

HERMITAGE HOMEOWNERS ASSOCIATION

COMMUNITY RULES AND REGULATIONS

1. No Living Unit Owner shall violate the Restrictive Covenants expressed in the Declarations, Covenants and Easements.
2. The walkways in front of the Living Units shall not be obstructed or used for any purpose other than pedestrian traffic.
3. No Limited or Common Area shall be paved, except for sidewalks, driveways and parking areas, and shall remain uniform with regard to original construction materials (i.e., all walks to be concrete, driveways to be black-topped, as originally constructed), except as approved by the Board of Directors.
4. No items or devices, such as toys, sheds, wood, trash containers, carriages, strollers, or any other personal articles, shall be allowed to stand unattended in any part of the Common Areas including Terrace Areas visible from the Common Areas.
5. The Limited Common Areas which are visible from the Common Areas shall not be used for a storage area. There shall be no cabinets, shelves, racks, etc. attached or freestanding which are visible from the Common Areas.
6. No fences of any kind, wall, hedge, or similar structure shall be placed, or erected upon the Properties, unless submitted to the Architectural Review Committee and approved thereby. The intention of this paragraph is that a generally open and unobstructed condition will be maintained between structures consistent with the provisions for areas of privacy. The Association reserves the right to enjoin violations of this restriction and to remove any wall, fence, hedge or planting erected or planted without compliance with the provisions of this paragraph.
7. No sign, including "For Sale" or "For Rent" signs, notice, advertisement, flag, banner or the like shall be inscribed or exposed on or at any window or other part of any Living Unit or Garage except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the Living Units without similar approval. Please notify the Hermitage Homeowners Association Board of Directors of any impending garage sales.

8. No awnings, window guards, roofs, ventilators, fans or air conditioning devices shall be used in or about the Living Unit and Garages except such as shall have been approved by the Association. Homeowners stand responsible for all above items that have been installed without approval, and do not comply with original restrictions.
9. Firewood shall be stored only in enclosed Terraces, basements, or directly beneath balconies of the Living Owner using the firewood.
10. No radio or television aerial shall be attached to or hung from the exterior of any Living Unit.
11. No overhead wires, including telephone, electrical, or television cable or otherwise may be constructed on the Properties or cross over any of the Properties. All portions of such wires not located entirely within the enclosed portion of a structure must be buried beneath the surface of the ground.
12. No exterior of any Living Unit or Garage shall be decorated by any Living Unit Owner or Lessee in any manner without prior written consent of the Association.
13. No statues, sculptures, painted trees, bird baths, carpeting, replicas of animals or other garden pottery objects of this nature may be affixed or placed upon any of the Properties or Living Units where they would be visible from any street, public roadway or Common Area without prior approval from the Association, except as stated in the Policy on Planters, Urns, Pots, Etc. dated September 22, 1986.
14. Flower planters may be placed on the Terrace Areas. Hanging plants may be attached in porch areas, but all maintenance shall be at the homeowners' expense.
15. Planters may be placed on deck or attached to deck walls. If placed on railings, planters must be secured to railings. All maintenance shall be at the homeowners' expense.
16. Planters may be placed on walls but not on wooden fences. For maintenance purposes, no attachments of any kind are to be secured to any wooden fences.
17. No planters or plantings may be placed outside of patio or terrace areas.
18. Any trees or shrubbery planted in Limited Common Areas must first be approved by the Association.

19. The existing slope or conformation of any of the properties shall not be altered, nor shall any structure, retaining wall, planting or other activity be taken which retards, changes or otherwise interferes with the natural flow of surface or drainage waters to the actual or threatened injury of any portion of the Properties, or which creates erosion or sliding problems. All slope or conformation work shall be subject to the applicable Ordinances of the Township.
20. No trees shall be cut, nor shall there be any substantial destruction of natural vegetation on any of the Properties without written consent from the Architectural Review Committee.
21. No trailers, basement, tent, shack, garage, barn, or other outbuilding shall be built on any Living Unit or Limited or Common Area at any time, either of a temporary or permanent character.
22. There shall be no additional outdoor lighting without prior approval of the Architectural Review Committee and Board of Directors.
23. Umbrellas may be placed on decks but must be secured and closed when not in use.
24. Only the approved storm/screen door may be installed.
25. Swimming pools require approval by the Architectural Review Committee and Board and all approved pools must comply with the rules and regulations and standards.
26. No Living Unit Owner or Lessee shall sweep, drop, shake or throw or permit to be swept, dropped, shaken or thrown from his Living Unit, garage or from the doors or windows thereof, any dirt or other substance.
27. All refuse and garbage shall be placed in closed containers or plastic bags, tied, and disposed of only at such times and in such manner as the Association may direct. Burning of trash or refuse is prohibited. Wet garbage shall be deposited in the Living Unit Owner's garbage disposal unit whenever possible. Trash cans are highly recommended.
28. No Living Unit Owner shall violate the Architectural Control procedures and guidelines.

29. Subject to the terms of the Paragraph 29, Living Unit Owners may keep domestic birds and animals in their Living Units provided such birds and animals are neither dangerous nor poisonous. In no event shall dogs or other animals be permitted in any of the public portions of the Properties unless carried or on a leash. Each Living Unit Owner keeping or harboring any bird or animal on the Properties shall indemnify the Association and hold them harmless against any loss or liability of any kind whatsoever arising from or growing out of having such bird or animal on the Properties. If a dog or other animal becomes obnoxious to other Living Unit Owners by barking or otherwise, the owner thereof shall cause the problem to be corrected or if it is not corrected, such owner, upon written notice by the Association, will be required to remove the animal or take such other steps as the Association may direct.
30. No Living Unit Owner or Lessee shall make or permit any noises that will unreasonably disturb or annoy the occupants of any of the other Living Units or do or permit anything to be done which will unreasonably interfere with the rights, comfort or convenience of the other Living Unit Owners.
31. Except as needed to prevent an accident, no Living Unit Owner or Lessee shall cause or permit the blowing of any horn from any vehicle of which its guests or family shall be occupants, approaching or upon any of the driveways or parking areas serving the Properties.
32. The agents of the Association and any contractor or workman authorized by the Association may enter any Owner's Limited Common Area at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Restrictions, Covenants and Easements.
33. No contractor or workman employed by a Living Unit Owner shall be permitted to do any work in any Living Unit (except for emergency repairs) between the hours of 6:00 p.m. and 8:00 a.m. or on Sundays or legal holidays if such work is likely to disturb the occupants of any other Living Units, without the prior written permission of the Association.
34. No noxious or offensive activity shall be carried on upon any of the Properties, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the other Living Unit Owners. The decision as to whether any activity is noxious or offensive shall be decided exclusively by the Association's Board of Directors in such manner as it may elect to make such decision.

35. Living Unit Owners or Lessees shall be held responsible for the actions of their minor children and their guests and any damage to any portion of the Properties caused by minor children of Living Unit Owners or Lessees or thier guests. Such damage shall be repaired at the expense of such Living Unit Owner or Lessee.
36. No Living Unit Owner or Lessee shall use or permit to be brought into any buildings any inflammable oil or fluid, such as gasoline, kerosene, carbon tetrachloride, naptha or benzine, or explosives, fireworks or articles deemed extra hazardous to life, limb or property, without in each case obtaining the prior written consent of the Association.
37. The expense for repair of any damage to any Living Unit Exterior or the Common or Limited Common Areas shall be paid by the Living Unit Owner or Lessee responsible for such damage.
38. Each parking space, as defined in the Declaration, is intended to be, and shall be, used only for the parking of four-wheeled vehicles, bicycles, and motorcycles belonging to the owner of the parking space, or his family or guests. A parking space shall not be used for the parking of motor homes, snowmobiles with or without trailers, boats or boating or other equipment, or for general storage purposes. The Living Unit Owners, their employees, servants, agents, visitors, licensees and the living Unit Owners' families will obey any traffic regulations promulgated in the future for the safety, comfort, and convenience of the Living Unit Owners. No cover shall be permitted on any four-wheeled vehicle, bike or motorcycle parked in any parking space, without prior written consent of the Association.
39. No boat, boat trailer or trucks shall be parked on any area, other than areas designated by the Association.
(NOTE: The Association has not designated any such area.)

40. No Unit Owner shall violate the following parking rules:
- (a) Parking on Homeowners' Association property is in the designated areas only. These areas are defined in the Declaration.
 - (b) Residents must respect other assignees parking spaces.
 - (c) Parking is prohibited as follows:
 - (1) All parking in other than designated areas.
 - (2) Straddling sidewalks entering parking areas.
 - (d) Curb parking will be permitted for guests. Safety must be a primary consideration and be the responsibility of the host resident. It is important that all guests be considerate of the residents and visa versa.
 - (e) Homeowners and their guests are prohibited from parking on any lawn areas, including the peanuts.
41. Roads located upon the Properties have a 15 m.p.h. speed limit.
42. Complaints regarding the management of the Properties or regarding actions of other Living Unit Owners shall be made in writing to the Association.
43. Article IV, Sec. 1(c). Leasing
Without intending to limit the provisions of the Declaration, the following additional restrictions are imposed:
- (a) No Living Unit shall be leased to more than two unrelated persons.
 - (b) Prior to executing a lease with a tenant, the Owner of the Living Unit shall submit a "Lessee Information" Form to the Association. The form shall contain the Owner's permanent address, the house number which is to be leased, the prospective tenant's name, his last known address, employer, number of children under the age of 21 years, the number and kind of pets to be housed in the Living Unit and whether the monthly maintenance fee is to be paid by the Owner or Tenant.
44. Skateboards, roller skates, unlicensed motor vehicles, ATV's shall not be allowed on any Limited Common Area or Common Area. This restriction includes the tennis courts, all streets, driveways and sidewalks.
45. In the event of an insurance loss, homeowners are required to notify the Association and the Association's insurance carrier, in writing, within ten (10) days of the occurrence, or knowledge thereof, whichever occurs last. The written notification should be mailed to the attention of the Board of Directors, Hermitage Homeowners Association, 1165 St. Andrews Road, Bryn Mawr, PA 19010.

46. Homeowners who have not paid their monthly Association Fee by the fifteenth (15th) of the month will be billed an automatic reminder charge of \$15.00.

Approved 5/16/90