



## **RULES AND REGULATIONS**

The rules and regulations of Bella Vista Planned Community are established by the Board of Directors for the welfare and peaceful existence of the Planned Community. More specifically, they are intended to:

1. Preserve property values
2. Promote the safety of residents
3. Maintain the overall appearance and aesthetics of the Planned Community

### **I. USE OF PROPERTY**

**A.** No home shall be used for any purpose other than as a private single-family residence or as a home office as permitted by the Township of Silver Spring

**B.** No activities shall be carried on which are offensive or in any way interfere with the rights, comfort, or convenience of others, including, but not limited to, disturbing noise, odor and vibrations, the effects of which should be contained within the home.

**C.** Activities or use of property that impairs the validity of the Associations insurance rates will not be permitted. No homeowner or tenant shall store more than one (1) gallon of any flammable oil, liquid, or fluid, such as gasoline, kerosene, carbon tetrachloride, naphtha, or benzene anywhere on the property. No kerosene heaters, explosives, fireworks, or articles deemed hazardous to life, limb or property shall be used or stored on any portion of the property.

**D.** It is intended that no solicitation is permitted within the property, except with the express permission of the Board and, regardless of the holding (by such persons), of a Township permit for such purposes.

### **II. APPEARANCE OF HOMES**

**A.** All exterior changes in the HOA require written approval from the Board prior to the start of the project. Types of alterations and/or additions requiring approval include, but are not limited to: house additions, exterior remodeling, and installation of canopies, awnings, covers, technological antennas, decks, patios, skirting, hot tubs, in-ground swimming pools, storage structures, gazebos, home generators, and solar panels.

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- B.** Exterior remodeling that includes the replacement of doors, siding, roofing, windows, shutters, guttering, mailboxes/posts, and painting different from existing color must get approval from the HOA Board. The colors chosen should be consistent with the existing neutral color scheme of the neighborhood. When replacing asphalt roof shingles, the shingles may only be replaced with asphalt shingles or metal roofing of a similar style and color to maintain harmony with the rest of the neighborhood. Written Board approval is obtained by submitting an Architectural & Landscape Request Form, which can be obtained from the Management Company. Failure to obtain written Board approval prior to making exterior changes to your property will result in removal of the exterior change and fines. All approved projects must remain active and completed within a timely manner. Dormant or unfinished projects exceeding 60 days will be subject to fines as set forth in Section V. A.
- C.** No Homeowner shall build or maintain any matter or thing on or over the common elements without the written permission of the Board. No temporary structure, fence, wall, trailer, tent, storage tank, or shed shall be allowed.
- D.** Homeowners are not permitted to erect, install, paint, or maintain any fence in their front or rear yards, or along the boundary lines of their property unless approved by the HOA Board. A fence can be defined as a structure serving as an enclosure, a barrier, or a boundary, made of a material consistent with that of the community. A fence can also be constructed from numerous trees or bushes planted closely together for the means of privacy.
- E.** Each homeowner shall keep their property in a good state of repair, order and cleanliness.  
To wit:

  - 1. Homeowners shall maintain and repair or otherwise take steps to maintain the standard of appearance of the exterior of their property at their own expense. Maintenance of the exterior appearance of each homeowner's property shall include but is not limited to: Repairing and maintaining roofing material, siding, spouting, shutters, and outdoor lighting.
  - 2. Vegetation on the property must be properly and curb area trimmed and free of weeds and debris. Homeowners are responsible for the replacement of dead shrubbery, trees, and lawn. Live, well-maintained, healthy potted plants are permitted on front porches, stoops, or steps. No potted plants healthy or otherwise shall be placed in the yard, sidewalks or visible sides of a home.

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3. All non-decorative items must be stored in a homeowner's garage and not visible from the front or side views of the home. Items include, but are not limited to, the following: trash cans, hose reels, grills, maintenance equipment, and landscaping/building materials.

### **III. PARKING, TRAFFIC CONTROL, VEHICLE RESTRICTIONS**

- A.** Commercially licensed vehicles, overnight trucks, trailers of any kind, mobile homes, boats, recreational vehicles, or vehicles that are unlicensed or inoperable may only be parked in closed garages. Recreational vehicles of any kind, including travel trailers or campers may be parked in a driveway during active season defined as April 1<sup>st</sup> through October 31<sup>st</sup>.
- B.** Vehicles should not be parked so as to block the sidewalk or access to any homeowner's driveway
- C.** The Silver Spring Township Police will assist in the enforcement of all motor vehicle rules.
- D.** Bella Vista Drive and Bianca Court have been designated for resident permit parking. See Silver Spring Township Code Part II, Article VIII § 385-67. Parking permits are issued by the HOA and are valid for two (2) years. Following application, each homeowner is eligible for two (2) parking permits for their personal use. Parking permits issued by the HOA are non-transferrable and duplication is prohibited.

### **IV. PETS AND ANIMALS**

- A.** No animals, livestock, or poultry of any kind shall be raised, bred, or kept, except that dogs or cats shall be permitted in any home, provided such dogs or cats are not bred for commercial purposes and are housed within the home.
- B.** Dogs must be kept on a leash when outside, fenced within a yard or contained on property by electronic containment methods. Dogs may not be allowed to run at large without being under full control of the owner at all times. Continuous loud barking or obnoxious behavior may be cause for removal following applicable Silver Spring, PA Township rules.
- C.** The dog owner is responsible for immediately removing all feces which should be disposed of in the homeowner's own trash.
- D.** The homeowner keeping any pet shall indemnify the Association and hold the Association harmless against any loss or liability of any kind whatsoever arising out of the maintenance of such pet.



**V. ENFORCEMENT OF RULES AND REGULATIONS**

- A.** If the management company finds that a violation has occurred, the Board shall cause a warning letter to be sent advising the Homeowner(s) of the violation. If the violation is not remedied within two weeks, an additional final warning letter will be issued. If after 30 days from the initial warning letter the violation is not remedied, or a plan of action submitted to and approved by the board for remediation, the management company will impose the following fines until remedied:
1. 50.00 for first occurrence with 30 days to remedy.
  2. Fine shall double in aggregate for every 30 days that violation is not remedied up to Maximum of 400.00 every 30 days until remedied.
    - a. Ex. 30 day fine 50.00, 30 to 60 days 100.00, 60 to 90 days 200.00, 90 days to 120 days 400.00
- B.** If the violation is of the sort that a hearing is requested or necessary, the Board will hold such a hearing, guaranteeing the Homeowner due process as described in the Bylaws
- C.** All fines will be assessed against the home or homeowner's property. Collection will be at the discretion of the Board including legal action. The cost of collecting fines, such as court costs and attorneys' fees, will be assessed against the homeowner.

**ATTEST: BELLA VISTA COMMUNITY ASSOCIATION**

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Vice-President

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President