAYS DEFINED AS LIMITED COMMON ELEMENTS ARE THE RESPONSIBILITY OF THE HOMEOWNER SERVICED BY SUCH DRIVEWAY. DETAILED SPECIFICATIONS OF THE CONTRACT ARE AVAILABLE AT THE BUSINESS OFFICE FOR VIEWING BY UNIT OWNERS.

ALL VEHICLES SHOULD BE PARKED IN THE GARAGE AND LIMITED COMMON DRIVEWAY AREAS AT LEAST 12 HOURS PRIOR TO A SNOW EVENT TO INSURE ADEQUATE WORK SPACE FOR PRE-TREATMENT, SALTING AND SNOW REMOVAL FROM COMMON DRIVEWAY AREAS. VEHICLES PARKING IN COMMON DRIVEWAYS DURING SNOW EVENTS ARE SUBJECT TO TOWING AT THE ASSOCIATION'S DISCRETION AND AT THE OWNER'S EXPENSE.

EVERY EFFORT IS MADE TO GET ALL COMMON DRIVEWAYS CLEARED AND TREATED TWO (2) HOURS AFTER THE END OF A SNOW EVENT WITH REPEATED PASSES THROUGHOUT THE DAY TO KEEP THEM CLEAN DURING HEAVY SNOWFALL. THE CONTRACTOR WILL MAKE SOME SCHEDULE ADJUSTMENTS TO COMPENSATE FOR HEAVY SNOWFALL. PLOW PERSONNEL WILL FIRST CLEAR STEEPER GRADE DRIVEWAYS.

THE COMMON WALKWAYS AND AREAS AROUND U.S. POSTAL MAILING STATIONS WILL BE CLEARED FOUR (4) HOURS AFTER THE END OF A SNOW EVENT BY EITHER CONTRACTOR OR ASSOCIATION PERSONNEL. SNOW REMOVAL ON COMMON WALKWAYS AND MAILBOXES MAY BE DONE ON THE MORNING OF THE DAY FOLLOWING A SNOW EVENT FOR THE SAFETY OF MAINTENANCE PERSONNEL AND TO REDUCE NOISE DURING OVERNIGHT HOURS. HOMEOWNERS ARE RESPONSIBLE FOR LIMITED COMMON AREAS TO THEIR UNIT.

PLOW PERSONNEL WILL NOT PLOW OR SALT THOSE BUILDINGS WHERE VEHICLES ARE PARKED IN COMMON DRIVEWAYS, WHICH MAY RESULT IN DAMAGES TO SUCH VEHICLES.

RESIDENTS HAVING SUGGESTIONS AND/OR QUESTIONS CONCERNING SNOW REMOVAL PROCEDURES OR CONTRACTOR PERFORMANCE SHOULD CONTACT THE QUAIL RUN BUSINESS OFFICE.

SECTION 21 – SWIMMING POOL

THE PROPERTY MANAGER ESTABLISHES THE POOL OPERATIONAL SCHEDULE AND THE SWIMMING POOL RULES SUBJECT TO COUNCIL APPROVAL. THE POOL IS TYPICALLY OPEN BEGINNING THE SATURDAY PRIOR TO MEMORIAL DAY THROUGH LABOR DAY.

UNIT OWNERS WHO OWE MONTHLY ASSESSMENT FEES AND/OR FINES TO THE ASSOCIATION WILL HAVE THEIR POOL ACCESS PRIVILEGES SUSPENDED UNTIL SUCH ASSESSMENTS AND FEES ARE PAID.

FAILURE TO COMPLY WITH THE FOLLOWING RULES, OR ANY PART THEREOF, SHALL BE CONSIDERED SUFFICIENT CAUSE FOR SUSPENSION OF POOL TAG AND POOL PRIVILEGES FOR THE SEASON:

- ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. THE ASSOCIATION ASSUMES NO RESPONSIBILITY FOR ANY ACCIDENT OR INJURY IN CONNECTION WITH SUCH USE OR FOR ANY LOSS OR DAMAGE TO PERSONAL PROPERTY.
- PERSONS USING THE POOL AREA AGREE NOT TO HOLD THE ASSOCIATION LIABLE FOR ANY ACTIONS OF WHATEVER NATURE OCCURRING WITHIN THE POOL AREA. RESIDENTS WILL BE RESPONSIBLE FOR THE ACTIONS OF THEIR CHILDREN AND GUESTS. DAMAGE TO ANY PROPERTY IN THE POOL AREA BY ANY MEMBER OR GUEST IS A MATTER OF LIABILITY AND MUST BE COMPENSATED BY THE RESPONSIBLE PERSON(S).
- ALL PERSONS MUST OBEY THE INSTRUCTIONS OF THE LIFEGUARD. POOLSIDE DECISIONS MADE BY THE LIFEGUARD ARE FINAL. NO PERSON SHALL USE THE POOL UNLESS IT IS OFFICIALLY OPEN AND THE LIFEGUARD IS ON DUTY. HARASSMENT OF THE LIFEGUARDS OR FAILURE TO FOLLOW THEIR INSTRUCTIONS WILL NOT BE TOLERATED.
- CHILDREN TEN YEARS OF AGE AND UNDER ARE NOT PERMITTED IN THE POOL AREA UNLESS THEY ARE ACCOMPANIED BY A PARENT OR AN AGENT OF THE PARENT WHO MUST BE AT LEAST 16 YEARS OLD AND ACTING AS A COMPETENT GUARDIAN.

SECTION 21 – SWIMMING POOL (continued)

- AT THE LIFEGUARD’S DISCRETION, THERE WILL BE A REST PERIOD OF 15 MINUTES PER HOUR FOR THE CHILDREN. THIS WILL BE DONE EVERY QUARTER TO THE HOUR. THIS TIME WILL BE RESERVED FOR ADULT (AGE 17 AND OVER) SWIMMING.
- AN IDENTIFICATION TAG MUST BE CLEARLY VISIBLE ON SWIMSUITS, TOWELS OR BAGS AT ALL TIMES. PERSONS WITH TAGS NOT PROPERLY REGISTERED WILL NOT BE ADMITTED TO THE POOL.
- GUESTS WILL BE CHARGED A FEE SET BY COUNCIL PAYABLE TO THE LIFEGUARD ON ENTERING THE POOL. A GUEST MUST BE USING THE POOL WITH A QUAIL RUN RESIDENT. A MAXIMUM OF TWO (2) GUESTS PER FAMILY PER DAY ARE PERMITTED. THE BUSINESS OFFICE SENDS FEES TO THE ASSOCIATION ACCOUNTING SERVICE.
- BEFORE A CHILD IS PERMITTED TO BE IN THE DEEP AREA OF THE POOL, HE/SHE MUST DEMONSTRATE TO THE LIFEGUARD ON DUTY THAT HE/SHE IS ABLE TO SWIM. THE ROPE SEPARATING THE SHALLOW AND DEEP ENDS OF THE POOL MUST BE IN PLACE AT ALL TIMES.
- POOL TAGS CAN BE OBTAINED FROM THE ASSOCIATION OFFICE DURING NORMAL BUSINESS HOURS. THE COST OF TAGS AND LOST TAG REPLACEMENT WILL BE SET BY THE COUNCIL. EACH UNIT IS ENTITLED TO ONE TAG PER PERMANENT RESIDENT. THE TAGS WILL BE VALID INDEFINITELY FROM THE DATE PURCHASED.

SECTION 22 - GARBAGE AND TRASH PICKUP

PETERS TOWNSHIP PROVIDES ONCE A WEEK PICK UP OF REFUSE AND RECYCLABLES. THE TOWNSHIP BILLS EACH QUAIL RUN UNIT QUARTERLY FOR THIS SERVICE. QUESTIONS ON THE SERVICE SHOULD BE DIRECTED TO WASTE MANAGEMENT AT 800-866-4460 OR PETERS TOWNSHIP AT 724-941-4180. INFORMATION ON TRASH AND RECYCLING COLLECTION CAN BE FOUND AT WWW.PETERSTOWNSHIP.COM UNDER THE GARBAGE & RECYCLING TAB.

UNIT OWNERS MUST ADHERE TO THE FOLLOWING QUAIL RUN, PETERS TOWNSHIP AND WASTE MANAGEMENT REQUIREMENTS PERTAINING TO REFUSE AND RECYCLABLE PICK UP:

- PETERS TOWNSHIP AND WASTE MANAGEMENT DETERMINE THE DAY OF REFUSE AND RECYCLING PICK UP. IF A HOLIDAY OCCURS, THEN TRASH PICK UP MAY BE DELAYED BY ONE DAY. THE COLLECTION SCHEDULE CAN BE FOUND AT WWW.PETERSTOWNSHIP.COM UNDER THE GARBAGE & RECYCLING INFORMATION TAB.
- GARBAGE IS NOT TO BE PLACED OUT FOR PICKUP UNTIL AFTER 4:00 P.M. ON THE EVENING PRIOR TO THE COLLECTION DAY.
- THE PETERS TOWNSHIP GARBAGE AND RECYCLING POLICIES PERTAINING TO BULK ITEMS CAN BE FOUND AT WWW.PETERSTOWNSHIP.COM UNDER THE GARBAGE & RECYCLING → GARBAGE COLLECTION INFORMATION → BULK ITEMS TAB.

THE TOWNSHIP WILL NOT PICK UP THE FOLLOWING ITEMS:

- LARGE VOLUMES OF CONSTRUCTION MATERIALS
- TREE WASTE
- AUTOMOBILE PARTS
- TIRES
- PAINT
- FLAMMABLE LIQUIDS

QUAIL RUN WILL NOT BE RESPONSIBLE FOR BULK ITEMS NOT PICKED UP BY THE TOWNSHIP. ANY BULK ITEMS LEFT AT CURBSIDE FOR MORE THAN 24 HOURS AFTER THE WEEKLY REFUSE COLLECTION WILL BE SUBJECT TO REMOVAL BY THE ASSOCIATION AT THE OWNER'S EXPENSE.

SECTION 22 - GARBAGE AND TRASH PICKUP (continued)

- ALL REFUSE AND RECYCLABLES ARE TO BE PLACED AT THE CURB FOR PICKUP.
- ALL TRASH PLACED AT THE CURB MUST BE IN SEALED CONTAINERS, SEALED HEAVY DUTY PLASTIC BAGS OR PERMANENT TYPE METAL OR PLASTIC GARBAGE CANS WITH LIDS.
- GARBAGE LEFT IN SUBSTANDARD BAGS OR CONTAINERS THAT ARE OPENED BY ANIMALS, WEATHER CONDITIONS, VEHICULAR TRAFFIC OR OTHER CAUSES AND RESULT IN LITTER WILL NOT BE THE RESPONSIBILITY OF THE ASSOCIATION. THE RESIDENT WILL HAVE 24 HOURS TO CLEAN UP GARBAGE OR RECYCLING, OR WILL BE CHARGED FOR THE EXPENSE OF HAVING THE GARBAGE PICKED UP THE ASSOCIATION. REPEATED VIOLATIONS WILL BE TURNED OVER BY THE ASSOCIATION TO PETERS TOWNSHIP FOR PROSECUTION.
- RESIDENTS MUST PUT PERMANENT TYPE GARBAGE CAN(S) TO THE INSIDE THEIR GARAGE OR AT THE REAR OF THEIR UNIT BY NIGHTFALL OF THE TRASH AND RECYCLING COLLECTION DAY. GARBAGE BAGS OR CANS CANNOT BE PLACED IN THE FRONT OR SIDE OF A UNIT OR UNDER THE FRONT STEPS LEADING TO A UNIT.
- ONLY GARBAGE STORED IN PERMANENT TYPE CONTAINERS CAN REMAIN OUTSIDE WITHIN CONTACT OF THE REAR OF THE UNIT DURING THE WEEK. GARBAGE CANS LEFT OUTSIDE MUST HAVE A CLOSED, SECURE LID AT ALL TIMES WHICH ELIMINATES ALL SMELLS AND DOES NOT ATTRACT BUGS, RODENTS OR OTHER ANIMALS. KEEP PLASTIC BAGS, BOXES, ETC. WITHIN THE UNIT UNTIL PLACING TRASH AT THE CURB FOR THE WEEKLY TRASH AND RECYCLING COLLECTION.
- VIOLATORS OF ANY PROVISIONS IN THIS SECTION WILL BE ASSESSED A FINE AS SET BY COUNCIL AND AS STATED IN THE FINES AND ENFORCEMENT SECTION OF THIS DOCUMENT. VIOLATORS MAY FACE ADDITIONAL FINES AND PENALTIES FROM PETERS TOWNSHIP. THESE RULES ARE PROVIDED FOR THE HEALTH AND SAFETY AND WELL BEING OF ALL UNIT OWNERS AND RESIDENTS.

SECTION 23 - EXTERIOR BUILDING PAINTING

COUNCIL AWARDS AN ANNUAL EXTERIOR PAINTING CONTRACT TO MAINTAIN THE EXTERIOR OF EACH UNIT. STANDARD COLOR SPECIFICATIONS WERE ADOPTED TO ENSURE THAT A UNIFORM APPEARANCE IS MAINTAINED. EACH BUILDING IS SCHEDULED FOR PAINTING AT REGULAR INTERVALS TO MAINTAIN APPEARANCE AND PROTECT PROPERTY. PORTIONS OF A BUILDING MAY BE PAINTED BETWEEN SCHEDULED PAINTINGS WHEN REQUIRED TO PROTECT PROPERTY. COUNCIL DETERMINES THE STANDARD EXTERIOR PAINTING SCHEDULE AND COLOR.

UNIT OWNERS OR RESIDENTS ARE NOT PERMITTED TO PAINT THE EXTERIOR BUILDING SURFACES, EXCEPT PRIVACY FENCES AND DECKS.

EACH UNIT OWNER MUST STAIN OR PAINT THEIR DECK RAILINGS, BOTH SIDES OF THE FLOORBOARDS AND JOISTS, AND PRIVACY FENCE EACH TIME THE ASSOCIATION PAINTS OR POWERWASHES THEIR BUILDING. OWNERS WHO FAIL TO PAINT OR STAIN THEIR DECKS WILL BE NOTIFIED BY CERTIFIED MAIL BY COUNCIL AFTER NINETY (90) DAYS FROM THE DATE OF THE BUILDING PAINTING/POWERWASH COMPLETION. AFTER THE CERTIFIED LETTER IS RECEIVED, THE OWNER WILL HAVE THIRTY (30) DAYS TO RESPOND TO THE ASSOCIATION TO DETERMINE A SCHEDULE IN WRITING FOR THE PAINTING OR STAINING. IF NO RESPONSE IS PROVIDED, THE ASSOCIATION WILL PAINT OR STAIN THE DECK AT THE UNIT OWNER'S EXPENSE.

OWNERS WITH COMPOSITE DECKING ARE NOT REQUIRED TO PAINT OR STAIN THE FLOORBOARDS AND RAILINGS UNLESS RECOMMENDED BY THE MANUFACTURER'S SPECIFICATIONS. OWNERS ARE REQUIRED TO PAINT AND STAIN THE WOOD JOISTS. OWNERS ARE REQUIRED TO CLEAN AND MAINTAIN THEIR DECKS AS PER THE MANUFACTURER'S SPECIFICATIONS AND SCHEDULE.

IF A DECK RAILING AND/OR FLOORBOARDS ARE REPAIRED OR REPLACED IN A YEAR WHEN THE BUILDING IS NOT SCHEDULED TO BE PAINTED OR POWERWASHED, THEN THE OWNER HAS THIRTY DAYS (30) TO PAINT OR STAIN THE DECK FROM THE DAY OF WORK COMPLETION OR SIX (6) MONTHS FOR A TREATED WOOD DECK FROM THE DAY OF WORK COMPLETION. OWNERS NOT IN COMPLIANCE WILL BE NOTIFIED AND THE DECK PAINTED BY THE ASSOCIATION AT THEIR EXPENSE AS STATED IN THIS SECTION.

SECTION 23 - EXTERIOR BUILDING PAINTING

COUNCIL MAY ENFORCE THE RULES OF THIS SECTION AS NEEDED TO ENSURE EQUAL AND FAIR COMPLIANCE BY ALL OWNERS AND RESIDENTS AND TO ENSURE A CLEAN AND APPEALING APPEARANCE TO THE BUILDINGS. COUNCIL MAY NOTIFY AND ENFORCE THE RULES OF THIS SECTION WITH OWNERS OF DECKS THAT ARE IN SIGNIFICANT NEED OF PAINTING OR STAINING IN ORDER TO BE IN COMPLIANCE WITH THIS SECTION.

THE FORMULAS AND PURCHASE LOCATIONS FOR THE ASSOCIATION APPROVED DECK COLORS CAN BE OBTAINED FROM THE ASSOCIATION OFFICE. PRIVACY FENCE COLORS MUST CLOSELY MATCH THE OTHER DECKS IN THE SAME BUILDING. COLORS THAT DO NOT MATCH WILL BE SUBJECT TO REMOVAL AND MODIFICATION BY THE ASSOCIATION AT THE UNIT OWNER'S EXPENSE.

QUAIL RUN BROWN AND QUAIL RUN BLUE CAN BE OBTAINED BY NAME FROM THE SHERWIN WILLIAMS STORE AT 2603 WASHINGTON ROAD, CANONSBURG, PA 15317 (AT THE ROUTE 19/MCCLELLAND ROAD INTERSECTION IN NORTH STRABANE TOWNSHIP).

THE MIX FOR QUAIL RUN BROWN OR QUAIL RUN BLUE CAN BE OBTAINED AT OTHER HARDWARE AND HOME IMPROVEMENT STORES BY OBTAINING A SAMPLE FROM THE ASSOCIATION OFFICE AND HAVING THE COLOR PROFESSIONALLY MATCHED.

RESIDENTS OBSERVING EXTERIOR SURFACES NEEDING PAINTING SHOULD CONTACT THE BUSINESS OFFICE TO HAVE WORK PLACED IN THE PAINTING SCHEDULE.

SECTION 24 - PRIVACY FENCE INSTALLATION AND MAINTENANCE

THE OWNER MUST SUBMIT A WRITTEN REQUEST OF PRIVACY FENCE INSTALLATION PLANS TO COUNCIL FOR REVIEW AND APPROVAL BEFORE A UNIT OWNER CAN CONSTRUCT A NEW OR REPLACE AN EXISTING PRIVACY FENCE. THE REQUEST MUST INCLUDE DRAWINGS AND/OR SPECIFICATIONS FOR THE CHANGE. COUNCIL WILL INFORM THE OWNER OF APPROVAL BY LETTER AND THE APPROVAL WILL BE ENTERED INTO THE UNIT FILES AND REMAIN A PART OF THE ASSOCIATIONS' RECORDS. CONSTRUCTION CANNOT BEGIN BEFORE COUNCIL APPROVAL IS GRANTED. COUNCIL WILL REMOVE OR MODIFY ANY NEW PRIVACY FENCES CONSTRUCTED WITHOUT APPROVAL AND NOT MEETING THE REQUIREMENTS OF THIS SECTION AT THE UNIT OWNER'S EXPENSE.

UNIT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ENTIRE PRIVACY FENCE ON THE LEFT SIDE OF THEIR UNIT AS LOOKING OUT FROM THE BACK OF THE UNIT. MAINTENANCE RESPONSIBILITIES INCLUDE BOTH SIDES.

PRIVACY FENCES ARE ONLY PERMITTED FOR UNITS WITH GROUND LEVEL DECKS IN THE REAR OF THE BUILDING AND THE GARAGE FACING THE FRONT OF THE BUILDING. PRIVACY FENCES ARE NOT PERMITTED ON ANY UNITS WITH A REAR FACING GARAGE OR IN ANY COMMON AREAS.

PRIVACY FENCE DESIGN AND CONSTRUCTION REGULATIONS

THE FOLLOWING DESIGN AND CONSTRUCTION REGULATIONS PERTAIN TO ALL NEW OR RECONSTRUCTED PRIVACY FENCES BUILT IN THE ASSOCIATION:

- INSTALLATION OF THE PRIVACY FENCE SHALL BE CENTERED ON THE BUILDING LINE BETWEEN TWO UNITS WHEN THE ADJACENT UNIT OWNERS AGREE. IF THE OWNERS DO NOT REACH AGREEMENT, THE FENCE MUST BE ON OR WITHIN THE UNIT OWNER'S BUILDING LINE.
- FOR END UNITS THE POSTS OF THE OUTER PRIVACY FENCE SHALL BE LOCATED ON OR WITHIN THE END OF THE BUILDING LINE. NO PRIVACY FENCES WILL BE PERMITTED BEYOND THE OUTSIDE PERIMETER OF A BUILDING LINE.
- PRIVACY FENCES PARALLEL TO THE BUILDING ARE PROHIBITED. UNITS WHICH CURRENTLY HAVE A PARALLEL PRIVACY FENCE WILL NOT BE PERMITTED TO REPLACE THESE FENCES.

SECTION 24 - PRIVACY FENCE INSTALLATION AND MAINTENANCE (continued)

PRIVACY FENCE DESIGN AND CONSTRUCTION REGULATIONS (continued)

- THE UNIT OWNER IS RESPONSIBLE FOR FOLLOWING ALL COMMONWEALTH LAWS GOVERNING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE UNIT OWNER IS RESPONSIBLE FOR MAKING THE PA ONE CALL (CALL 311) FOR UTILITIES TO IDENTIFY ANY UNDERGROUND LINES PRIOR TO CONSTRUCTION. THE UNIT OWNER MUST CONTACT THE QUAIL RUN OFFICE FOR THE ASSOCIATION TO IDENTIFY ANY ELECTRICAL CONDUITS OR OTHER FACILITIES IN THE EXCAVATION AREA.
- FENCE POST FOOTER HOLES SHALL BE A MINIMUM OF A 15” DIAMETER AND 36” DEEP. FENCE POSTS MUST BE SET INTO CONCRETE FOOTINGS.
- THE FOLLOWING TYPES OF FENCES ARE PERMITTED:



STOCKADE



BOARD-ON-BOARD



SHADOW BOX

FENCES MUST HAVE POSTS AND CROSS MEMBERS FACING THE CONSTRUCTING UNIT OWNER’S UNIT OR MUST HAVE SLATS COVERING THE POSTS AND CROSS MEMBERS ON BOTH SIDES. THE UNIT OWNER IS NOT PERMITTED TO CONSTRUCT A FENCE WITH EXPOSED POSTS AND CROSS MEMBERS FACING A NEIGHBOR’S UNIT OR THE OUTSIDE EDGE OF A BUILDING.

- THE FOLLOWING TYPES OF MATERIALS WILL BE PERMITTED FOR CONSTRUCTION OF GROUND LEVEL DECKS:
 - TREATED WOOD (POSTS AND SLATS)
 - VINYL (SLATS ONLY)
 - POLYMER OR COMPOSITE WOOD PRODUCTS (POSTS AND SLATS)
 - COMPOSITE SLIP COVERS OVER WOOD POSTS ARE PERMITTED
- FENCE CLEARANCE FROM THE GROUND IS A MINIMUM OF SIX (6) INCHES TO PROVIDE FOR GRASS TRIMMING.
- THE MAXIMUM FENCE HEIGHT IS SIX (6) FEET AS MEASURED FROM THE GROUND LINE.

SECTION 24 - PRIVACY FENCE INSTALLATION AND MAINTENANCE (continued)

PRIVACY FENCE DESIGN AND CONSTRUCTION REGULATIONS (continued)

- FENCE TYPE SHALL BE SIX (6) INCH WIDE VERTICAL DOG EAR OR SQUARE TOP SLATS ONLY AS SHOWN BELOW. REPLACEMENT OF EXISTING WEAVE OR SMALLER WIDTH STOCKADE FENCING WITH A LIKE KIND WILL NOT BE PERMITTED. LATTICE WORK WILL NOT BE PERMITTED ON FENCE IN ANY FORM.



Dog Ear Slat



Square Top Slat

- NEWLY CONSTRUCTED FENCES MADE OF WOOD MUST BE STAINED WITHIN THIRTY (30) DAYS AFTER COMPLETION OF CONSTRUCTION. FENCES CONSTRUCTED OF TREATED WOOD MUST BE PAINTED OR STAINED WITHIN SIX (6) MONTHS OF CONSTRUCTION.
- THE FORMULAS AND PURCHASE LOCATIONS FOR THE ASSOCIATION APPROVED FENCE COLORS CAN BE OBTAINED FROM THE ASSOCIATION OFFICE. PRIVACY FENCE COLORS MUST CLOSELY MATCH THE OTHER PRIVACY FENCES IN THE SAME BUILDING. COLORS THAT DO NOT MATCH WILL BE SUBJECT TO REMOVAL AND MODIFICATION BY THE ASSOCIATION AT THE UNIT OWNER'S EXPENSE.

QUAIL RUN BROWN AND QUAIL RUN BLUE CAN BE OBTAINED BY NAME FROM THE SHERWIN WILLIAMS STORE AT 2603 WASHINGTON ROAD, CANONSBURG, PA 15317 (AT THE ROUTE 19/MCCLELLAND ROAD INTERSECTION IN NORTH STRABANE TOWNSHIP).

THE MIX FOR QUAIL RUN BROWN OR QUAIL RUN BLUE CAN BE OBTAINED AT OTHER HARDWARE AND HOME IMPROVEMENT STORES BY OBTAINING A SAMPLE FROM THE ASSOCIATION OFFICE AND HAVING THE COLOR PROFESSIONALLY MATCHED.

SECTION 24 - PRIVACY FENCE INSTALLATION AND MAINTENANCE (continued)

PRIVACY FENCE DESIGN AND CONSTRUCTION REGULATIONS (continued)

- ALLOWABLE FENCE LENGTH SHALL BE AS FOLLOWS:
 - FOR BUILDINGS WHICH HAVE A UNIFORM BUILDING LINE AND THE EXISTING INSTALLED MAXIMUM PRIVACY FENCE LENGTHS OF 16-FEET FROM THE BUILDING LINE, THE MAXIMUM PERMISSIBLE LENGTH FOR A NEW OR REPLACEMENT FENCE IS 16-FEET.
 - FOR BUILDINGS WHICH HAVE A UNIFORM BUILDING LINE AND EXISTING INSTALLED MAXIMUM PRIVACY FENCE LENGTHS OF 12-FEET FROM THE BUILDING LINE, THE MAXIMUM PERMISSIBLE LENGTH FOR A NEW OR REPLACEMENT FENCE IS 12-FEET.
 - FOR BUILDINGS WHICH HAVE A STAGGERED BUILDING LINE AND AN EXISTING INSTALLED MAXIMUM PRIVACY FENCE LENGTH OF 16' FROM THE BUILDING LINE ON AN END UNIT, THE MAXIMUM PERMISSIBLE END UNIT LENGTH FOR A NEW OR REPLACEMENT PRIVACY FENCE IS 16' FOR THE FOREMOST UNIT AND 12-FEET FOR THE REAR MOST UNIT. ALL INTERIOR PRIVACY FENCE LENGTHS ARE LIMITED TO 12-FEET.
 - FOR BUILDINGS WHICH HAVE A STAGGERED BUILDING LINE AND EXISTING INSTALLED MAXIMUM PRIVACY FENCE LENGTHS OF 12' FROM THE BUILDING LINE ON AN THE END UNIT, THE MAXIMUM PERMISSIBLE END UNIT LENGTH FOR A NEW OR REPLACEMENT PRIVACY FENCE IS 12' FOR THE FOREMOST UNIT AND 8' FOR THE REAR MOST UNIT, ALL INTERIOR PRIVACY FENCE LENGTHS ARE LIMITED TO 8'.

FENCE MAINTENANCE RESPONSIBILITY

MAINTENANCE AND REPAIR OF PRIVACY FENCES, INCLUDING BUT NOT LIMITED TO STAINING, PAINTING OR REPLACEMENT OF COMPONENT PARTS, IS THE UNIT OWNER'S RESPONSIBILITY. THE SURFACES TO BE STAINED INCLUDE ALL THOSE SEEN FROM THE PATIO DOORWAY PLUS THE OUTER SURFACE OF THE SUPPORT POST FURTHEST FROM THE BUILDING. PRIVACY FENCES SHALL BE STAINED IN ACCORDANCE WITH THE STANDARD PAINT COLOR SPECIFICATIONS AVAILABLE FROM THE ASSOCIATION OFFICE.

SECTION 24 - PRIVACY FENCE INSTALLATION AND MAINTENANCE (continued)

FENCE MAINTENANCE RESPONSIBILITY (continued)

COUNCIL WILL NOTIFY UNIT OWNERS BY MAIL WHEN REPAIRS AND/OR STAINING IS REQUIRED TO RESTORE PRIVACY FENCES TO STANDARDS ESTABLISHED BY COUNCIL. UNIT OWNERS WILL BE GIVEN A FIXED TIME PERIOD TO COMPLETE RENOVATIONS. IF THE WORK IS NOT COMPLETED WITHIN THE ALLOTTED TIME PERIOD, THEN COUNCIL WILL ARRANGE TO PERFORM THE WORK AT THE UNIT OWNER'S EXPENSE.

EACH UNIT OWNER MUST STAIN OR PAINT THEIR PRIVACY FENCE EACH TIME THE ASSOCIATION PAINTS OR POWERWASHES THE BUILDING. OWNERS WHO FAIL TO PAINT OR STAIN THEIR DECKS WILL BE NOTIFIED BY CERTIFIED MAIL BY COUNCIL AFTER SIXTY (60) DAYS FROM THE DATE OF THE BUILDING PAINTING/POWERWASH COMPLETION. AFTER THE CERTIFIED LETTER IS RECEIVED, THE OWNER WILL HAVE THIRTY (30) DAYS TO RESPOND TO THE ASSOCIATION TO DETERMINE A SCHEDULE IN WRITING FOR THE PAINTING OR STAINING. IF NO RESPONSE IS PROVIDED, THEN THE ASSOCIATION WILL PAINT OR STAIN THE DECK AT THE UNIT OWNER'S EXPENSE.

OWNERS WITH A COMPOSITE OR ENGINEERED WOOD FENCE ARE NOT REQUIRED TO PAINT OR STAIN THE FENCE UNLESS RECOMMENDED BY THE MANUFACTURER'S SPECIFICATIONS. OWNERS ARE REQUIRED TO CLEAN AND MAINTAIN THEIR FENCE AS PER THE MANUFACTURER'S SPECIFICATIONS AND SCHEDULE.

IF A FENCE IS REPAIRED OR REPLACED IN A YEAR WHEN THE BUILDING IS NOT SCHEDULED TO BE PAINTED OR POWERWASHED, THEN THE OWNER HAS THIRTY DAYS (30) TO PAINT OR STAIN A WOOD FENCE OR SIX (6) MONTHS TO PAINT OR STAIN TREATED WOOD FENCES FROM THE DAY OF WORK COMPLETION. OWNERS NOT IN COMPLIANCE WILL BE NOTIFIED AND THE FENCE PAINTED BY THE ASSOCIATION AT THEIR EXPENSE.

COUNCIL MAY ENFORCE THE RULES OF THIS SECTION AS NEEDED TO ENSURE EQUAL AND FAIR COMPLIANCE FOR ALL OWNERS AND RESIDENTS AND TO ENSURE A CLEAN AND APPEALING APPEARANCE TO THE BUILDINGS. COUNCIL MAY NOTIFY AND ENFORCE THE RULES OF THIS SECTION WITH OWNERS OF FENCES THAT ARE IN SIGNIFICANT NEED OF PAINTING OR REPAIRS.

SECTION 25 - DECK INSTALLATION

THE OWNER MUST SUBMIT A WRITTEN REQUEST OF DECK INSTALLATION PLANS TO COUNCIL FOR REVIEW AND APPROVAL BEFORE A UNIT OWNER CAN CONSTRUCT A NEW OR REPLACE AN EXISTING GROUND LEVEL OR CANTILEVER DECK. THE REQUEST MUST INCLUDE DRAWINGS AND SPECIFICATIONS. COUNCIL WILL INFORM THE OWNER OF APPROVAL BY LETTER AND THE APPROVAL WILL BE ENTERED INTO THE UNIT FILES AND REMAIN A PART OF THE ASSOCIATIONS' RECORDS. CONSTRUCTION CANNOT BEGIN BEFORE COUNCIL APPROVAL IS GRANTED. COUNCIL WILL REMOVE OR MODIFY ANY NEW DECKS AND DECK COMPONENTS CONSTRUCTED WITHOUT APPROVAL AND NOT MEETING THE REQUIREMENTS OF THIS SECTION AT THE UNIT OWNER'S EXPENSE

THE UNIT OWNER WILL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM PETERS TOWNSHIP. THE UNIT OWNER WILL BE RESPONSIBLE FOR MEETING ALL GOVERNMENTAL BUILDING CODES.

THE ASSOCIATION WILL PAY FOR THE REPLACEMENT OF THE EXISTING NUMBER AND EXISTING SIZE CANTILEVER DECK JOISTS TO MEET BUILDING CODES, WHEN JOISTS ARE DEEMED TO BE STRUCTURALLY DEFICIENT BY EITHER THE ASSOCIATION OR THE MUNICIPALITY. THE UNIT OWNER WILL BE RESPONSIBLE FOR ANY ADDITIONAL OR LARGER SIZE JOISTS TO MEET CURRENT BUILDING CODES, IF THE UNIT OWNER CONSTRUCTS A DECK WIDER THAN THE EXISTING BUILDING CODE PERMITS FOR THE EXISTING NUMBER AND SIZE OF JOISTS. THE ASSOCIATION HAS A STANDARD CANTILEVER DECK PLAN APPROVED BY PETERS TOWNSHIP AND MEETING CURRENT BUILDING CODES ON FILE AT THE ASSOCIATION OFFICE FOR USE BY ANY UNIT OWNER IN THEIR APPLICATION FOR A BUILDING PERMIT FOR A WIDER WIDTH DECK.

THE UNIT OWNER IS RESPONSIBLE FOR FOLLOWING ALL COMMONWEALTH LAWS GOVERNING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE UNIT OWNER IS RESPONSIBLE FOR MAKING THE PA ONE CALL (CALL 311) FOR UTILITIES TO IDENTIFY ANY UNDERGROUND LINES PRIOR TO CONSTRUCTION. THE UNIT OWNER MUST CONTACT THE QUAIL RUN OFFICE TO IDENTIFY ANY ASSOCIATION ELECTRICAL CONDUITS OR OTHER FACILITIES IN THE EXCAVATION AREA.

SECTION 25 - DECK INSTALLATION (continued)

GROUND BASED SUPPORTS FOR CANTILEVER DECKS ARE NOT PERMITTED.

UNIT OWNERS WHO HAVE A DECK WITH STRUCTURALLY DEFICIENT JOISTS HAVE THE OPTION OF PERMANENTLY REMOVING THE DECK AND OUTSIDE ENTRY DOOR AND REPLACING IT WITH A NEW WINDOW AND BRICK WORK MATCHING THE REST OF THE BUILDING AT THEIR EXPENSE. OWNERS WISHING TO REMOVE A CANTILEVER DECK MUST SUBMIT A WRITTEN REQUEST AND SUBMIT DETAILED PLANS TO COUNCIL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE UNIT OWNER WILL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM PETERS TOWNSHIP AS REQUIRED. THE ASSOCIATION WILL INSPECT THE WORK DURING AND AFTER CONSTRUCTION FOR ADHERENCE TO THE APPROVED PLANS AND TO ENSURE COMPATIBILITY WITH THE REST OF THE BUILDING.

UNITS WITH CANTILEVER STEPS AND EXISTING STEPS LEADING TO GROUND LEVEL MAY REPAIR OR REPLACE THE STEPS OR REMOVE THEM WITH NEW CONSTRUCTION. NO CANTILEVER DECKS CURRENTLY WITHOUT STEPS WILL BE PERMITTED TO ADD STEPS.

PERMITTED DECK MATERIALS

THE FOLLOWING TYPES OF MATERIALS WILL BE PERMITTED FOR CONSTRUCTION OF GROUND LEVEL DECKS:

1. TREATED WOOD
2. POLYMER WOOD PRODUCTS
3. POURED CONCRETE SURFACE

THE FOLLOWING TYPES OF MATERIALS WILL BE PERMITTED FOR CONSTRUCTION OF CANTILEVER DECKS:

1. TREATED WOOD
2. POLYMER WOOD PRODUCTS

THE FORMULAS AND PURCHASE LOCATIONS FOR THE ASSOCIATION APPROVED DECK COLORS CAN BE OBTAINED FROM THE ASSOCIATION OFFICE. DECK COLORS MUST CLOSELY MATCH THE OTHER DECKS IN THE SAME BUILDING. COLORS THAT DO NOT MATCH WILL BE SUBJECT TO REMOVAL AND MODIFICATION BY THE ASSOCIATION AT THE UNIT OWNER'S EXPENSE.

SECTION 25 - DECK INSTALLATION (continued)

PERMITTED DECK MATERIALS (continued)

QUAIL RUN BROWN AND QUAIL RUN BLUE CAN BE OBTAINED BY NAME FROM THE SHERWIN WILLIAMS STORE AT 2603 WASHINGTON ROAD, CANONSBURG, PA 15317 (AT THE ROUTE 19/MCCLELLAND ROAD INTERSECTION IN NORTH STRABANE TOWNSHIP).

THE MIX FOR QUAIL RUN BROWN OR QUAIL RUN BLUE CAN BE OBTAINED AT OTHER HARDWARE AND HOME IMPROVEMENT STORES BY OBTAINING A SAMPLE FROM THE ASSOCIATION OFFICE AND HAVING THE COLOR PROFESSIONALLY MATCHED.

CANTILEVER DECK DIMENSIONS

CANTILEVER DECK DIMENSIONS ARE GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE AND PETERS TOWNSHIP BUILDING CODES. INFORMATION ON DECK LENGTHS CAN BE OBTAINED FROM THE PETERS TOWNSHIP BUILDING INSPECTOR OR THE ASSOCIATION OFFICE.

THE ASSOCIATION WILL REPLACE CANTILEVER DECK JOISTS IN DISREPAIR AND DETERMINED TO BE STRUCTURALLY UNSOUND. THE ASSOCIATION WILL REPLACE DECK JOISTS BASED ON THE CURRENT QUANTITY AND JOIST DIMENSIONS FOR THE UNIT TO MEET THE DECK WIDTH SPECIFIED BY BUILDING CODES. REPAIRS WILL INCLUDE ANY INTERNAL UNIT WORK NEEDED TO REMOVE AND REPLACE THE JOISTS. THE UNIT OWNER MAY ADD ADDITIONAL JOISTS AT THE OWNER'S EXPENSE TO PROVIDE ADDITIONAL LENGTH TO THE DECK AS PERMITTED BY BUILDING CODES. GROUND MOUNTED SUPPORTS WILL NOT BE PERMITTED.

SECTION 25 - DECK INSTALLATION (continued)

GROUND LEVEL DECK DIMENSIONS

GROUND LEVEL DECKS ARE ONLY PERMITTED FOR UNITS WHICH HAVE A FRONT ENTRY GARAGE AND DRIVEWAY.

GROUND LEVEL DECKS CANNOT EXCEED THE DIMENSIONS PROVIDED IN TABLES 1-4 AND CANNOT EXCEED THE LENGTH OF AN ADJACENT PRIVACY FENCE.

THE ALLOWABLE LENGTHS OF GROUND LEVEL DECKS ARE AS FOLLOWS:

TABLE 1 – BUILDINGS WITH A UNIFORM BUILDING LINE AND CURRENT DECK LENGTHS OF 16-FEET

UNIT WIDTH	DECK MAXIMUM WIDTH	DECK MAXIMUM EXTENSION FROM UNIT
15 FEET	13 FEET	16 FEET
17 FEET	14 FEET	16 FEET
20 FEET	16 FEET	16 FEET

TABLE 2 – BUILDINGS WITH A UNIFORM BUILDING LINE AND CURRENT DECK LENGTHS OF 12-FEET

UNIT WIDTH	DECK MAXIMUM WIDTH	DECK MAXIMUM EXTENSION FROM UNIT
15 FEET	13 FEET	12 FEET
17 FEET	14 FEET	12 FEET
20 FEET	16 FEET	12 FEET

SECTION 25 - DECK INSTALLATION (continued)

GROUND LEVEL DECK DIMENSIONS (continued)

**TABLE 3 – BUILDINGS WITH A STAGGERED BUILDING LINE
AND CURRENT DECK LENGTHS OF 16-FEET**

UNIT WIDTH	DECK MAXIMUM WIDTH	DECK MAXIMUM EXTENSION FROM UNIT
15 FEET	13 FEET	12 FEET FOR UNIT STAGGERED OUTWARD
17 FEET	14 FEET	
20 FEET	16 FEET	16 FEET FOR UNIT STAGGERED INWARD

**TABLE 4 – BUILDINGS WITH A STAGGERED BUILDING LINE
AND CURRENT DECK LENGTHS OF 12-FEET**

UNIT WIDTH	DECK MAXIMUM WIDTH	DECK MAXIMUM EXTENSION FROM UNIT
15 FEET	13 FEET	8 FEET FOR UNIT STAGGERED OUTWARD
17 FEET	14 FEET	
20 FEET	16 FEET	12 FEET FOR UNIT STAGGERED INWARD

SECTION 25 - DECK INSTALLATION (continued)

DECK RAILINGS

DECK RAILINGS MUST COMPLY WITH ALL GOVERNMENTAL BUILDING REGULATIONS. DECK RAILING DIMENSIONS ARE GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE AND PETERS TOWNSHIP BUILDING CODES. INFORMATION ON DECK SPECIFICATIONS AND COLORS CAN BE OBTAINED FROM THE ASSOCIATION OFFICE.

DECK RAILINGS MUST BE CONSTRUCTED OF EITHER TREATED WOOD OR ENGINEERED WOOD PRODUCTS.

THE DECK RAILING STYLE AND COLOR MUST CLOSELY MATCH THE DECKS RAILINGS OF THE OTHER UNITS IN THE SAME BUILDING. THIS INCLUDES THE RAILINGS, SPINDLES, CORNER POSTS AND POST CAPS. ORNAMENTAL SPINDLES, DECK CAPS OR OTHER RAILING ACCESSORIES WILL NOT BE PERMITTED.

ATTACHMENTS TO THE BUILDING TO SECURE THE RAILING WILL BE PERMITTED UPON APPROVAL OF THE DECK PLAN BY COUNCIL. PLACING A LAG BOLT INTO A LEAD SHIELD DRILLED INTO THE BUILDING BRICK WORK IS ACCEPTABLE FOR CANTILEVER DECK RAILINGS ONLY. CONCRETE SCREWS ARE NOT PERMITTED FOR BOLTING AS PER TOWNSHIP BUILDING CODES. BOLTING OF ANY KIND INTO THE SIDING IS PROHIBITED.

DECK MAINTENANCE RESPONSIBILITY

MAINTENANCE AND REPAIR OF DECK RAILINGS, FLOORBOARDS AND RELATED COMPONENTS, INCLUDING, BUT NOT LIMITED TO STAINING, PAINTING OR REPLACEMENT OF COMPONENT PARTS IS THE UNIT OWNER'S RESPONSIBILITY. THE WOOD SURFACES TO BE STAINED INCLUDE THE DECK RAILINGS, FLOORBOARDS AND JOISTS. DECKS SHALL BE STAINED IN ACCORDANCE WITH THE STANDARD PAINT COLOR SPECIFICATIONS AVAILABLE FROM THE ASSOCIATION OFFICE.

COUNCIL WILL NOTIFY UNIT OWNERS BY MAIL WHEN REPAIRS AND/OR STAINING IS REQUIRED TO RESTORE DECKS TO STANDARDS ESTABLISHED BY COUNCIL. UNIT OWNERS WILL BE GIVEN A FIXED TIME PERIOD TO COMPLETE RENOVATIONS. IF THE WORK IS NOT COMPLETED WITHIN THE ALLOTTED TIME PERIOD, THEN COUNCIL WILL ARRANGE TO PERFORM THE WORK AT THE UNIT OWNER'S EXPENSE.

SECTION 25 - DECK INSTALLATION (continued)

DECK MAINTENANCE RESPONSIBILITY (continued)

EACH UNIT OWNER MUST STAIN OR PAINT THEIR DECK RAILINGS, BOTH SIDES OF THE FLOORBOARDS AND JOISTS EACH TIME THE ASSOCIATION PAINTS OR POWERWASHES THE BUILDING. OWNERS WHO FAIL TO PAINT OR STAIN THEIR DECKS WILL BE NOTIFIED BY CERTIFIED MAIL BY COUNCIL AFTER SIXTY (60) DAYS FROM THE DATE OF THE BUILDING PAINTING/POWERWASH COMPLETION. AFTER THE CERTIFIED LETTER IS RECEIVED, THE OWNER WILL HAVE THIRTY (30) DAYS TO RESPOND TO THE ASSOCIATION TO DETERMINE A SCHEDULE IN WRITING FOR THE PAINTING OR STAINING. IF NO RESPONSE IS PROVIDED, THEN THE ASSOCIATION WILL PAINT OR STAIN THE DECK AT THE UNIT OWNER'S EXPENSE.

OWNERS WITH COMPOSITE DECKING ARE NOT REQUIRED TO PAINT OR STAIN THE FLOORBOARDS AND RAILINGS UNLESS RECOMMENDED BY THE MANUFACTURER'S SPECIFICATIONS. OWNERS ARE REQUIRED TO PAINT AND STAIN THE WOOD JOISTS. OWNERS ARE REQUIRED TO CLEAN AND MAINTAIN THEIR DECKS AS PER THE MANUFACTURER'S SPECIFICATIONS AND SCHEDULE.

IF A DECK RAILING AND/OR FLOORBOARDS ARE REPAIRED OR REPLACED IN A YEAR WHEN THE BUILDING IS NOT SCHEDULED TO BE PAINTED OR POWERWASHED, THEN THE OWNER HAS THIRTY DAYS (30) TO PAINT OR STAIN A WOOD DECK OR SIX (6) MONTHS FOR A TREATED WOOD DECK FROM THE DAY OF WORK COMPLETION. OWNERS WITH A COMPOSITE WOOD DECK WILL NOT BE REQUIRED TO STAIN OR PAINT THEIR DECK UNLESS SPECIFIED BY THE MANUFACTURER'S RECOMMENDATIONS. OWNERS NOT IN COMPLIANCE WILL BE NOTIFIED AND THE DECK PAINTED BY THE ASSOCIATION AT THEIR EXPENSE.

COUNCIL MAY ENFORCE THE RULES OF THIS SECTION AS NEEDED TO ENSURE EQUAL AND FAIR COMPLIANCE FOR ALL OWNERS AND RESIDENTS AND TO ENSURE A CLEAN AND APPEALING APPEARANCE TO THE BUILDINGS. COUNCIL MAY NOTIFY AND ENFORCE THE RULES OF THIS SECTION WITH OWNERS OF DECKS THAT ARE IN SIGNIFICANT NEED OF PAINTING OR REPAIRS.

SECTION 26 - AWNINGS

SPECIFICATIONS AND SUPPLIERS

THE ASSOCIATION MAINTAINS A LIST OF AWNING SUPPLIERS AND INSTALLERS THAT ARE CURRENTLY AUTHORIZED TO INSTALL FIXED TYPE AWNINGS. THESE SUPPLIERS HAVE AGREED TO ADHERE TO THE SPECIFICATIONS APPROVED BY QUAIL RUN COUNCIL. RESIDENTS DESIRING TO INSTALL AN AWNING SHOULD CONTACT THE ASSOCIATION BUSINESS OFFICE AT (724) 941-7107. TO OBTAIN A LIST OF AUTHORIZED SUPPLIERS AND THE FRAMEWORK SPECIFICATIONS AND FABRIC COVER PATTERNS PERMITTED.

ONLY AUTHORIZED SUPPLIERS MAY BE USED. RESIDENTS WISHING TO USE A SUPPLIER NOT CURRENTLY AUTHORIZED MAY PETITION THE COUNCIL TO APPROVE THE NEW SUPPLIER.

ONLY CANVAS AWNINGS ARE PERMITTED. NEW AWNINGS MUST BE OF A SIMILAR OR COMPATIBLE COLOR AND STYLE TO EXISTING AWNINGS ON THE SAME BUILDING AND TO THE BUILDING COVER AND TRIM.

COUNCIL REVIEW

RESIDENTS MUST OBTAIN APPROVAL OF COUNCIL PRIOR TO INSTALLATION. WRITTEN REQUESTS MUST BE SENT TO QUAIL RUN CONDOMINIUM COUNCIL AT 199 QUAIL RUN ROAD, VENETIA, PA 15367 TO OBTAIN COUNCIL'S PERMISSION FOR INSTALLATION. THE WRITTEN REQUEST AT A MINIMUM SHOULD INCLUDE THE AWNING SUPPLIER/INSTALLER INFORMATION, FABRIC TYPE AND COLOR WITH SAMPLE OR PICTURE, AWNING TYPE AND AWNING DIMENSIONS AND DETAILS.

WHEN COUNCIL APPROVES THE AWNING INSTALLATION REQUEST, A WRITTEN APPROVAL WILL BE SENT TO THE RESIDENT. VIOLATORS WHO DO NOT ABIDE BY THE RULES OR USE NONAPPROVED AWNINGS, OR DO NOT OBTAIN COUNCIL'S APPROVAL PRIOR TO INSTALLATION WILL BE REQUIRED TO REMOVE THE AWNING AT THE UNIT OWNER'S EXPENSE.

SECTION 26 – AWNINGS (continued)

SIDE DROP AWNINGS

SIDE DROP AWNINGS MAY BE INSTALLED. SIDE DROP AWNINGS MUST BE OF THE SAME MATERIALS AND MUST BE THE SAME COLOR AS THE AWNING. SIDE DROP AWNINGS ARE TO BE OF A CONSTRUCTION TO ALLOW THEM TO BE ROLLED UP AND STORED WHEN NOT IN USE.

ALLOWABLE AWNING DIMENSIONS FOR CANTILEVER DECKS

EITHER FIXED OR RETRACTABLE TYPE AWNINGS ARE PERMISSIBLE FOR INSTALLATION OVER CANTILEVER DECKS. THE AWNING INSTALLATION MUST BE CENTERED ON THE BUILDING. THE MAXIMUM WIDTH AND MAXIMUM EXTENSION FROM THE BUILDING LINE ARE AS FOLLOWS:

UNIT WIDTH	AWNING MAXIMUM WIDTH	AWNING MAXIMUM EXTENSION FROM UNIT
15 FEET	13 FEET	SEE NOTE 1
17 FEET	14 FEET	SEE NOTE 1
20 FEET	16 FEET	SEE NOTE 1

NOTE 1: THE MAXIMUM EXTENSION FOR THE AWNING SHALL CORRESPOND TO THE ALLOWABLE MAXIMUM DECK LENGTH FOR THE UNIT AND SHALL NOT BE GREATER THAN THE DISTANCE FROM THE BUILDING TO THE OUTSIDE EDGE OF DECK AND OUTSIDE RAILING.

RETRACTABLE AWNINGS CANNOT EXTEND BEYOND THE MAXIMUM EXTENSION FROM UNIT DIMENSION. RESIDENTS WHO EXTEND A RETRACTABLE AWNING BEYOND THE MAXIMUM WIDTH ARE SUBJECT TO THE ASSOCIATION REMOVING THE AWNING AT THE UNIT OWNER’S EXPENSE.

SECTION 26 – AWNINGS (continued)

ALLOWABLE AWNING DIMENSIONS FOR GROUND LEVEL DECKS

EITHER FIXED OR RETRACTABLE TYPE AWNINGS ARE APPROVED FOR INSTALLATION OVER GROUND LEVEL DECKS. THE ALLOWABLE MAXIMUM WIDTH AND MAXIMUM EXTENSION FROM THE BUILDING FOR THESE AWNINGS ARE AS FOLLOWS:

UNIT WIDTH	AWNING MAXIMUM WIDTH	AWNING MAXIMUM EXTENSION FROM UNIT
15 FEET	13 FEET	SEE NOTE 1
17 FEET	14 FEET	SEE NOTE 1
20 FEET	16 FEET	SEE NOTE 1

NOTE 1: THE MAXIMUM EXTENSION FOR THE AWNING SHALL CORRESPOND TO THE ALLOWABLE MAXIMUM DECK LENGTH FOR THE UNIT AND SHALL NOT BE GREATER THAN THE DISTANCE FROM THE BUILDING TO THE OUTSIDE EDGE OF DECK AND OUTSIDE RAILING.

RETRACTABLE AWNINGS CANNOT EXTEND BEYOND THE MAXIMUM EXTENSION FROM UNIT DIMENSION. RESIDENTS WHO EXTEND A RETRACTABLE AWNING BEYOND THE MAXIMUM WIDTH ARE SUBJECT TO THE ASSOCIATION REMOVING THE AWNING AT THE UNIT OWNER’S EXPENSE.

SECTION 27 – STORM DOORS

PERMITTED STORM DOORS

STORM DOORS ARE PERMITTED ON THE FRONT AND REAR OF UNITS MEETING THE FOLLOWING REQUIREMENTS:

- FULL VIEW STYLE WITH CLEAR OR ETCHED GLASS AND WITH OPTIONAL INTERCHANGEABLE INSECT SCREEN.
- FULL GLASS PANEL WITH SELF-STORING INSECT SCREEN.
- METAL, ALUMINUM OR FIBERGLASS
- COLOR SIMILAR TO OTHER STORM ADJACENT STORM DOORS AND OF A COLOR COMPATIBLE WITH THE BUILDING TRIM. ANDERSON ALMOND, SANDSTONE, TERRATONE AND BRONZE AND LARSON ALMOND AND BROWN ARE COLORS APPROVED FOR USE BY THE ASSOCIATION.

ALL OTHER STYLE DOORS ARE NOT PERMITTED IN ORDER TO PROVIDE A NEAT, UNIFORM APPEARANCE TO ALL BUILDINGS. TOE PANELS ARE NOT PERMITTED. STORM DOORS MUST HAVE AN UNDAMAGED WINDOW OR SCREEN IN PLACE AT ALL TIMES. DECORATIVE AND ORNAMENTAL FEATURES ARE NOT PERMITTED.

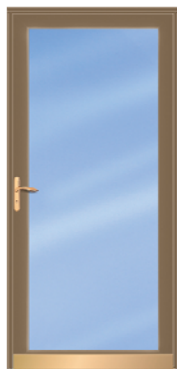
THE FOLLOWING DOORS ARE APPROVED BY COUNCIL FOR USE. UNIT OWNERS MAY SUBMIT OTHER MANUFACTURER DOORS FOR CONSIDERATION AND REVIEW BY COUNCIL PRIOR TO INSTALLATION.



Anderson Full View (Almond)
Or
Larson Full View (Almond)



Anderson Full View (Sandstone)

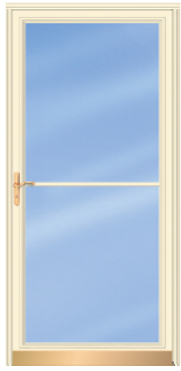


Anderson Full View (Terratone)
Or
Larson Full View (Brown)



Anderson Full View (Bronze)

SECTION 27 – STORM DOORS (continued)



Anderson Single
Vent Full Lite
(Almond)
Or
Larson Screen
Away (Almond)



Anderson Single
Vent Full Lite
(Sandstone)



Anderson Single
Vent Full Lite
(Terratone)
Or
Larson Screen
Away (Brown)



Anderson Single
Vent Full Lite
(Bronze)

SLIDING SCREEN DOORS

SLIDING SCREEN DOORS ARE PERMITTED ON THE REAR OF THE UNIT. THE SLIDING SCREEN DOOR MUST BE OF THE SAME COLOR AND PROVIDED BY THE MANUFACTURER OF THE REAR SLIDING DOOR FOR THE UNIT. A LIST OF APPROVED SLIDING DOOR MANUFACTURERS AND INSTALLERS IS AVAILABLE FROM THE ASSOCIATION OFFICE BY CALLING (724) 941-7107.

APPROVAL AND MAINTENANCE RESPONSIBILITIES

EACH UNIT OWNER IS STRONGLY ADVISED TO SUBMIT PHOTOS AND A DESCRIPTION OF THE PROPOSED STORM DOOR FOR REVIEW AND APPROVAL BY THE A&M COMMITTEE AND COUNCIL FOR APPROVAL PRIOR TO INSTALLATION. STORM DOORS NOT IN COMPLIANCE WITH THE RULES AND REGULATIONS IN THIS AND OTHER RELATED SECTIONS ARE SUBJECT TO REMOVAL BY THE ASSOCIATION AT THE UNIT OWNER'S EXPENSE.

THE UNIT OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND APPEARANCE OF STORM DOORS. THE ASSOCIATION WILL REMOVE STORM AND SCREEN DOORS IN POOR STRUCTURAL OR AESTHETIC CONDITION AT THE UNIT OWNER'S EXPENSE, INCLUDING BROKEN GLASS OR TORN SCREENS.

STORM DOORS MUST BE INSTALLED WITH A WIND CHAIN. THE OWNER WILL BE RESPONSIBLE FOR REPAIRS SHOULD THE STORM DOOR PULL AWAY FROM AND DAMAGE THE DOOR FRAME WITHOUT A PROPERLY INSTALLED WIND CHAIN.

SECTION 28 - INSTALLATION OF SWINGS, TENTS AND FREE STANDING STRUCTURES

RESIDENTS ARE NOT PERMITTED TO INSTALL ANY TYPE OF FREE-STANDING OR STRUCTURE MOUNTED SWING, CHILDREN'S PLAYSET OR TENT ON COMMON ELEMENTS OF QUAIL RUN PURSUANT TO THE PROVISION OF THE DECLARATION AND FOR INSURANCE LIABILITY FACTORS. LARGE PLAYSETS ARE DEFINED AS SECURED OR NON-SECURED STRUCTURES, WHICH PERMIT AND ENCOURAGE CHILDREN TO CLIMB, SLIDE, SWING OR BE ENCLOSED BY THE STRUCTURE.

SECTION 29 - FOR SALE SIGN & POLITICAL/SPECIAL EVENT SIGN INSTALLATIONS

THE FOLLOWING REGULATIONS APPLY TO FOR SALE SIGNS, TEMPORARY POLITICAL AND SPECIAL EVENTS SIGNS. ADDITIONAL REGULATIONS ARE PROVIDED BY PETERS TOWNSHIP ZONING ORDINANCE PART IX, SUBSECTION 915 – MINOR SIGNS, WHICH CAN BE FOUND AT WWW.PETERSTOWNSHIP.COM. ANY SIGNS OTHER THAN THOSE SPECIFIED IN THIS SECTION ARE PROHIBITED.

REALTOR FOR SALE SIGNS

REALTOR FOR SALE SIGNS ARE TO BE TWO FEET SQUARE AND NOT TO EXCEED FOUR FEET IN EXPOSED HEIGHT. SIGNS ARE TO BE PLACED IN THE CENTER OF THE UNIT FOR SALE, NO MORE THAN TEN FEET FROM THE FRONT OF UNIT. SIGN SHALL BE REMOVED SEVEN DAYS AFTER THE "SOLD" BANNER HAS BEEN ADDED TO THE SIGN. REALTORS WILL BE NOTIFIED WHEN SIGNS ARE IN VIOLATION OF THE RULE. SIGNS WILL BE REMOVED BY QUAIL RUN PERSONNEL WHEN REALTORS FAIL TO COMPLY WITH THE REQUESTED TIME FRAME TO CORRECT A VIOLATION.

POLITICAL AND SPECIAL EVENTS SIGNS

POLITICAL SIGNS ARE PERMITTED. THE SIGNS CANNOT BE PLACED MORE THAN THIRTY (30) DAYS PRIOR TO A PRIMARY OR GENERAL ELECTION. THE SIGNS MUST BE REMOVED NO MORE THAN THREE (3) DAYS AFTER THE PRIMARY OR GENERAL ELECTION. THE SIGNS CANNOT BE LARGER THAN 36 INCHES BY 24 INCHES. THE SIGNS CANNOT BE PLACED MORE THAN FOUR (4) FEET OFF THE GROUND. POLITICAL SIGNS MOUNTED ON TREES, BUILDINGS OR PERMANENT OBJECTS ARE STRICTLY PROHIBITED. POLITICAL SIGNS CANNOT CONTAIN PROFANITY, OFFENSIVE LANGUAGE OR GRAPHIC PHOTOS.

SPECIAL EVENTS SIGNS ARE SUBJECT TO THE SAME REGULATIONS AS POLITICAL SIGNS. SPECIAL EVENT SIGNS WILL ONLY BE PERMITTED FOR NON-PROFIT AND/OR COMMUNITY EVENTS. ADVERTISING FOR PRODUCTS AND FOR-PROFIT EVENTS ARE STRICTLY PROHIBITED. SIGNS POSTED BY CONTRACTORS PERFORMING WORK WITHIN A PARTICULAR UNIT WILL NOT BE PERMITTED UNLESS APPROVED BY COUNCIL.

SECTION 30 - EXTERIOR FEATURE INSTALLATIONS

OWNERS MUST SUBMIT A WRITTEN REQUEST TO QUAIL RUN COUNCIL FOR APPROVAL TO INSTALL EXTERIOR FEATURES, INCLUDING, BUT NOT LIMITED TO, LANDSCAPE LIGHTING, ANTENNAS, SATELLITE DISHES, WATERFALLS OR OTHER PERMANENT FEATURES PRIOR TO THE START OF INSTALLATION. ANY INSTALLATIONS DONE WITHOUT COUNCIL APPROVAL AND IN VIOLATION OF ASSOCIATION REGULATIONS AND BY-LAWS ARE SUBJECT TO REMOVAL BY THE ASSOCIATION AT THE UNIT OWNER'S EXPENSE. THE INSTALLATION OF EXTERIOR FEATURES MUST ABIDE BY THE FOLLOWING REQUIREMENTS AND ALL REGULATIONS OF PETERS TOWNSHIP AND THE COMMONWEALTH OF PENNSYLVANIA.

ELECTRICAL LANDSCAPE LIGHTING

- REQUESTS FOR EXTERIOR LIGHTING SYSTEMS MUST IDENTIFY THE MANUFACTURER, TYPE, VOLTAGE AND NUMBER OF LIGHTS WITH A DRAWING INDICATING THE PROPOSED LOCATION OF THE LIGHTING.
- THE LIGHTING SYSTEM MUST CARRY THE UNDERWRITERS LABORATORY CERTIFICATION.
- THE LIGHTING MUST BE REDUCED VOLTAGE NOT EXCEEDING 24 VOLTS.
- THE MAXIMUM WATTAGE BULB PERMITTED IS 60 WATTS.
- THE HEIGHT OF THE LUMINAIRE HOUSING CANNOT EXCEED 24-INCHES.
- ALL LIGHTING MUST BE DIRECTED TOWARDS THE GROUND AND AWAY FROM ADJACENT UNITS.
- ALL WIRING MUST BE INSTALLED IN APPROVED PLASTIC CONDUIT DESIGNED FOR ELECTRICAL USE OR HAVE AN INSULATED WRAPPING SUITABLE FOR BURIED LINE PROTECTION. THE ELECTRICAL LINE MUST BE BURIED WITH THE TOP OF CONDUIT AT LEAST TWELVE (12) INCHES BELOW THE GROUND LINE.

SECTION 30 - EXTERIOR FEATURE INSTALLATIONS (Continued)

ELECTRICAL LANDSCAPE LIGHTING (Continued)

- LIGHTING CANNOT BE ATTACHED TO ANY PORTION OF THE BUILDING STRUCTURE.

- ALL LIGHTING AND WIRING MUST BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND COMPLY WITH PETERS TOWNSHIP AND OTHER GOVERNING ENTITY ORDINANCES AND LAWS.

- LIGHTING SYSTEMS CANNOT BE INSTALLED OR LOCATED IN SUCH A WAY AS TO BE A NUISANCE TO OTHER UNIT OWNERS OR PRESENT A TRIPPING OR SAFETY HAZARD. LIGHTING SYSTEMS CANNOT BE PLACED IN OR IMMEDIATELY ADJACENT TO LAWN AREAS WHERE THEY ARE SUSCEPTIBLE TO LAWN MOWING EQUIPMENT DAMAGE OR WILL HINDER ASSOCIATION PERSONNEL IN THEIR DUTIES.

- LIGHTING SYSTEMS CANNOT BE INSTALLED OR LOCATED WITHIN FIVE (5) FEET OF AN ELECTRICAL CONDUIT OWNED BY THE ASSOCIATION. THE UNIT OWNER IS RESPONSIBLE FOR KNOWING THE LOCATION OF UNDERGROUND PUBLIC AND ASSOCIATION UTILITY LINES, AND WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO SUCH LINES.

- ANY MODIFICATIONS TO AN EXISTING OR NEW LIGHTING SYSTEM MUST BE APPROVED BY COUNCIL. ANY UNAPPROVED LIGHTING SYSTEMS ARE SUBJECT TO REMOVAL BY THE ASSOCIATION AT THE UNIT OWNER'S EXPENSE.

- LIGHTING SYSTEMS MUST BE INSTALLED IN A CONFIGURATION ARRANGEMENT TO COMPLIMENT THE SURROUNDING AREAS AND PROVIDE A PLEASING APPEARANCE TO THE TOWNHOUSE UNIT AND BUILDING.

SECTION 30 - EXTERIOR FEATURE INSTALLATIONS (Continued)

SOLAR POWERED LANDSCAPE LIGHTING

- REQUESTS FOR EXTERIOR LIGHTING SYSTEMS MUST IDENTIFY THE MANUFACTURER, TYPE, AND NUMBER OF LIGHTS WITH A DRAWING INDICATING THE PROPOSED LOCATION OF THE LIGHTING.
- SOLAR LIGHTING EXCEEDING THE LUMINANCE EQUIVALENT OF A 60-WATT BULB IS NOT PERMITTED.
- THE HEIGHT OF THE LUMINAIRE HOUSING CANNOT EXCEED 24-INCHES.
- ALL LIGHTING MUST BE DIRECTED TOWARDS THE GROUND AND AWAY FROM ADJACENT UNITS.
- LIGHTING CANNOT BE ATTACHED TO ANY PORTION OF THE BUILDING STRUCTURE.
- ALL LIGHTING AND WIRING MUST BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND COMPLY WITH PETERS TOWNSHIP AND OTHER GOVERNING ENTITY ORDINANCES AND LAWS.
- LIGHTING SYSTEMS CANNOT BE INSTALLED OR LOCATED IN SUCH A WAY AS TO BE A NUISANCE TO OTHER UNIT OWNERS OR PRESENT A TRIPPING OR SAFETY HAZARD. LIGHTING SYSTEMS CANNOT BE PLACED IN OR IMMEDIATELY ADJACENT TO LAWN AREAS WHERE THEY ARE SUSCEPTIBLE TO LAWN MOWING EQUIPMENT DAMAGE OR WILL HINDER ASSOCIATION PERSONNEL IN THEIR DUTIES.
- LIGHTING SYSTEMS CANNOT BE INSTALLED OR LOCATED WITHIN FIVE (5) FEET OF AN ELECTRICAL CONDUIT OWNED BY THE ASSOCIATION. THE UNIT OWNER IS RESPONSIBLE FOR KNOWING THE LOCATION OF UNDERGROUND PUBLIC AND ASSOCIATION UTILITY LINES, AND WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO SUCH LINES.

SECTION 30 - EXTERIOR FEATURE INSTALLATIONS (Continued)

SOLAR POWERED LANDSCAPE LIGHTING (Continued)

- ANY MODIFICATIONS TO AN EXISTING OR NEW LIGHTING SYSTEM MUST BE APPROVED BY COUNCIL. ANY UNAPPROVED LIGHTING SYSTEMS ARE SUBJECT TO REMOVAL BY THE ASSOCIATION AT THE UNIT OWNER'S EXPENSE.
- LIGHTING SYSTEMS MUST BE INSTALLED IN A CONFIGURATION ARRANGEMENT TO COMPLIMENT THE SURROUNDING AREAS AND PROVIDE A PLEASING APPEARANCE TO THE TOWNHOUSE UNIT AND BUILDING.

SATELLITE DISHES

- REQUESTS FOR SATELLITE DISHES MUST BE SUBMITTED TO THE COUNCIL FOR APPROVAL PRIOR TO INSTALLATION. THE REQUEST MUST IDENTIFY THE MANUFACTURER OR SUPPLIER, TYPE AND SIZE OF THE SATELLITE DISH WITH A DRAWING OR WRITTEN DESCRIPTION INDICATING THE PROPOSED LOCATION. SATELLITE DISHES CAN BE INSTALLED ON LIMITED COMMON AREAS ONLY FOR THE UNIT RECEIVING RECEPTION. SATELLITE DISHES OR SUPPORTING HARDWARE CANNOT BE INSTALLED ON ROOFS, BUILDING EXTERIOR WALLS, COMMON DRIVEWAYS OR SIDEWALKS NOR IN COMMON AREAS. GUY WIRES, SUPPORTS OR TOWERS CANNOT BE INSTALLED IN COMMON OR LIMITED COMMON AREAS. ALL SATELLITE DISHES MUST MEET ALL FEDERAL, STATE, COUNTY AND LOCAL ORDINANCES. SATELLITE DISHES NOT INSTALLED ACCORDING TO THE CRITERIA OF THIS SECTION ARE SUBJECT TO BE MOVED OR REMOVED BY THE ASSOCIATION AT THE OWNER'S EXPENSE.

SECTION 30 - EXTERIOR FEATURE INSTALLATIONS (Continued)

ANTENNAS

- REQUESTS FOR ANTENNAS FOR ANY TYPE OF ELECTRONIC EQUIPMENT MUST BE SUBMITTED TO THE COUNCIL FOR APPROVAL PRIOR TO INSTALLATION. THE REQUEST MUST IDENTIFY THE MANUFACTURER OR SUPPLIER, TYPE AND SIZE OF THE ANTENNA WITH A DRAWING OR WRITTEN DESCRIPTION INDICATING THE PROPOSED LOCATION. ANTENNAS CAN BE INSTALLED ON LIMITED COMMON AREAS ONLY FOR THE UNIT RECEIVING RECEPTION. ANTENNAS OR SUPPORTING HARDWARE CANNOT BE INSTALLED ON ROOFS, BUILDING EXTERIOR WALLS, COMMON DRIVEWAYS OR SIDEWALKS NOR IN COMMON AREAS. GUY WIRES, SUPPORTS OR TOWERS CANNOT BE INSTALLED ON COMMON OR LIMITED COMMON AREAS. ALL ANTENNAS MUST MEET ALL FEDERAL, STATE, COUNTY AND LOCAL ORDINANCES. ANTENNAS NOT INSTALLED ACCORDING TO THE CRITERIA OF THIS SECTION ARE SUBJECT TO BE MOVED OR REMOVED BY THE ASSOCIATION AT THE OWNER'S EXPENSE.

WATERFALLS AND FOUNTAINS

- AUTOMATED WATERFALL AND FOUNTAIN STRUCTURES REQUIRING AN ELECTRIC OR BATTERY OPERATED PUMP AND/OR A WATERLINE CONNECTION WILL NOT BE PERMITTED.

FLAGS

- HOMEOWNERS ARE PERMITTED TO INSTALL HOUSE-MOUNT FLAG POLE TO THE FRONT DOOR OR BACK DOOR FRAME OF THE UNIT. FLAG POLES GREATER THAN TWO (2) INCHES IN DIAMETER AND SIX (6) FEET IN LENGTH ARE NOT PERMITTED. FLAGS LARGER THAN 60" BY 36" ARE NOT PERMITTED. FLAG HOLDERS MUST BE INSTALLED TO HOLD THE FLAG AT AN ANGLE BETWEEN 15° AND 60° AS MEASURED FROM THE GROUND. FLAGS MUST BE IN GOOD CONDITION WITH NO VISIBLE TEARS OR FADED COLORS. COUNCIL RETAINS THE RIGHT TO REMOVE FLAGS THAT ARE OFFENSIVE OR DETRACT FROM THE OVERALL APPEARANCE OF THE PROPERTY.
- FREESTANDING FLAG POLE STRUCTURES IN LIMITED COMMON OR COMMON AREAS ARE NOT PERMITTED.

SECTION 30 - EXTERIOR FEATURE INSTALLATIONS (Continued)

HOLIDAY AND SPORTS THEMED DECORATIONS

- HOLIDAY AND SPORTS THEMED DECORATIONS ARE PERMITTED IN COMMON AND LIMITED COMMON AREAS WITHIN THE REGULATIONS PROVIDED. COUNCIL HAS THE RIGHT TO REMOVE ANY DECORATIONS THAT ARE OFFENSIVE, EXCESSIVE OR CREATE NOISE, LIGHT OR PHYSICAL RESTRICTION PROBLEMS FOR OTHER OWNERS. ALL DECORATIONS MUST BE IN GOOD AESTHETIC CONDITION AND WORKING ORDER WHICH DOES NOT DETRACT FROM THE OVERALL APPEARANCE OF THE PROPERTY.
- HOLIDAY DECORATIONS MUST BE TAKEN DOWN WITHIN FIVE (5) DAYS OF THE HOLIDAY WITH THE EXCEPTION OF HOLIDAYS WHICH FALL BETWEEN DECEMBER 24TH AND JANUARY 1ST. ALL DECORATIONS FOR HOLIDAYS BETWEEN DECEMBER 24TH AND JANUARY 1ST MUST BE REMOVED BY THE FOLLOWING JANUARY 4TH.
- ALL HOLIDAY LIGHTING DECORATIONS MUST BE DIRECTED TOWARDS THE GROUND OR STREET AND AWAY FROM ADJACENT UNITS. NO SPOTLIGHTS WILL BE PERMITTED THAT SHINE LIGHT INTO ADJACENT UNITS. FREE STANDING AND PEDESTAL OR POLE MOUNTED ELECTRIC LIGHTS, INCLUDING, BUT NOT LIMITED TO, LANTERN LIGHTS OR OTHER DECORATIVE LIGHTING, ARE NOT PERMITTED.
- INFLATABLE DECORATIONS IN COMMON OR LIMITED COMMON AREAS ARE NOT PERMITTED.
- DECORATIONS CANNOT BE ATTACHED BY NAILS, GLUE, STAPLES OR OTHER LIKE CONNECTIONS TO ANY PORTION OF THE BUILDING STRUCTURE. DECORATIVE LIGHTS ARE NOT PERMITTED TO BE ATTACHED TO THE GUTTERS OR ROOF STRUCTURES.
- DECORATIONS CANNOT BE INSTALLED OR LOCATED IN SUCH A WAY AS TO BE A NUISANCE TO OTHER UNIT OWNERS OR PRESENT A TRIPPING OR SAFETY HAZARD. LIGHTING SYSTEMS CANNOT BE PLACED IN OR IMMEDIATELY ADJACENT TO LAWN AREAS WHERE THEY ARE SUSCEPTIBLE TO LAWN MOWING OR SNOW REMOVAL EQUIPMENT DAMAGE OR WILL HINDER ASSOCIATION PERSONNEL IN THEIR DUTIES.

SECTION 30 - EXTERIOR FEATURE INSTALLATIONS (Continued)

HOLIDAY AND SPORTS THEMED DECORATIONS (Continued)

- DECORATIONS CANNOT BE INSTALLED OR LOCATED WITHIN FIVE (5) FEET OF AN ELECTRICAL CONDUIT OWNED BY THE ASSOCIATION. THE UNIT OWNER IS RESPONSIBLE FOR KNOWING THE LOCATION OF UNDERGROUND PUBLIC AND ASSOCIATION UTILITY LINES, AND WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO SUCH LINES.
- ALL DECORATION LIGHTING AND WIRING MUST BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND COMPLY WITH PETERS TOWNSHIP AND OTHER GOVERNING ENTITY ORDINANCES AND LAWS.
- FLAGS AND BANNERS ARE NOT PERMITTED TO HANG WHERE THEY BLOCK WINDOWS OR DOORS. FLAGS AND BANNERS ARE NOT PERMITTED TO HANG FROM TREES, GUTTERS, SIDING, DECKS AND DECK RAILINGS OR ANY OTHER PORTION OF THE EXTERIOR OF THE UNIT. ALL FLAGS AND BANNERS MUST ADHERE TO THE REGULATIONS GOVERNING FLAGS IN THIS SECTION.

SECTION 31 – INTEGRAL GARAGE

CONVERSION OF THE INTEGRAL GARAGE PORTION OF A UNIT INTO A RESIDENTIAL ROOM OR OTHER NON-GARAGE PURPOSES IS IN VIOLATION OF THE QUAIL RUN DECLARATION PLAN. THE INTEGRAL GARAGE, AS WELL AS THE LIMITED COMMON PARKING SPACE OF EACH UNIT, IS TO BE UTILIZED FOR PARKING OF VEHICLES. UNIT OWNERS WILL BE REQUIRED TO RETURN SUCH CONVERSIONS TO GARAGES AND WILL BE NOTIFIED BY MAIL TO DO SO WHEN OBSERVED UPON INSPECTION.

SECTION 32 - QUAIL RUN COMMON ELEMENT RESPONSIBILITY LIMITATIONS

THE ASSOCIATION IS NOT RESPONSIBLE FOR SERVICE OF THE FOLLOWING ITEMS. THIS LIST WAS FORMULATED BASED UPON A LEGAL INTERPRETATION OF THE DECLARATION AND THE CODE OF REGULATIONS:

- ANY ITEM COVERED UNDER WARRANTY BY THE BUILDER;
- RODENT CONTROL OR REMOVAL OF RODENTS OR ANIMALS OF ANY TYPE UNLESS APPROVED BY COUNCIL;
- WASPS, BEES, OR ANY INSECT REMOVAL FROM THE UNITS UNLESS APPROVED BY COUNCIL;
- SNOW REMOVAL FROM ANY DRIVEWAY OR SIDEWALK OTHER THAN THE COMMON AREA;
- FROZEN OR DAMAGED WATER LINES OR ANY UTILITY DROP SERVING A SINGLE UNIT INSIDE OR OUT OR WATER SEEPAGE IN BASEMENT;
- TERMITE INSPECTION REPORTS REQUIRED UNLESS APPROVED BY COUNCIL;
- REPLACEMENT OF BROKEN GLASS IN WINDOWS OR DOORS; AND
- IF DUE TO NEGLIGENT ACT OR OMISSION OF A UNIT OWNER, OR A MEMBER OF HIS FAMILY OR HOUSEHOLD PET OR OF A GUEST OR OTHER AUTHORIZED OCCUPANT OR VISITOR OF SUCH UNIT OWNER, DAMAGE SHALL BE CAUSED TO THE COMMON AREAS, LIMITED COMMON AREAS, OR TO A UNIT OR UNITS OWNED BY OTHERS, WHERE MAINTENANCE, REPAIRS, AND REPLACEMENT ARE REQUIRED WHICH WOULD OTHERWISE BE A COMMON EXPENSE, THEN SUCH UNIT OWNER SHALL PAY FOR SUCH DAMAGE AND SUCH MAINTENANCE, REPAIRS, AND REPLACEMENTS AS MAY BE DETERMINED BY COUNCIL.

SECTION 33 - PETS

THE ASSOCIATION RECEIVES NUMEROUS COMPLAINTS WITH REGARD TO PETS RUNNING LOOSE IN QUAIL RUN AND PET EXCREMENT LEFT IN COMMON AND LIMITED COMMON AREAS.

SINCE BOTH PET OWNERS AND NON-PET OWNERS HAVE AN OBLIGATION TO SHOW CONSIDERATION FOR THE RIGHTS OF EACH OTHER, RESIDENTS MUST COMPLY WITH THE FOLLOWING RULES.

PETERS TOWNSHIP CODE AND ANIMAL CONTROL

ALL PETERS TOWNSHIP LAWS GOVERNING ANIMALS ARE IN EFFECT IN QUAIL RUN. A COPY OF THE PETERS TOWNSHIP CODE, CHAPTER 3 (ANIMALS) CAN BE FOUND ON THE PETERS TOWNSHIP WEBSITE AT WWW.PETERSTOWNSHIP.COM UNDER THE CODE OF ORDINANCES → ANIMALS TAB,

IN ADDITION TO THE PETERS TOWNSHIP CODE, THE FOLLOWING RULES AND REGULATIONS GOVERN ANIMAL OWNERSHIP AND GUARDIANSHIP IN THE QUAIL RUN ASSOCIATION.

IF A RESIDENT NOTICES A VIOLATION OF THE PETERS TOWNSHIP CODE REGARDING ANIMALS, THEY SHOULD CALL PETERS TOWNSHIP ANIMAL CONTROL AT (724) 746-4344.

PET LEASH REQUIREMENTS

PETS ARE NEVER PERMITTED TO RUN FREE WHEN OUTSIDE THE PET OWNERS' CONDOMINIUM UNIT, THIS IS A VIOLATION OF THE TOWNSHIP ORDINANCE AND SHOULD BE REPORTED IMMEDIATELY TO PETERS TOWNSHIP ANIMAL CONTROL AT (724) 746-4344. PETS THAT RUN LOOSE MAY BE SEIZED AND IMPOUNDED BY THE TOWNSHIP. THE PET OWNER OR GUARDIAN WILL BE RESPONSIBLE FOR ALL FINES, BOARDING COSTS AND OTHER PENALTIES LEVIED BY THE TOWNSHIP.

SECTION 33 – PETS (Continued)

PET EXCREMENT CLEAN-UP RESPONSIBILITY

CLEANING UP EXCREMENT IN COMMON OR LIMITED COMMON AREAS IS THE RESPONSIBILITY OF THE PET OWNER, THE ASSOCIATION REQUIRES THAT ALL PET OWNERS COMPLY WITH THIS POLICY. PET OWNERS ARE RESPONSIBLE FOR THEIR PET'S WASTES WHEN WALKING THEIR PETS AND WHEN THEIR PETS ARE IN COMMON AND LIMITED COMMON AREAS.

RESPONSIBILITY FOR PET CAUSED DAMAGE

DAMAGE CAUSED TO ANY COMMON AREAS BY A HOUSEHOLD PET IS THE RESPONSIBILITY OF THE UNIT OWNER WHO OWNS OR IS THE GUARDIAN OF SUCH PET. UNIT OWNERS FOUND TO BE RESPONSIBLE FOR DAMAGE WILL BE LIABLE TO PAY FOR ALL COSTS TO RESTORE THE DAMAGED AREA TO THE ORIGINAL CONDITION.

OUTDOOR HOUSES AND LEASHES

THE FOLLOWING ITEMS FOR USE IN SHELTERING OR RESTRAINING PETS OUTDOORS ARE STRICTLY PROHIBITED:

- FREESTANDING STRUCTURES TO HOUSE PETS, INCLUDING, BUT NOT LIMITED TO, DOG HOUSES, KENNELS AND CAGES.
- LEASH AND TETHER SYSTEMS OR GROUND MOUNTED LEASH OR CHAIN SYSTEMS, WHICH ALLOW A PET TO BE LEFT OUTSIDE UNATTENDED.
- FEEDING STATIONS, INCLUDING FOOD AND WATER DISHES, TIMED FOOD DISPENSERS OR OTHER LIKE ITEMS

SECTION 33 – PETS (Continued)

WILD ANIMALS

PETERS TOWNSHIP LAWS GOVERNING THE UNLAWFUL KEEPING OF WILD ANIMALS GOVERN QUAIL RUN UNITS, LIMITED COMMON AREAS AND COMMON AREAS. A COPY OF THE PETERS TOWNSHIP CODE, CHAPTER 3 (ANIMALS) DEFINING WILD ANIMALS AND WILD ANIMAL REGULATIONS CAN BE FOUND ON THE PETERS TOWNSHIP WEBSITE AT WWW.PETERSTOWNSHIP.COM UNDER THE CODE OF ORDINANCES → ANIMALS TAB,

FEEDING WILD ANIMALS

THE FEEDING OF WILD ANIMALS, INCLUDING BUT NOT LIMITED TO DEER, IS PROHIBITED, EXCEPT FOR THE PLACEMENT OF BIRDFEEDERS. FEEDING WILD ANIMALS CREATES A HAZARD TO RESIDENTS BY ATTRACTING ANIMALS CLOSE TO BUILDINGS, AND CAN RESULT IN FECES, RODENTS, LYME DISEASE, RABIES AND OTHER PROBLEMS FOR RESIDENTS.

SECTION 34 - QUAIL RUN RULES

QUAIL RUN COUNCIL HAS ADOPTED RULES TO ENSURE THE RIGHTS, COMFORTS AND CONVENIENCES OF UNIT OWNERS AND RESIDENTS. THESE RULES PROTECT THE COMMON ELEMENTS TO MAINTAIN AN ACCEPTABLE LEVEL OF APPEARANCE AS WELL AS SUSTAIN HIGH PROPERTY VALUATION. FAILURE TO COMPLY WITH THESE RULES MAY RESULT IN FINES OR LEGAL ACTION BY COUNCIL.

EXTERIOR MODIFICATIONS, RESTRICTIONS AND MAINTENANCE RESPONSIBILITIES

EACH UNIT OWNER SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ALL OF THE MAINTENANCE, REPAIRS, AND REPLACEMENTS OF HIS OWN UNIT AND OF HIS PERSONAL PROPERTY, WHETHER PLACED WITHIN THE UNIT OR IN OR UPON THE COMMON ELEMENTS OR THE LIMITED COMMON ELEMENTS AS SET FORTH IN THE DECLARATION.

NO UNIT OWNER MAY PAINT, DECORATE, OR OTHERWISE ALTER OR MODIFY IN ANY WAY THE OUTSIDE OF HIS UNIT, AND NO ALTERATIONS TO THE EXTERIOR OF ANY UNIT OR ANY OF THE COMMON ELEMENTS, OR ANY ADDITIONS OR IMPROVEMENTS THERETO, SHALL BE MADE BY A UNIT OWNER WITHOUT THE PRIOR WRITTEN APPROVAL OF COUNCIL.

EACH UNIT OWNER SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ALL CLEANING AND MAINTENANCE AND REPAIRS, OTHER THAN STRUCTURAL REPAIR, OF THE LIMITED COMMON ELEMENTS APPURTENANT TO HIS UNIT, INCLUDING THE REMOVAL OF SNOW FROM THE SIDEWALK AND DRIVEWAY FENCE, DRIVEWAY CRACK SEALING AND REPLACEMENT OF BROKEN GLASS IN DOORS AND WINDOWS. SEALING OF LIMITED COMMON DRIVEWAYS ARE THE UNIT OWNER'S RESPONSIBILITY. THE ASSOCIATION MAY SEAL LIMITED COMMON DRIVEWAYS AT THE COUNCIL'S DISCRETION.

ALL UNIT OWNERS OR TENANTS MUST KEEP THE INTERIOR AND EXTERIOR OF THEIR UNIT(S) FREE OF ANY CONDITIONS THAT WOULD CAUSE OFFENSIVE ODORS TO PERMEATE TO ADJOINING UNITS OR SURROUNDING AREAS, OR RESULT IN INFESTATION OF INSECTS, RODENTS OR OTHER WILDLIFE OF ANY TYPE INSIDE OR OUTSIDE OF A UNIT.

SECTION 34 - QUAIL RUN RULES (Continued)

EXTERIOR MODIFICATIONS, RESTRICTIONS AND
MAINTENANCE RESPONSIBILITIES (Continued)

UNIT OWNERS ARE NOT PERMITTED TO STORE QUANTITIES OF GASOLINE LARGER THAN THREE GALLONS, WELDING TANKS, HAZARDOUS OR FLAMMABLE CHEMICALS NOT INTENDED FOR NORMAL HOUSEHOLD USE, FIREWORKS OR OTHER SUCH ITEMS THAT POSE A SAFETY AND FIRE HAZARD TO OTHER ADJACENT OWNERS AND TENANTS.

PARKING AND VEHICLE USAGE RULES

VIOLATORS WILL BE ISSUED A TICKET FOR UNAUTHORIZED PARKING. THE ASSOCIATION RESERVES THE RIGHT TO HAVE ANY VEHICLE REMOVED, WHICH IS PARKED IN AN UNAUTHORIZED PLACE OR MANNER, AT THE EXPENSE OF THE RESPECTIVE OWNERS. UNDRIVABLE VEHICLES OR VEHICLES WITHOUT VALID INSPECTION AND REGISTRATION STICKERS WILL RECEIVE A WRITTEN NOTIFICATION ATTACHED TO THE VEHICLE THAT IT NEEDS TO BE REPAIRED TO BE RENDERED DRIVABLE AND RECEIVE VALID REGISTRATION AND INSPECTION STICKERS. THE ASSOCIATION WILL TOW VEHICLES NOT IN COMPLIANCE WITHIN SEVEN (7) DAYS OF WRITTEN NOTIFICATION. PETERS TOWNSHIP POLICE HAS ENFORCEMENT POWER TO ISSUE CITATIONS FOR PARKING VIOLATIONS ON ASSOCIATION PROPERTY.

PETERS TOWNSHIP IS RESPONSIBLE FOR THE ESTABLISHMENT AND ENFORCEMENT OF TRAFFIC LAWS ON QUAIL RUN ROAD, SCOTT LANE, BROOKE LANE, SANDPIPER LANE AND GROUSE COURT. SPEEDING AND RUNNING STOP SIGNS WILL NOT BE TOLERATED. THE ASSOCIATION MAY INFORM PETERS TOWNSHIP POLICE FOR THEIR REVIEW AND ACTION OF OWNERS/RESIDENTS WHO ARE KNOWN TO FREQUENTLY VIOLATE TRAFFIC RULES. THE POSTED SPEED LIMIT IS 25 MPH ON TOWNSHIP STREETS. SPEED LIMIT ON ALL ASSOCIATION OWNED DRIVEWAYS IS TEN (10) MPH.

SECTION 34 - QUAIL RUN RULES (Continued)

PARKING AND VEHICLE USAGE RULES (Continued)

NO MOTORIZED VEHICLES OF ANY KIND, EXCEPT AUTHORIZED ASSOCIATION MAINTENANCE VEHICLES, ARE PERMITTED IN THE COMMON LAWN AREA OR ON PATHWAYS. THIS INCLUDES SNOWMOBILES, MOTORCYCLES, DIRT BIKES, GOLF CARTS, AUTOMOBILES, CONTRACTOR VEHICLES AND EQUIPMENT AND ALL OTHER MOTORIZED VEHICLES. COUNCIL WILL ASSESS THOSE UNIT OWNERS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE COMMON AREAS OR THE LIMITED COMMON AREAS AS A RESULT OF SUCH ACTIVITY AND WILL DEMAND PAYMENT TO COVER REPLACEMENT/RESTORATION COSTS.

MINOR ROUTINE VEHICLE REPAIRS ARE PERMITTED IN LIMITED COMMON DRIVEWAY AREAS ADJACENT TO GARAGES. MINOR ROUTINE VEHICLES REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, OIL CHANGE, TIRE CHANGE, WINDSHIELD REPLACEMENT, BRAKE REPLACEMENT, BATTERY CHARGING OR REPLACEMENT, AIR FILTER REPLACEMENT AND OTHER LIKE WORK. VEHICLE REPAIRS ARE LIMITED TO ONLY DAYLIGHT HOURS AFTER 10:00 A.M. THE UNIT OWNER WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO DRIVEWAYS FROM FLUID SPILLS OR OTHER PROBLEMS WHICH DAMAGE OR STAIN THE DRIVEWAY. CARS WILL NOT BE PERMITTED TO BE LEFT ON JACKS OVERNIGHT. ALL REPAIRS MUST BE COMPLETED AND THE AREA CLEANED UP AT THE END OF THE DAY. NO PARTS, INCLUDING TIRES, WHEEL RIMS, FLUIDS OR ENGINE PARTS, CAN BE LEFT OUTSIDE WHEN WORK IS NOT BEING DONE.

A VEHICLE BELONGING TO A UNIT OWNER, OR TO A MEMBER OF A UNIT OWNER'S FAMILY OR GUEST, OR TENANT MAY NOT BE PARKED IN SUCH A MANNER AS TO IMPEDE OR PREVENT READY ACCESS TO OTHER PARKING SPACES. NO VEHICLE MAY BE PARKED IN ANY OF THE GRASS AREAS, COMMON AREAS, OR ANY OTHER AREAS OTHER THAN DESIGNATED PARKING AREAS.

DAMAGE CAUSED TO ANY COMMON AREAS BY UNAUTHORIZED PARKING IS THE RESPONSIBILITY OF THE UNIT OWNER, AND SUCH UNIT OWNER SHALL PAY FOR ALL COSTS TO RESTORE THE DAMAGED AREAS TO THEIR ORIGINAL CONDITION.

SECTION 34 - QUAIL RUN RULES (Continued)

PARKING AND VEHICLE USAGE RULES (Continued)

RV'S, CAMPERS, TRUCKS (OVER 3/4 TON LOAD CAPACITY), OR BOATS CANNOT BE PARKED/STORED IN EITHER THE LIMITED COMMON OR THE COMMON DRIVEWAYS OF BUILDINGS. SUCH VEHICLES MAY BE PARKED IN THE LOWER LEVEL OF THE PARKING LOT LOCATED ACROSS QUAIL RUN ROAD FROM BUILDING 7. RESIDENTS ARE PERMITTED TO STORE SUCH EQUIPMENT AT THIS PARKING LOT FOR A TOTAL OF SEVEN (7) DAYS FREE OF CHARGE. OWNER(S) OF SUCH EQUIPMENT STORED AT THE LOWER LEVEL PARKING LOT FOR MORE THAN SEVEN (7) DAYS PER YEAR WILL BE REQUIRED TO PAY A CHARGE SET BY THE ASSOCIATION. CONTACT THE BUSINESS OFFICE AT (724) 941-7107 TO MAKE ARRANGEMENTS FOR PARKING AND FOR ADDITIONAL DETAILS.

RECREATIONAL USE OF COMMON ELEMENTS

COMMON ROADWAYS, DRIVEWAYS, PARKING AREAS, AND SIDEWALKS SHALL NOT BE USED AS PLAY OR RECREATIONAL AREAS FOR CHILDREN OR ADULTS, OR FOR ANY PURPOSE OTHER THAN INGRESS AND EGRESS.

RESIDENTS SHALL NOT RIDE BICYCLES, SCOOTERS OR ANY OTHER TOY OR VEHICLE ON SIDEWALKS OR GRASS AREAS.

COMMON DRIVEWAYS, PARKING AREAS, SIDEWALKS, AND ALL OTHER COMMON AREAS SHALL NOT OBSTRUCTED OR LITTERED.

CHILDREN SHALL BE ENCOURAGED TO USE THOSE COMMON AREAS SPECIFICALLY DESIGNATED AS RECREATIONAL AREAS BY THE ASSOCIATION FOR SAFETY PURPOSES.

THE USE OF SKATEBOARDS IS PROHIBITED ON QUAIL RUN COMMON PROPERTY. THIS INCLUDES SIDEWALKS, DRIVEWAYS, PARKING LOTS, LAWNS AND RECREATIONAL AREAS. SKATEBOARD USERS WILL BE HELD LIABLE FOR DAMAGE TO COMMON AREA ELEMENTS SUCH AS PLAYGROUND EQUIPMENT, BENCHES, RAILINGS, CURBS, STEPS, LANDSCAPING AND DRIVEWAYS.

SECTION 35 – PORTABLE STORAGE CONTAINERS, TRASH DUMPSTERS AND
OTHER TEMPORARY FACILITIES

PORTABLE STORAGE CONTAINERS

A UNIT OWNER OR RESIDENT WHO DESIRES TO PLACE A PORTABLE STORAGE CONTAINER MUST SUBMIT A REQUEST TO THE ASSOCIATION OFFICE AT LEAST TWO WEEKS PRIOR TO PLACEMENT. THE ASSOCIATION MUST APPROVE THE REQUEST PRIOR TO DELIVERY AND PLACEMENT OF THE CONTAINER.

THE OWNER OR RESIDENT REQUESTING THE CONTAINER MUST PROVIDE A COPY OF THE SIGNED CONTRACT INDICATING THE SCHEDULED DAY AND TIME OF THE CONTAINER PLACEMENT AND PICK-UP. THE OWNER/RESIDENT MAKING THE REQUEST WILL BE RESPONSIBLE FOR ENSURING THAT THE CONTAINER IS PRESENT ON THE ASSOCIATION PROPERTY FOR ONLY THE TIME SPECIFIED IN THE CONTRACT.

PORTABLE STORAGE CONTAINERS ARE PERMITTED FOR USE PROVIDED THEY ARE DELIVERED AND PICKED-UP BY A BONDED AND INSURED PROFESSIONAL THIRD PARTY. PORTABLE STORAGE CONTAINERS INCLUDE ANY SELF STORAGE CONTAINERS, PORTABLE STORAGE UNITS OR OTHER SIMILAR STRUCTURES. EXAMPLES INCLUDE PODS, PACKRAT AND OTHER SIMILAR CONTAINERS.

THE OWNER OF THE UNIT MAKING THE REQUEST FOR THE CONTAINER WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO ASSOCIATION DRIVEWAYS, LANDSCAPING AND OTHER COMMON AND LIMITED COMMON AREAS CAUSED BY THE CONTAINER DELIVERY, USE AND PICK-UP.

A PORTABLE STORAGE CONTAINER MUST BE PLACED SUCH THAT IT DOES NOT IMPEDE VEHICLE ACCESS OR SIGHT DISTANCE TO AND FROM COMMON DRIVEWAYS OR BLOCK SIDEWALKS.

TRASH DUMPSTERS

TRASH DUMPSTERS ARE GENERALLY NOT PERMITTED, EXCEPT FOR UNUSUAL CIRCUMSTANCES AS PERMITTED BY COUNCIL. A UNIT OWNER OR RESIDENT WHO DESIRES TO PLACE A TRASH DUMPSTER MUST SUBMIT A REQUEST TO THE ASSOCIATION OFFICE AT LEAST TWO WEEKS PRIOR TO PLACEMENT. THE ASSOCIATION MUST APPROVE THE REQUEST PRIOR TO DELIVERY AND PLACEMENT OF THE DUMPSTER.

SECTION 35 – PORTABLE STORAGE CONTAINERS, TRASH DUMPSTERS AND OTHER TEMPORARY FACILITIES (Continued)

TRASH DUMPSTERS (Continued)

THE OWNER OR RESIDENT REQUESTING THE DUMPSTER MUST PROVIDE A COPY OF THE SIGNED CONTRACT INDICATING THE SCHEDULED DAY AND TIME OF THE DUMPSTER PLACEMENT AND PICK-UP. DUMPSTERS MUST BE DELIVERED AND PICKED-UP BY A BONDED AND INSURED PROFESSIONAL THIRD PARTY. THE OWNER OF THE UNIT MAKING THE REQUEST WILL BE RESPONSIBLE FOR ENSURING THAT THE DUMPSTER IS PRESENT ON THE ASSOCIATION PROPERTY FOR ONLY THE TIME SPECIFIED IN THE CONTRACT.

THE OWNER OF THE UNIT MAKING THE REQUEST FOR THE DUMPSTER WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO ASSOCIATION DRIVEWAYS, LANDSCAPING AND OTHER COMMON AND LIMITED COMMON AREAS CAUSED BY THE DUMPSTER DELIVERY, USE AND PICK-UP.

THE DUMPSTER MUST BE PLACED SUCH THAT IT DOES NOT IMPEDE VEHICLE ACCESS OR SIGHT DISTANCE TO AND FROM COMMON DRIVEWAYS OR BLOCK SIDEWALKS.

OTHER TEMPORARY FACILITIES

PORTABLE TOILET FACILITIES ARE NOT PERMITTED IN COMMON ELEMENT OR LIMITED COMMON ELEMENT AREAS UNDER ANY CIRCUMSTANCES.

INFLATABLE FUN HOUSES, BOUNCE HOUSES AND OTHER SIMILAR FACILITIES ARE NOT PERMITTED IN COMMON ELEMENT OR LIMITED COMMON ELEMENT AREAS UNDER ANY CIRCUMSTANCES DUE TO SAFETY, NOISE AND AESTHETIC CONCERNS.

PORTABLE OR PERMANENT BASKETBALL HOOPS AND OTHER SIMILAR FACILITIES ARE NOT PERMITTED IN COMMON ELEMENT OR LIMITED COMMON ELEMENT AREAS UNDER ANY CIRCUMSTANCES.

OUTDOOR PET HOUSES AND LEASHES FOR USE IN SHELTERING OR RESTRAINING PETS ARE STRICTLY PROHIBITED. SEE THE SECTION TITLED “PETS” FOR ADDITIONAL INFORMATION.

SECTION 36 – RADON VENTILATION AND AIR CONDITIONING UNITS

RADON VENTILATION UNIT

THE ASSOCIATION RECOGNIZES THE IMPORTANCE OF PROPER RADON VENTILATION FROM EACH UNIT. THE RULES IN THIS SECTION ARE INTENDED TO ENSURE RADON VENTILATION UNITS ARE INSTALLED PROPERLY BY A CERTIFIED RADON INSTALLER WITH NO DAMAGE TO THE BUILDING STRUCTURE. A UNIFORM APPEARANCE TO RADON VENTILATION UNITS WILL BE BENEFICIAL TO ALL HOMEOWNERS. PLEASE CONTACT THE ASSOCIATION MAINTENANCE MANAGER FOR RADON VENTILATION REQUIREMENTS PRIOR TO INSTALLATION TO ENSURE ALL ASSOCIATION RULES ARE MET.

- ALL RADON VENTILATION UNIT PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO COUNCIL FOR APPROVAL BY COUNCIL WITH GUIDANCE PROVIDED BY THE PROPERTY MAINTENANCE MANAGER PRIOR TO INSTALLATION. UNITS INSTALLED WITHOUT APPROVAL AND NOT MEETING THE REQUIREMENTS OF THIS SECTION MAY BE REMOVED BY THE ASSOCIATION AT THE UNIT OWNER'S EXPENSE.
- VENTILATION INSTALLATION WORK IS ONLY PERMITTED TO BE DONE BY A PROFESSIONALLY INSURED, BONDED AND CERTIFIED RADON INSTALLATION CONTRACTOR FAMILIAR WITH LOCAL BUILDING CODES.
- PRESSURIZED RADON UNITS ARE NOT PERMITTED. ALL RADON UNITS MUST BE DEPRESSURIZED UNITS WHICH TAKE RADON OUT OF THE BUILDING.
- OUTSIDE RADON VENTILATION UNITS CAN BE ATTACHED TO THE BUILDING USING CONNECTIONS APPROVED BY COUNCIL. THE CONNECTION SPECIFICATIONS CAN BE OBTAINED FROM THE ASSOCIATION OFFICE UPON REQUEST. THE LOCATION OF THE RADON VENTILATION UNIT ENTRY POINT TO THE BUILDING AND ATTACHMENT TO THE BUILDING MUST BE APPROVED BY THE ASSOCIATION PRIOR TO INSTALLATION.

SECTION 36 – RADON VENTILATION AND AIR CONDITIONING UNITS (Continued)

RADON VENTILATION UNIT (Continued)

- THE PLACEMENT OF ROOF VENTS OR MODIFICATION OF INSIDE STRUCTURAL ELEMENTS TO ACCOMMODATE AN INTERIOR RADON VENTILATION UNIT WILL NOT BE PERMITTED UNLESS APPROVED BY COUNCIL.
- ALL EXTERIOR VENTILATION UNIT PARTS MUST BE OF LIKE COLOR WITH THE ADJACENT SIDING AND BUILDING TRIM. PERMISSIBLE EXTERIOR VENTILATION PART SPECIFICATIONS CAN BE OBTAINED FROM THE ASSOCIATION OFFICE UPON REQUEST. VENTILATION UNITS NOT IN COMPLIANCE WILL BE REMOVED.
- VENTILATION UNITS ARE PERMITTED TO EXTEND ABOVE THE ROOF LINE AS PER CURRENT GOVERNING BUILDING CODES AND GUIDELINES. CONTRACTORS INSTALLING VENTILATION UNITS ARE NOT PERMITTED TO WALK ON OR ALTER THE ROOF SHINGLES, FLASHING OR OTHER RELATED PARTS, SIDING OR GUTTER LINE IN ANYWAY.
- RADON VENTILATION UNITS ARE THE RESPONSIBILITY OF THE UNIT OWNER. ANY CRACKED, DISJOINTED, DISCOLORED, OR OTHERWISE POORLY MAINTAINED VENTILATION UNITS WILL BE REMOVED BY THE ASSOCIATION AT THE UNIT OWNER’S EXPENSE.

AIR CONDITIONING UNIT

- ALL AIR CONDITIONING UNIT INSTALLATIONS MUST BE SUBMITTED TO COUNCIL FOR APPROVAL PRIOR TO INSTALLATION, IF THE UNIT IS TO BE INSTALLED IN A LOCATION DIFFERING FROM THE CURRENT UNIT LOCATION OR IF IT WILL BE INSTALLED ALONG THE SIDE OF THE UNIT. UNITS INSTALLED WITHOUT APPROVAL MAY BE REMOVED BY THE ASSOCIATION AT THE UNIT OWNER’S EXPENSE. NEW AIR CONDITIONING UNITS PLACED IN THE SAME LOCATION OF AN EXISTING UNIT DO NOT NEED TO BE SUBMITTED FOR ASSOCIATION REVIEW.

SECTION 36 – RADON VENTILATION AND AIR CONDITIONING UNITS (Continued)

AIR CONDITIONING UNIT (Continued)

- WINDOW BASED AIR CONDITIONING UNITS ARE NOT PERMITTED.
- AIR CONDITIONING UNITS MAY BE INSTALLED IN THE REAR OR SIDE OF A BUILDING. GROUND UNITS MUST BE CONSTRUCTED ON A LEVELING PAD MEETING ALL LOCAL BUILDING CODES. WALL MOUNTED UNITS ARE PERMISSIBLE WITH CONCURRENCE FROM THE MAINTENANCE MANAGER AND COUNCIL AND MEETING ALL GOVERNING BUILDING CODES. WALL MOUNTED UNITS ARE PERMITTED IN BRICK PORTIONS OF THE BUILDINGS ONLY.
- AIR CONDITIONING UNITS MUST BE INSTALLED BY A PROFESSIONALLY CERTIFIED AND INSURED CONTRACTOR.
- THE AIR CONDITIONING UNIT COLOR AND ALL CONNECTING HOSES AND OTHER EXPOSED PARTS MUST BE OF A COLOR WHICH BLENDS WITH THE ADJACENT BUILDING AND IS SIMILAR TO THE UNITS IN THE ADJACENT BUILDING. ALL CONNECTIONS AND WIRING INTO THE BUILDING MUST MEET CURRENT BUILDING AND ELECTRICAL CODES AND MUST BE SECURE, PROTECTED AND BLEND AESTHETICALLY.
- AIR CONDITIONING UNITS ARE THE RESPONSIBILITY OF THE UNIT OWNER. ANY CRACKED, DAMAGED OR OTHERWISE POORLY MAINTAINED UNITS WILL BE REMOVED BY THE ASSOCIATION AT THE OWNER'S EXPENSE.

SECTION 37 – FINES AND ENFORCEMENT

THE ASSOCIATION NEEDS TO ENFORCE THE RULES AND REGULATIONS PROVIDED FOR IN THIS DOCUMENT IN ORDER TO MAINTAIN A SAFE AND AESTHETICALLY PLEASING COMMUNITY TO ALL OWNERS AND RESIDENTS. THE FIRST PRIORITY OF THE ASSOCIATION IS TO WORK WITH VIOLATORS TO RECTIFY QUESTIONS AND PROBLEMS THROUGH WRITTEN AND VERBAL COMMUNICATION. THE ASSOCIATION WILL RESORT TO MONETARY FINES AND SUBSEQUENT COURT ACTION OR POLICE ENFORCEMENT ONLY AS A LAST RESORT TO ENSURE THE RULES ARE ENFORCED FOR THE BENEFIT AND EQUALITY OF ALL OWNERS AND RESIDENTS.

COUNCIL RESERVES THE RIGHT TO IMPOSE ANY OF THE FOLLOWING RESTRICTIONS FOR ANY RULES VIOLATION TO HELP ACHIEVE COMPLIANCE:

- REVOCATION OF POOL USAGE PRIVILEGES
- REVOCATION OF CLUBHOUSE USE AND RENTAL PRIVILEGES
- REVOCATION OF COUNCIL ELECTION VOTING OR ELECTION PRIVILEGES
- REVOCATION OF PARKING PRIVILEGES IN THE LOWER PARKING LOT

THE ASSOCIATION RESERVES THE RIGHT TO FILE A PROPERTY LIEN THROUGH THE WASHINGTON COUNTY COURT SYSTEM FOR ANY UNPAID FINES.

ADDITIONAL MEASURES TO RECOUP REPAIR AND MAINTENANCE COSTS MAY BE LEVIED BY THE ASSOCIATION ON ANY OWNER WHO WILLINGLY OR HAS A TENANT WHO WILLINGLY VIOLATES THE RULES AND REGULATIONS IN A MANNER THAT IS NOT COVERED IN THIS SECTION.

THE FOLLOWING IS A LIST OF FINES AND/OR ACTIONS WHICH WILL BE UTILIZED TO ACHIEVE COMPLIANCE WITH THE RULES AND REGULATIONS:

SECTION 9 – MONTHLY ASSESSMENT

A LATE CHARGE OF \$15.00 WILL BE ADDED TO THE AMOUNT DUE FOR EVERY MONTH THE ACCOUNT IS DELINQUENT UNTIL PAID IN FULL. IF PAYMENT, INCLUDING LATE CHARGES, IS NOT RECEIVED IN FULL WITHIN 45 DAYS AFTER THE DUE DATE, THE PROPERTY IN QUESTION WILL BE LIENED AND OTHER APPROPRIATE LEGAL ACTION FILED. UNIT OWNERS WILL HAVE THEIR

SECTION 37 – FINES AND ENFORCEMENT (Continued)

SECTION 9 – MONTHLY ASSESSMENT (Continued)

RECREATIONAL, CLUBHOUSE AND VOTING PRIVILEGES SUSPENDED UNTIL PAYMENT HAS BEEN MADE IN FULL.

UNIT OWNERS SUBMITTING CHECKS FOR PAYMENT THAT ARE RETURNED BECAUSE OF INSUFFICIENT FUNDS WILL BE ASSESSED AN ADMINISTRATIVE FEE SET BY COUNCIL TO COVER ASSOCIATION COSTS.

THE UNIT OWNER WILL BE OBLIGATED TO PAY ALL LEGAL, FINANCIAL AND ADMINISTRATIVE EXPENSES INCURRED BY THE ASSOCIATION IN THE COLLECTION OF THE DELINQUENT ASSESSMENT BY LEGAL PROCEEDINGS AS PERMITTED BY COMMONWEALTH LAW, THE DECLARATION OF QUAIL RUN AND THE CODE OF REGULATIONS.

SECTION 17 – CLUBHOUSE RULES

THE ASSOCIATION WILL HOLD THE UNIT OWNER RESPONSIBLE FOR THE CLUBHOUSE RESERVATION FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED DURING THEIR RENTAL. DAMAGE MAY INCLUDE, BUT NOT BE LIMITED TO, WALLS, FLOORS, CEILINGS AND LIGHT FIXTURES, DOORS, WINDOWS AND BATHROOM FIXTURES.

THE ASSOCIATION WILL CHARGE THE UNIT OWNER RESPONSIBLE FOR THE RESERVATION FOR THE COST OF REPLACEMENT DOOR LOCKS AND REKEYING FOR KEYS NOT RETURNED TO THE ASSOCIATION WITHIN TWENTY-FOUR HOURS OF THE EVENT'S CONCLUSION.

SECTION 21 – SWIMMING POOL

FAILURE TO COMPLY WITH THE RULES OR ANY PART THEREOF WILL BE CONSIDERED SUFFICIENT CAUSE FOR SUSPENSION OF THE POOL TAG AND PRIVILEGES FOR THE SEASON WITH NO FINANCIAL REFUND FROM THE ASSOCIATION.

SECTION 37 – FINES AND ENFORCEMENT (Continued)

SECTION 22 – GARBAGE AND TRASH PICK-UP

THE ASSOCIATION WILL CHARGE HOMEOWNERS FOR THE COST OF CLEAN-UP AND DISPOSAL OF TRASH, BULK ITEMS, UNCOLLECTABLE ITEMS AND TRASH CANS AS FOLLOWS:

- GARBAGE CANS NOT REMOVED FROM THE CURBSIDE BY THE EVENING OF THE COLLECTION DAY WILL BE PICKED UP THE ASSOCIATION AND STORED FOR SEVEN (7) DAYS AT THE ASSOCIATION OFFICE. AFTER SEVEN (7) DAYS, THE ASSOCIATION MAY DISPOSE OF UNCLAIMED GARBAGE CANS.
- GARBAGE PLACED PRIOR TO THE SPECIFIED TIME PERMITTED FOR COLLECTION WILL BE TREATED AS LITTER. THE ASSOCIATION RESERVES THE RIGHT TO COLLECT AND DISPOSE OF SUCH LITTER WITH THE OFFENDING HOMEOWNER RESPONSIBLE FOR THE COLLECTION AND DISPOSAL COSTS.
- BULK ITEMS AND UNCOLLECTABLE ITEMS AS DEFINED BY THE PETERS TOWNSHIP GARBAGE AND RECYCLING POLICIES WHICH ARE REFUSED COLLECTION BY THE GARBAGE AND RECYCLING HAULERS WILL BE TREATED AS LITTER. THE RESPONSIBLE HOMEOWNER WILL HAVE TWENTY-FOUR HOURS FROM THE TRASH COLLECTION TO REMOVE THE STATED ITEMS. AFTER TWENTY-FOUR HOURS, THE ASSOCIATION RESERVES THE RIGHT TO COLLECT AND DISPOSE OF SUCH LITTER WITH THE OFFENDING HOMEOWNER RESPONSIBLE FOR THE COLLECTION AND DISPOSAL COSTS.
- GARBAGE LEFT IN SUBSTANDARD BAGS OR CONTAINERS THAT ARE OPENED BY WILDLIFE, WEATHER CONDITIONS, VEHICULAR TRAFFIC OR OTHER CAUSES AND RESULT IN LITTER WILL BE THE RESPONSIBILITY OF THE UNIT OWNER. THE ASSOCIATION RESERVES THE RIGHT TO COLLECT AND DISPOSE OF SUCH LITTER WITH THE OFFENDING HOMEOWNER RESPONSIBLE FOR THE COLLECTION AND DISPOSAL COSTS.

SECTION 37 – FINES AND ENFORCEMENT (Continued)

SECTION 22 – GARBAGE AND TRASH PICK-UP (Continued)

UNIT OWNERS WHO REPEATEDLY VIOLATE THE REGULATIONS OF THIS SECTION WILL BE SUBJECT TO FINES IN ADDITION TO THE CLEAN UP AND DISPOSAL COSTS. FINES WILL BEGIN AT \$50.00 AND WILL INCREASE INCREMENTALLY BY \$25.00 FOR EACH REPEATED VIOLATION. UNIT OWNERS WILL BE RESPONSIBLE FOR VIOLATIONS OF GUESTS OR TENANTS TO THEIR PROPERTY.

THE COSTS AND FINES WILL BE IN ADDITION TO ANY FINES LEVIED BY THE TOWNSHIP. PAYMENT OF FINES FROM THE TOWNSHIP TO THE ASSOCIATION WILL BE THE RESPONSIBILITY OF THE OFFENDING HOMEOWNER.

SECTIONS 23- EXTERIOR BUILDING PAINTING

UNAUTHORIZED BUILDING PAINTING WORK WILL BE REPAINTED BY THE ASSOCIATION TO BE IN COMPLIANCE WITH THE ASSOCIATION RULES AND REGULATIONS. THE UNIT OWNER WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY THE ASSOCIATION TO MITIGATE THE UNAUTHORIZED PAINTING WORK.

SECTION 24 – PRIVACY FENCE INSTALLATION AND MAINTENANCE

A PRIVACY FENCE INSTALLATION OR MAINTENANCE DONE IN VIOLATION OF THE REFERENCED SECTION AND THE DECLARATION AND CODE OF REGULATIONS WILL BE REVERTED TO BE IN COMPLIANCE BY ACTION OF THE ASSOCIATION. THE OWNER FOUND IN VIOLATION WILL BE RESPONSIBLE FOR ALL OF THE ASSOCIATION CONSTRUCTION, MAINTENANCE AND LEGAL FEES TO ACHIEVE COMPLIANCE.

SECTION 25 – DECK INSTALLATION

A DECK INSTALLATION OR MAINTENANCE DONE IN VIOLATION OF THE REFERENCED SECTION AND THE DECLARATION AND CODE OF REGULATIONS WILL BE REVERTED TO BE IN COMPLIANCE BY ACTION OF THE ASSOCIATION. THE OWNER FOUND IN VIOLATION WILL BE RESPONSIBLE FOR ALL OF THE ASSOCIATION CONSTRUCTION, MAINTENANCE AND LEGAL FEES TO ACHIEVE COMPLIANCE.

SECTION 37 – FINES AND ENFORCEMENT (Continued)

SECTION 26 – AWNINGS

AN AWNING INSTALLATION CONSTRUCTED IN VIOLATION OF THE REFERENCED SECTION AND THE DECLARATION AND CODE OF REGULATIONS WILL BE REVERTED TO BE IN COMPLIANCE BY ACTION OF THE ASSOCIATION. THE OWNER FOUND IN VIOLATION WILL BE RESPONSIBLE FOR ALL OF THE ASSOCIATION COSTS TO ACHIEVE COMPLIANCE.

SECTION 27 – STORM DOORS

A STORM DOOR INSTALLATION CONSTRUCTED IN VIOLATION OF THE REFERENCED SECTION AND THE DECLARATION AND CODE OF REGULATIONS WILL BE REVERTED TO BE IN COMPLIANCE BY ACTION OF THE ASSOCIATION. THE OWNER FOUND IN VIOLATION WILL BE RESPONSIBLE FOR ALL OF THE ASSOCIATION COSTS TO ACHIEVE COMPLIANCE.

SECTION 28 – INSTALLATION OF SWINGS, TENTS & FREE STANDING STRUCTURES

A SWING, TENT OR STRUCTURE INSTALLATION CONSTRUCTED IN VIOLATION OF THE REFERENCED SECTION AND THE DECLARATION AND CODE OF REGULATIONS WILL BE REVERTED TO BE IN COMPLIANCE BY ACTION OF THE ASSOCIATION. THE OWNER FOUND IN VIOLATION WILL BE RESPONSIBLE FOR ALL OF THE ASSOCIATION COSTS TO ACHIEVE COMPLIANCE.

SECTION 29 – FOR SALE, POLITICAL AND SPECIAL EVENT SIGNS

A SIGN INSTALLATION CONSTRUCTED IN VIOLATION OF THE REFERENCED SECTION AND THE DECLARATION AND CODE OF REGULATIONS WILL BE REVERTED TO BE IN COMPLIANCE BY ACTION OF THE ASSOCIATION. THE OWNER FOUND IN VIOLATION WILL BE RESPONSIBLE FOR ALL OF THE ASSOCIATION COSTS AND LEGAL FEES TO ACHIEVE COMPLIANCE.

SECTION 30 – EXTERIOR FEATURES INSTALLATIONS

AN EXTERIOR FEATURE INSTALLATION CONSTRUCTED IN VIOLATION OF THE REFERENCED SECTION AND THE DECLARATION AND CODE OF REGULATIONS WILL BE REVERTED TO BE IN COMPLIANCE BY ACTION OF THE ASSOCIATION. THE OWNER FOUND IN VIOLATION WILL BE RESPONSIBLE FOR ALL OF THE ASSOCIATION COSTS AND LEGAL FEES TO ACHIEVE COMPLIANCE.

SECTION 37 – FINES AND ENFORCEMENT (Continued)

SECTION 31 – INTEGRAL GARAGE

AN INTEGRAL GARAGE RENOVATION MADE IN VIOLATION OF THE REFERENCED SECTION AND THE DECLARATION AND CODE OF REGULATIONS WILL BE REVERTED TO BE IN COMPLIANCE BY ACTION OF THE ASSOCIATION. THE OWNER FOUND IN VIOLATION WILL BE RESPONSIBLE FOR ALL OF THE ASSOCIATION CONSTRUCTION, MAINTENANCE AND LEGAL FEES TO ACHIEVE COMPLIANCE.

SECTION 33 - PETS

THE ASSOCIATION WILL CHARGE HOMEOWNERS FOR THE COST OF CLEAN-UP AND DISPOSAL OF PET EXCREMENT AS FOLLOWS:

- PET EXCREMENT LEFT IN COMMON AREAS OR LIMITED COMMON AREAS WILL BE THE RESPONSIBILITY OF THE UNIT OWNER IN POSSESSION OF SUCH PET OR HAVING A TENANT OR GUEST WITH SUCH PET. THE UNIT OWNER FOUND IN VIOLATION WILL BE RESPONSIBLE FOR ALL ASSOCIATION COSTS FOR THE CLEAN-UP AND DISPOSAL OF EXCREMENT AND COSTS ASSOCIATED WITH THE RESTORATION OF THE COMMON OR LIMITED COMMON AREA.
- DAMAGE CAUSED TO LANDSCAPING, BUILDINGS OR OTHER COMMON OR LIMITED COMMON ELEMENTS WILL BE THE RESPONSIBILITY OF THE UNIT OWNER IN POSSESSION OF SUCH PET OR HAVING A TENANT OR GUEST WITH SUCH PET. THE UNIT OWNER FOUND IN VIOLATION WILL BE RESPONSIBLE FOR ALL ASSOCIATION COSTS FOR THE CLEAN-UP AND DISPOSAL OF EXCREMENT AND COSTS ASSOCIATED WITH THE RESTORATION OF THE COMMON OR LIMITED COMMON AREA.
- PET LEASHES, HOUSES OR OTHER RELATED STRUCTURES CONSTRUCTED IN VIOLATION OF THE REFERENCED SECTION WILL BE REMOVED AT THE EXPENSE OF THE RESPONSIBLE UNIT OWNER.

SECTION 37 – FINES AND ENFORCEMENT (Continued)

SECTION 33 – PETS (Continued)

UNIT OWNERS WHO REPEATEDLY VIOLATE THE REGULATIONS OF THIS SECTION WILL BE SUBJECT TO FINES IN ADDITION TO THE CLEAN UP AND DISPOSAL COSTS. FINES WILL BEGIN AT \$50.00 AND WILL INCREASE INCREMENTALLY BY \$25.00 FOR EACH VIOLATION. UNIT OWNERS WILL BE RESPONSIBLE FOR VIOLATIONS OF GUESTS OR TENANTS TO THEIR PROPERTY.

THESE COSTS AND FINES WILL BE IN ADDITION TO ANY FINES LEVIED BY THE TOWNSHIP. PAYMENT OF FINES AND LEVIES CHARGED BY THE TOWNSHIP TO THE ASSOCIATION WILL BE THE RESPONSIBILITY OF THE OFFENDING UNIT OWNER.

RULES ENFORCEMENT POLICY AND PROCEDURES

WHEREAS, SECTION 5302(A)(11) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT {68 PA. C.S.A. SUBSECTION 3101 ET SEQ.} PROVIDES THAT AN ASSOCIATION MAY "... AFTER NOTICE AND AN OPPORTUNITY TO BE HEARD, LEVY REASONABLE FINES FOR VIOLATIONS OF THE DECLARATION, BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION," AND

WHEREAS, ARTICLE III, SECTION 2(F), OF THE CODE OF REGULATIONS PROVIDES THAT THE COUNCIL SHALL HAVE THE DUTIES "TO ENFORCE THE PROVISIONS OF THE DECLARATION, THIS CODE OF REGULATIONS AND SUCH RULES AS IT FROM TIME TO TIME MAY ADAPT"

WHEREAS, THE COUNCIL HAS ADOPTED, OR WILL SOON BE ADOPTING, RULES AND REGULATIONS TO GOVERN THE USE OF THE COMMON AREAS AND FACILITIES, AND THE PERSONAL CONDUCT OF THE MEMBERS AND THEIR GUESTS OR TENANTS THERE ON; AND

WHEREAS, THE COUNCIL HAS ADOPTED, OR WILL SOON BE ADOPTING, RULES AND REGULATIONS TO ESTABLISH STANDARDS APPLICABLE TO THE ERECTION OR MODIFICATION OF ANY STRUCTURE, OF WHATSOEVER KIND AND NATURE, WHETHER TEMPORARY OR PERMANENT, UPON ANY LOT WITHIN THE PLAN; AND

SECTION 37 – FINES AND ENFORCEMENT (Continued)

RULES ENFORCEMENT POLICY AND PROCEDURES (Continued)

WHEREAS, TO PROVIDE GUIDANCE AND FOR THE BENEFIT AND PROTECTION OF THE ASSOCIATION AND INDIVIDUAL MEMBERS, THE COUNCIL DEEMS IT DESIRABLE TO ESTABLISH AND OPERATE BY A SET PROCEDURE TO ASSURE DUE PROCESS IN CASES WHERE THERE IS A QUESTION OF COMPLIANCE BY A MEMBER, OR A MEMBER’S FAMILY, GUEST, INVITEE, CONTRACTOR OR TENANT, WITH THE PROVISIONS OF THE DECLARATION, CODE OR ANY RULE AND REGULATION (HEREAFTER THE “PROPERTY DOCUMENTS”), THEREBY ATTEMPTING TO MINIMIZE THE NECESSITY OF SEEKING ACTION IN OR THROUGH A COURT OF LAW; AND

WHEREAS, IT IS THE INTENT OF THE COUNCIL TO ESTABLISH PROCEDURES FOR WHEN IT MUST TAKE ACTION RELATIVE TO QUESTIONS OF COMPLIANCE BY AN INDIVIDUAL OR ENTITY, WITH THE PROVISIONS OF THE PROPERTY DOCUMENTS.

NOW, THEREFORE IT BE RESOLVED THAT THIS RESOLUTION SHALL BE ADOPTED AS THE RULES ENFORCEMENT POLICY AND PROCEDURES:

TO BE ACTED UPON BY THE COUNCIL, ALL ALLEGED VIOLATIONS OF THE PROPERTY DOCUMENTS MUST BE DOCUMENTED IN WRITING AND SIGNED BY THE PERSON REPORTING THE VIOLATION. THE REPORTED VIOLATION MUST BE COLLABORATED BY EITHER TWO SEPARATE COUNCIL MEMBERS OR ITS REPRESENTATIVES ALSO BY FILING OR SIGNING A REPORT ON THE SAME OCCURRENCE, OR THE VIOLATION MUST BE EASILY VISIBLE TO THE INSPECTION OF THE COUNCIL OR ITS REPRESENTATIVE. THE TWO SEPARATE OWNER FILING REQUIREMENT MAY BE WAIVED BY THE COUNCIL UPON WRITTEN REQUEST OF A SINGLE OWNER WITH A UNIQUE SITUATION. THE WRITTEN REPORT OF A VIOLATION SHALL BE A LETTER, NOTE OR APPROVED RULE VIOLATION FORM. THE LETTER OR REPORT MUST STATE THE FOLLOWING:

- 1.) NATURE OF THE VIOLATION.
- 2.) THE DATE AND APPROXIMATE TIME OF THE VIOLATION.

SECTION 37 – FINES AND ENFORCEMENT (Continued)

RULES ENFORCEMENT POLICY AND PROCEDURES (Continued)

- 3.) THE APPROXIMATE LOCATION OF THE VIOLATION.
- 4.) THE NAME AND/OR UNIT ADDRESS OF THE OFFENDING PARTY.
- 5.) THE NAME AND UNIT ADDRESS OR STAFF POSITION OF THE PERSON REPORTING THE VIOLATION.
- 6.) A STATEMENT THAT THE REPORTING PERSON ACTUALLY OBSERVED THE VIOLATION.
- 7.) THEIR SIGNATURE.
- 8.) ANY OTHER INFORMATION THAT MAY AID THE COUNCIL IN RESOLVING THE VIOLATION.

THE SEQUENCE OF EVENTS IN ENFORCING THE PROPERTY DOCUMENTS WILL BE AS FOLLOWS:

IF, IN THE OPINION OF THE COUNCIL OR ITS AUTHORIZED REPRESENTATIVE, THE REPORTED VIOLATION DOES NOT IMMEDIATELY ENDANGER OTHER RESIDENTS OR COMMON AREAS AND CAN BEST BE CURED BY A WARNING, THE COUNCIL OR ITS AUTHORIZED REPRESENTATIVE SHALL SEND A LETTER TO THE OFFICIATING PARTY DESCRIBING THE ALLEGED VIOLATION AND DEMAND (1) THAT ANY SUCH VIOLATION CEASE AND (2) ANY AREAS DAMAGED BY THE VIOLATION BE RESTORED.

IF THE VIOLATING PARTY DOES NOT COMPLY WITH THE ABOVE-DESCRIBED WARNING LETTER WITHIN TEN (10) DAYS, OR, IF IN THE OPINION OF THE COUNCIL OR ITS AUTHORIZED REPRESENTATIVE, THE VIOLATION COULD IMMEDIATELY ENDANGER OTHER RESIDENTS OR COMMON AREAS OR, IN ANY CASE, THAT THE WARNING LETTER SHOULD PROVIDE INEFFECTIVE, THEN THE COUNCIL OR ITS AUTHORIZED REPRESENTATIVE SHALL SEND THE

SECTION 37 – FINES AND ENFORCEMENT (Continued)

RULES ENFORCEMENT POLICY AND PROCEDURES (Continued)

OFFENDING PARTY A WRITTEN NOTICE OF THE VIOLATION AND PENDING PENALTY AND/OR FINE CONTAINING ESSENTIALLY THE FOLLOWING INFORMATION:

- 1.) A DESCRIPTION OF THE NATURE AND PLACE OF THE VIOLATION.
- 2.) A DEMAND THAT THE VIOLATION IMMEDIATELY CEASE AND THAT ANY DAMAGE TO THE COMMON AREAS BE RESTORED.
- 3.) A STATEMENT THAT A FINE IN THE AMOUNTS ESTABLISHED IN THIS SECTION SHALL BE IMPOSED UPON THE OFFENDING PARTY TEN (10) DAYS FROM THE DATE OF THE LETTER.
- 4.) A STATEMENT THAT IF THE ACCUSED PERSON WISHES TO HAVE A HEARING PRIOR TO THE LEVYING OF SUCH FINE, THE PERSON MUST CONTACT THE COUNCIL OR ITS AUTHORIZED REPRESENTATIVE IN WRITING TO BE RECEIVED WITHIN TEN (10) DAYS FROM THE DATE OF THE WRITTEN NOTICE OF VIOLATION REQUESTING A HEARING.
- 5.) A STATEMENT THAT ANY WRITTEN REQUEST FOR A HEARING BEFORE THE COUNCIL SHALL STAY THE IMPOSITION OF ANY FINE UNTIL THE COUNCIL DISPOSES OF THE CASE.
- 6.) A WARNING THAT IF NO HEARING IS REQUESTED AND IF THE VIOLATION CONTINUES PAST THE TEN (10) DAY PERIOD, AN ADDITIONAL TWENTY-FIVE (\$25.00) DOLLAR FINE WILL BE IMPOSED PER DAY THEREAFTER UNTIL THE VIOLATION HAS BEEN CURED.
- 7.) A WARNING THAT DAMAGE OR CORRECTIVE EXPENSE CAUSED BY ANY VIOLATION WILL BE ASSESSED AGAINST THE OFFENDING PARTY, AND THAT ATTORNEY'S FEES WILL BE ASSESSED IF THE ASSOCIATION ATTORNEY IS NECESSARY TO STOP THE RULE VIOLATION.

SECTION 37 – FINES AND ENFORCEMENT (Continued)

RULES ENFORCEMENT POLICY AND PROCEDURES (Continued)

IF THE ACCUSED PERSON CEASES THE VIOLATION, PAYS THE FINE, AND REPAIRS OR RESTORES ANY AREAS DAMAGED BY THE VIOLATION, THE MATTER WILL BE CONSIDERED CLOSED. IF THE ACCUSED PERSON CEASES THE VIOLATION, DOES NOT REQUEST A HEARING, BUT DOES NOT PAY THE FINE WITHIN TEN (10) DAYS FROM THE DATE OF THE WRITTEN NOTICE OF THE VIOLATION, THEN AN ADDITIONAL TWENTY-FIVE (\$25.00) DOLLAR FINE SHALL BE IMPOSED.

IF THE ACCUSED PERSON DOES NOT REQUEST A HEARING AND THE VIOLATION CONTINUES BEYOND THE TEN (10) DAY PERIOD DESCRIBED ABOVE, THEN THE OFFENDING PARTY WILL BE ASSESSED AN ADDITIONAL FINE OF TWENTY-FIVE (\$25.00) DOLLARS PER DAY FOR EACH DAY THAT THE VIOLATION REMAINS OUTSTANDING.

THE ACCUSED PERSON IS ENTITLED TO A HEARING BEFORE THE COUNCIL FOR ANY ALLEGED VIOLATION THAT IS CONTESTED BY THE ACCUSED PARTY. THIS MAY BE ACCOMPLISHED BY A WRITTEN STATEMENT DELIVERED TO THE COUNCIL OR ITS REPRESENTATIVE WITHIN TEN (10) DAYS OF THE DATE OF THE WRITTEN NOTICE OF THE VIOLATION, DENYING THE RULE VIOLATION AND REQUESTING A HEARING TO PRESENT HIS POSITION.

IF THE ALLEGED RULE VIOLATOR REQUESTS A HEARING, THEN THE COUNCIL WILL REQUEST THE ASSOCIATION ATTORNEY TO BE PRESENT AT THE HEARING. IF THE ALLEGED RULE VIOLATOR DOES NOT ATTEND THE HEARING OR THE COUNCIL RENDERS A DECISION AGAINST THE ALLEGED RULE VIOLATOR AT THE HEARING, THEN THE ATTORNEY'S FEES CHARGED THE ASSOCIATION WILL ALSO BE ASSESSED AGAINST THE ALLEGED RULE VIOLATOR AS DAMAGES CAUSED THE ASSOCIATION DUE TO THE RULE VIOLATION.

IF THE ALLEGED RULE VIOLATOR IS FOUND BY THE COUNCIL, AFTER A HEARING, TO HAVE VIOLATED ANY PROPERTY DOCUMENT, THEN THE FINE AS SET FORTH IN THE NOTICE OF VIOLATION SHALL BE LEVIED ALONG WITH ATTORNEY FEES AND COSTS TO REPAIR DAMAGED AREAS INCURRED BY THE ASSOCIATION. ADDITIONALLY, THE OFFENDING PARTY SHALL BE ASSESSED

SECTION 37 – FINES AND ENFORCEMENT (Continued)

RULES ENFORCEMENT POLICY AND PROCEDURES (Continued)

A FINE OF TWENTY-FIVE (\$25.00) DOLLARS PER DAY FOR EACH DAY THAT THE VIOLATION REMAINS OUTSTANDING AFTER THE DATE OF THE DECISION OF THE COUNCIL.

AT SUCH TIME WHEN ACCUMULATED UNPAID FINES LEVIED AGAINST AN OFFENDER REACHES THREE HUNDRED (\$300.00) DOLLARS, AN ACTION WILL BE INITIATED BEFORE THE DISTRICT JUSTICE TO COLLECT ALL OUTSTANDING FINES AND/OR THE ASSOCIATION'S ATTORNEY WILL BE INSTRUCTED TO TAKE THE NECESSARY LEGAL ACTION TO ENFORCE THE RULE. IF THE ASSOCIATION REPRESENTATIVE OR ATTORNEY MUST BE SECURED TO COLLECT ANY FINE, OR TO INITIATE LEGAL ACTION TO ENFORCE THE RULE, THEN ALL COURT COSTS, ATTORNEY'S FEES, MANAGEMENT CHARGES AND MISCELLANEOUS COSTS OF ENFORCEMENT OR COLLECTION SHALL BE CHARGED TO THE OFFENDING PARTY.

IF A PERSON VIOLATES THE SAME RULE OR PROVISIONS OF THE PROPERTY DOCUMENTS FOR A SECOND OR SUBSEQUENT TIME, THEN THE SAME PROCEDURE AS OUTLINED ABOVE SHALL BE FOLLOWED EXCEPT THAT THE FINES TO BE LEVIED SHALL BE DOUBLED.

SECTION 38 – COUNCIL ELECTIONS AND DECLARATION/CODE OF REGULATION
AMENDMENT REFERENDUMS

COUNCIL ELECTION

CANDIDATES MUST DECLARE THEIR INTENTION TO RUN IN COUNCIL ELECTIONS AT THE DATE SET BY COUNCIL IN ACCORDANCE WITH THE DECLARATION AND CODE. CANDIDATES NEED TO SUBMIT THEIR NAME, ADDRESS AND PHONE NUMBER TO THE ASSOCIATION OFFICE BY THE DATE SPECIFIED. LATE CANDIDATE ENTRIES WILL NOT BE ACCEPTED. NOTIFICATION OF THE PENDING ELECTION AND SOLICITATION OF POTENTIAL CANDIDATES WILL BE DONE THROUGH THE QUAIL RUN NEWSLETTER AND WEBSITE.

THE FOLLOWING REQUIREMENTS MUST BE MET FOR COUNCIL MEMBERS AS PER THE ASSOCIATION DECLARATION AND CODE OF REGULATIONS. COUNCIL CANDIDATES WHO DO NOT MEET THESE REQUIREMENTS WILL BE REJECTED AND NOT PLACED ON THE BALLOT.

- AN OWNER OF A UNIT. AN OWNER IS DETERMINED BY THE NAME ON THE PROPERTY DEED ON FILE WITH THE RECORDER OF DEEDS OFFICE AT THE WASHINGTON COUNTY COURTHOUSE.
- A SPOUSE OF AN OWNER. THE DEFINITION OF A MARRIED SPOUSE INCLUDES A HUSBAND OR WIFE AS DEFINED BY THE COMMONWEALTH OF PENNSYLVANIA. COUNCIL AND/OR THE ELECTION COMMITTEE RESERVE THE RIGHT TO REQUEST DOCUMENTATION FROM ELIGIBLE CANDIDATES.

ELECTIONS WILL BE HELD IN ACCORDANCE WITH THE DECLARATION AND CODE OF REGULATIONS. BALLOTS WILL BE MAILED BY THE ASSOCIATION TO EACH UNIT OWNER.

BALLOTS MUST BE RETURNED EITHER IN PERSON OR BY MAIL TO THE QUAIL RUN OFFICE BY THE DATE SPECIFIED ON THE BALLOT. BALLOTS POSTMARKED BY THE DUE DATE WILL BE ACCEPTED. OWNERS WILL BE ALLOWED TO VOTE FOR EITHER TWO OR THREE CANDIDATES DEPENDING ON THE NUMBER OF COUNCIL POSITIONS BEING FILLED IN A SPECIFIED ELECTION. BALLOTS MUST BE SUBMITTED IN A SEALED LETTER SIZE

SECTION 38 – COUNCIL ELECTIONS AND DECLARATION/
CODE OF REGULATION AMENDMENT REFERENDUMS (Continued)

COUNCIL ELECTION (Continued)

ENVELOPE WITH THE UNIT OWNER’S STREET ADDRESS AND/OR UNIT NUMBER AND THE WORD “BALLOT” OR LIKE WORDING ON THE FRONT OF THE ENVELOPE. BALLOTS WILL BE VOIDED FOR ANY OF THE FOLLOWING REASONS:

- BALLOT SUBMITTED TO THE QUAIL RUN OFFICE OR POSTMARKED AFTER THE DUE DATE.
- BALLOTS THAT INCLUDE VOTES FOR MORE THAN THE NUMBER OF COUNCIL POSITIONS BEING CONTESTED.
- BALLOTS THAT ARE NOT IN A SEALED ENVELOPE WITH THE UNIT ADDRESS OR UNIT NUMBER ON THE OUTSIDE OF THE ENVELOPE.

MULTIPLE BALLOTS WILL BE ACCEPTED IN ONE ENVELOPE FROM OWNERS WHO OWN MORE THAN ONE UNIT. THE ENVELOPE MUST CLEARLY LIST THE STREET ADDRESS AND/OR UNIT NUMBER FOR EACH BALLOT SUBMITTED.

WRITE-IN CANDIDATES WILL BE ACCEPTED IF THE CANDIDATE VERIFIES THEIR INTEREST IN THE COUNCIL POSITION AND WHERE COUNCIL AND THE ELECTION COMMITTEE HAVE THE OPPORTUNITY TO VET THE CANDIDATE TO ENSURE THEY MEET THE ELIGIBILITY REQUIREMENTS.

THE BALLOT WILL CONTAIN THE FOLLOWING INFORMATION:

- NAME OF THE CANDIDATE
- NUMBER OF YEARS AS AN OWNER
- INCUMBENT STATUS
- LIST OF QUAIL RUN COMMITTEES SERVED
- PROFESSION
- A LIST OF QUALIFICATIONS AND REASONS FOR WANTING TO SERVE ON COUNCIL

SECTION 38 – COUNCIL ELECTIONS AND DECLARATION/
CODE OF REGULATION AMENDMENT REFERENDUMS (Continued)

COUNCIL ELECTION (Continued)

COUNCIL RESERVES THE RIGHT TO LIMIT THE BALLOT SPACE FOR THE CANDIDATE QUALIFICATIONS (I.E. A SET NUMBER OF WORDS) WITH ALL CANDIDATES SUBJECT TO THE SAME RESTRICTIONS. ANY RESPONSE WHICH TARGETS ANOTHER CANDIDATE, EMPLOYEE, RESIDENT OR INDIVIDUAL WILL BE REJECTED FOR THE BALLOT. COUNCIL MAY SET REQUIREMENTS FOR PHOTOS ON THE BALLOT PROVIDED THE SAME RULES ARE APPLIED TO ALL CANDIDATES. COUNCIL MAY SET REQUIREMENTS FOR CANDIDATE INFORMATION TO BE PROVIDED ON AN ASSOCIATION WEBSITE.

BALLOTS WILL BE PLACED IN A LOCKED BOX IN THE ASSOCIATION OFFICE EITHER IN PERSON OR BY THE ASSOCIATION STAFF. BALLOTS WILL REMAIN SEALED AND UNOPENED UNTIL TIME OF THE COUNT PERFORMED BY THE ELECTION COMMITTEE. ASSOCIATION STAFF WILL BE PERMITTED TO DOCUMENT THE UNITS THAT VOTED AS THE BALLOTS ARE PLACED IN THE BOX TO CHECK THAT UNITS DO NOT SUBMIT MULTIPLE BALLOTS OR THAT OWNERS DO NOT SUBMIT BALLOTS FOR UNITS THEY DO NOT OWN. DOCUMENTATION WILL INCLUDE THE DATE THE BALLOT WAS RECEIVED AND POSTMARKED. OWNERS CANNOT CHANGE THEIR BALLOT ONCE THE BALLOT IS SUBMITTED IN THE LOCK BOX AT THE ASSOCIATION OFFICE.

BALLOTS WILL BE MAILED TO THE UNIT OWNER OF RECORD AS SET FORTH IN THE DECLARATION AND CODE OF REGULATIONS. IF A UNIT IS SOLD BETWEEN THE TIME THE BALLOTS ARE MAILED AND THE BALLOT DUE DATE, THEN THE NEW UNIT OWNER CAN INVOKE THEIR VOTING RIGHTS BY REQUESTING A BALLOT FROM THE ASSOCIATION OFFICE. THE NEW UNIT OWNER MUST PROVIDE A COPY OF THE NEW DEED VERIFYING THEIR OWNERSHIP. THE ENVELOPE FOR THE NEW BALLOT MUST INDICATE THE STREET ADDRESS AND/OR UNIT NUMBER ALONG WITH THE CHANGE IN OWNERSHIP STATUS. IF A BALLOT WAS SUBMITTED BY THE FORMER OWNER, IT WILL REMAIN UNOPENED AND VOIDED BY THE ELECTION COMMITTEE.

SECTION 38 – COUNCIL ELECTIONS AND DECLARATION/
CODE OF REGULATION AMENDMENT REFERENDUMS (Continued)

COUNCIL ELECTION (Continued)

THE ELECTION COMMITTEE WILL BE RESPONSIBLE FOR OPENING AND COUNTING THE BALLOTS FOLLOWING ALL THE REQUIREMENTS OF THE ASSOCIATION DECLARATION, CODE OF REGULATIONS AND RULES AND REGULATIONS. THE ELECTION COMMITTEE WILL PROVIDE THE RESULTS OF THE ELECTION TO COUNCIL AND NOTIFY THE CANDIDATES AS TO THE RESULTS.

NEWLY ELECTED COUNCIL MEMBERS WILL BE INSTALLED AS PER THE REQUIREMENTS OF THE DECLARATION AND CODE OF REGULATIONS. SHOULD A CANDIDATE BE UNABLE TO OR REFUSE TO SERVE ONCE ELECTED, THEN THE COUNCIL POSITION WILL BE FILLED AS PER THE REQUIREMENTS OF THE DECLARATION AND CODE OF REGULATIONS.

SUSPENSION OF VOTING RIGHTS

COUNCIL WILL SUSPEND THE VOTING RIGHTS OF A UNIT OWNER WHO OWES ASSESSMENTS FOR FORTY-FIVE (45) DAYS OR MORE IN ACCORDANCE WITH THE CODE OF REGULATIONS, ARTICLE IV, SECTION 9.

DECLARATION OF QUAIL RUN AND CODE OF REGULATION
AMENDMENT VOTE

REFERENDUMS TO MODIFY THE DECLARATION OF QUAIL RUN OR CODE OF REGULATIONS MAY BE PUT TO HOMEOWNERS AS PER THE PROCEDURES AND REGULATIONS SET FORTH BY ARTICLE XV OF THE DECLARATION OR ARTICLE XIII OF THE CODE OF REGULATIONS.

FOLLOWING NOTIFICATION TO COUNCIL OF A PROPOSED CHANGE TO THE DECLARATION OR CODE OF REGULATIONS, THEN COUNCIL WILL HOLD A BALLOT REFERENDUM AS PER THE PREVIOUSLY STATED ARTICLES WITHIN THIRTY (30) DAYS.

SECTION 38 – COUNCIL ELECTIONS AND DECLARATION/
CODE OF REGULATION AMENDMENT REFERENDUMS (Continued)

DECLARATION OF QUAIL RUN AND CODE OF REGULATION
AMENDMENT VOTE (Continued)

REFERENDUM BALLOTS WILL BE MAILED BY THE ASSOCIATION TO EACH UNIT OWNER. BALLOTS MUST BE RETURNED EITHER IN PERSON OR BY MAIL TO THE QUAIL RUN OFFICE BY THE DATE SPECIFIED ON THE BALLOT. BALLOTS POSTMARKED BY THE DUE DATE WILL BE ACCEPTED. BALLOTS MUST BE SUBMITTED IN A SEALED LETTER SIZE ENVELOPE WITH THE UNIT OWNER'S STREET ADDRESS AND/OR UNIT NUMBER AND THE WORD "BALLOT" OR LIKE WORDING ON THE FRONT OF THE ENVELOPE. BALLOTS WILL BE VOIDED FOR ANY OF THE FOLLOWING REASONS:

- BALLOT SUBMITTED TO THE QUAIL RUN OFFICE OR POSTMARKED AFTER THE DUE DATE.
- BALLOTS THAT ARE NOT IN A SEALED ENVELOPE WITH THE UNIT ADDRESS OR UNIT NUMBER ON THE OUTSIDE OF THE ENVELOPE.

MULTIPLE BALLOTS WILL BE ACCEPTED IN ONE ENVELOPE FROM OWNERS WHO OWN MORE THAN ONE UNIT. THE ENVELOPE MUST CLEARLY LIST THE STREET ADDRESS AND/OR UNIT NUMBER FOR EACH BALLOT SUBMITTED.

BALLOTS WILL BE PLACED IN A LOCKED BOX IN THE ASSOCIATION OFFICE EITHER IN PERSON OR BY THE ASSOCIATION STAFF. BALLOTS WILL REMAIN SEALED AND UNOPENED UNTIL TIME OF THE COUNT PERFORMED BY THE ELECTION COMMITTEE. ASSOCIATION STAFF WILL BE PERMITTED TO DOCUMENT THE UNITS THAT VOTED AS THE BALLOTS ARE PLACED IN THE BOX TO CHECK THAT UNITS DO NOT SUBMIT MULTIPLE BALLOTS OR THAT OWNERS DO NOT SUBMIT BALLOTS FOR UNITS THEY DO NOT OWN. DOCUMENTATION WILL INCLUDE THE DATE THE BALLOT WAS RECEIVED AND POSTMARKED. OWNERS CANNOT CHANGE THEIR BALLOT ONCE THE BALLOT IS SUBMITTED IN THE LOCK BOX AT THE ASSOCIATION OFFICE.

SECTION 38 – COUNCIL ELECTIONS AND DECLARATION/
CODE OF REGULATION AMENDMENT REFERENDUMS (Continued)

DECLARATION OF QUAIL RUN AND CODE OF REGULATION
AMENDMENT VOTE (Continued)

IF A UNIT IS SOLD BETWEEN THE TIME THE BALLOTS ARE MAILED AND THE SPECIFIED SUBMISSION DATE, THEN THE NEW UNIT OWNER CAN INVOKE THEIR VOTING RIGHTS BY REQUESTING A BALLOT FROM THE ASSOCIATION OFFICE. THE NEW UNIT OWNER MUST PROVIDE A COPY OF THE NEW DEED VERIFYING THEIR OWNERSHIP. THE ENVELOPE FOR THE NEW BALLOT MUST INDICATE THE STREET ADDRESS AND/OR UNIT NUMBER ALONG WITH THE CHANGE IN OWNERSHIP STATUS. IF A BALLOT WAS SUBMITTED BY THE FORMER OWNER, IT WILL REMAIN UNOPENED AND VOIDED BY THE ELECTION COMMITTEE.

THE ELECTION COMMITTEE WILL BE RESPONSIBLE FOR OPENING AND COUNTING THE BALLOTS ON THE DATE SPECIFIED BY COUNCIL FOLLOWING ALL THE REQUIREMENTS OF THE DECLARATION AND CODE OF REGULATIONS. THE ELECTION COMMITTEE WILL PROVIDE THE RESULTS OF THE REFERENDUM TO COUNCIL.

IF THE AMENDMENT IS ACCEPTED BY THE HOME OWNERS MEETING ALL REQUIREMENTS OF THE BEFORE MENTIONED ARTICLES OF THE DECLARATION AND CODE OF REGULATIONS, THEN COUNCIL WILL FILE ALL LEGAL DOCUMENTS WITH THE RESPONSIBLE GOVERNMENT OFFICES AND WILL NOTIFY ALL HOMEOWNERS OF THE AMENDMENT RESOLUTION.

RECORD KEEPING

THE ASSOCIATION WILL KEEP ALL BALLOTS ON FILE FOR COUNCIL ELECTIONS FOR A MINIMUM PERIOD OF THREE (3) YEARS. ANY UNIT OWNER IS PERMITTED TO REVIEW THE BALLOTS, BUT WILL NOT BE PERMITTED TO MAKE COPIES OR TO REMOVE THEM FROM THE ASSOCIATION OFFICE.

THE ASSOCIATION WILL KEEP ALL BALLOTS RELATED TO A CODE OF REGULATIONS OR DECLARATION REFERENDUM FOR A PERIOD OF TEN (10) YEARS. ANY UNIT OWNER IS PERMITTED TO REVIEW THE BALLOTS, BUT WILL NOT BE PERMITTED TO MAKE COPIES OR TO REMOVE THEM FROM THE ASSOCIATION OFFICE.