

Quail Run Condominium Association

199 Quail Run Road, Venetia, PA 15367

www.quailrunpeters.com

Summary of Ownership Addendums

Section 34 and 37

Summary of Ownership Revisions

June 2, 2025

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Sections 34 and 37 on June 2, 2025

Section 34 – Quail Run Rules

Parking and Vehicle Usage Rules

A vehicle belonging to or being leased by a unit owner, or to a member of a unit owner's family, guest, tenant, contractor or representative, may not be parked in such a manner as to impede or prevent ready access to other parking spaces. A vehicle belonging to a unit owner, or to a member of a unit owner's family, ~~or~~ guest, tenant, contractor or representative, cannot be parked or driven on any unpaved ~~grass~~ areas, common areas, or any other areas other than designated parking areas.

The parking area (“pool parking area”) along Sandpiper Lane across from Building 5 (101-111 Sandpiper Lane) and adjacent to the swimming pool and office/clubhouse building between the clubhouse driveway and Quail Run Road is designated for parking for pool patrons and guests to the office/clubhouse building. The Association Council or staff may enforce no parking restrictions within the pool parking area at any time it deems necessary to reserve parking for pool patrons or events.

Section 37 – Fines and Enforcement

Unit owners who violate the regulations of Section 34 by parking or storing a vehicle not permitted under Section 34 will be subject to fines. Fines will begin with an initial fine of \$50.00, and will increase incrementally by \$25.00 for each calendar week that the vehicle remains in a common or limited common area. The Association may at its discretion file a report with Peters Township to have the vehicle removed under laws provided by the municipality and the Commonwealth of Pennsylvania. Unit owners will be responsible for violations of guests or tenants to their property.

Unit owners who violate the regulations of Section 34 by utilizing a tarp, car cover or similar covering to cover a vehicle will be subject to fines. Fines will begin with an initial fine of \$25.00, and will increase incrementally by \$25.00 for each calendar week that the tarp, car cover or similar covering remains in place. Unit owners will be responsible for violations of guests or tenants to their property.

A unit owner(s) who violate the regulations of Section 34 by parking or driving a vehicle either partially or fully onto or within an unpaved area will be subject to the following fines:

- A fine of \$25.00 for each occurrence where two of the vehicles tires are parked or driven onto or within an unpaved area.
- A fine of \$50.00 for each occurrence where three or more of the vehicles are tires are parked or driven onto or within an unpaved area.

- A fine of \$100.00 for each occurrence where a truck with three or more of the vehicles tires are parked or driven onto or within an unpaved area. A truck is defined as a vehicle with more than three axles and/or more than four tires.

In addition to any fine(s), an owner will be responsible for the Association's cost to restore any damaged areas to their original condition.

A unit owner(s) who park their vehicle(s) in the pool parking area as referenced in Section 34 at days and times designated with no parking restrictions by the Association Council or staff will be subject to a fine of \$25.00 for each occurrence. Vehicles belonging to or leased by the family, guest(s) or employer of an owner will be subject to ticketing and/or towing by the Association or the Peters Township Police Department.

Sections 26 and 37
Summary of Ownership Revisions
June 2, 2025

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Sections 26 and 37 on June 2, 2025:

Section 26 – Awnings

SPECIFICATIONS AND SUPPLIERS

Only the authorized suppliers and installers listed in this section are permitted to install, maintain or remove awnings in Quail Run. An owner wishing to use a supplier and/or installer not currently authorized may petition the Council to approve the new supplier or installer. All awnings must be installed by a professional and insured contractor specializing in awning installation. Self-installations by homeowners or installations by a contractor not specializing in awning installation, defined as less than fifty-percent (50%) of their business, will not be considered by Council and are not permitted.

A fixed frame awning is defined as a professionally manufactured and installed welded metal frame attached in a fixed position to the building and deck that is finished with a durable fabric cover.

A retractable awning is defined as a professionally manufactured and installed cantilevered awning supported entirely from a building mounted support system. The awning may be retracted on a roll or mechanically folded into the building mounted support system.

The following suppliers and installers are authorized by the Association to work in Quail Run:

- Country Canvas Awnings
72 Davis School Road
Washington, PA 15301
(724) 228-2707
www.countrycanvasawnings.com
- Mt Lebanon Awning
5309 Thoms Run Road
Presto, PA 15142
(412) 221-2233
www.mtlebanonawning.com

COUNCIL REVIEW

An owner must obtain approval of the Association Council prior to a new awning installation or replacement of an existing awning canopy or structure. Written requests must be sent to the Quail Run office by mail, hand delivery or e-mail to obtain Council's approval for installation. The written request at a minimum should include the awning supplier/installer information, fabric type and color, awning type and awning dimensions and details. An owner wishing to use an awning fabric manufacturer, color or style not currently authorized may petition the Council to approve a new fabric color or style. Once an awning is approved, then the Council will provide written approval to the owner. An awning installation cannot begin until written approval is provided.

An owner installing a new awning or replacing an existing awning on a building that has another existing approved awning in place must match the style and color of the existing awning. Council may waive or amend this requirement on a case-by-case basis as necessary to ensure an attractive look that enhances the community. If a color or style of an existing awning is no longer manufactured, then the Council will make the final selection and determination of the permissible awning color and style for any new or replacement awnings for such building.

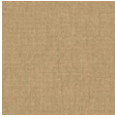
AWNING SPECIFICATIONS

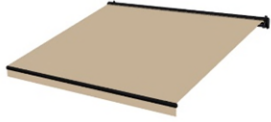
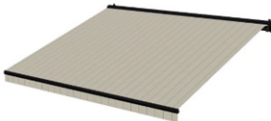
Only steel and aluminum frames and support structures are permitted for fixed frame and retractable awnings following all requirements of this section. Only canvas or fabric awnings are permitted. Awnings may only be installed to the rear of the unit over wood or composite decks with a railing. Awnings over a window(s), front entry or any other exterior area is not permitted. Awnings over a concrete patio, concrete patio slabs or over a lawn area are not permitted.

The following colors and patterns are permissible:

- For buildings with beige siding (Buildings 1 through 7, 11, 26 through 39 and 41 through 50):

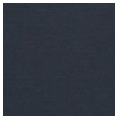
Table 26-1 – Buildings with Beige Siding Permissible Awning Colors and Styles

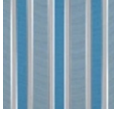
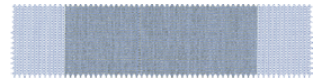
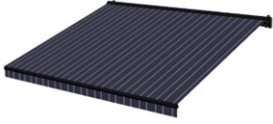
	Manufacturer	Color/Style Name	Color/Style Number
	Sunbrella	Heather Beige	4672-0000
	Sunbrella	Marco Sandstone	4706-0000
	Sunbrella	Heather Beige Classic	4954-0000
	Sunbrella	Westfield Mushroom	4817-0000
	Tempotest	Beige	T-52
	Tempotest	Champagne Brown	T-5371/106

	Tempotest	Desert Dune Blend	T-5398/930
	MaxShade (Retractable Only)	Linen	
	MaxShade (Retractable Only)	Café Beige	
	MaxShade (Retractable Only)	Khaki Beige	

- For buildings with blue siding (Buildings 8 through 10, 12 through 25 and 40):

Table 26-2 – Buildings with Blue Siding Permissible Awning Colors and Styles

	Manufacturer	Color/Style Name	Color/Style Number
	Sunbrella	Navy	4626-0000
	Sunbrella	Captain Navy Natural Classic	4902-0000
	Sunbrella	Baycrest Pacific	4993-0000

	Sunbrella	Baycrest Sun	4992-0000
	Tempotest	Navy	T-75
	Tempotest	Sapphire	T-87
	Tempotest	Carbon Blue Blend	T-5398/ 107
	Tempotest	Cloudy Sky Blend	T-5398/ 17
	MaxShade (Retractable Only)	Café Navy	

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.

Non-retractable, fixed frame awning structures must be anchored into the second story floor joists and/or studs and to the building deck (cantilever deck) or building deck and ground (ground level decks or patios) meeting all applicable manufacturer specifications and building codes. Ground mounted posts placed in the ground must be anchored with a concrete footer. Anchors or connections into the soffit or anchored into the siding only are not permitted. The owner will be responsible for any repairs to the building occurring as a result of the awning installation.

Retractable awning structures must be anchored into the second story floor joists and/or studs with brackets and lag bolts meeting all applicable manufacturer specifications and building codes. Anchors or connections into the soffit or anchored into the siding are not permitted. Anchors or connections attached to the roof or above the top floor windows are strictly prohibited. The owner will be responsible for any repairs to the building occurring as a result of the awning installation.

Retractable awning full cassette or semi-cassette protection covers are permitted. The full cassette or semi-cassette must be the manufacturer's or installer's recommended cassette provided specifically for the awning being installed. Cassette or semi-cassette anchors, attachments and supports must be installed

according to the manufacturer's instructions and must meet all Association and local building code requirements.

The electrical power source for a retractable awning must be provided from a new or existing GFCI outdoor electrical outlet installed within eight-feet of the awning power supply. New electrical outlets must be installed by a professional, licensed electrician meeting all applicable municipal building codes. The power cord to the awning power supply must be installed to minimize the slack and be hidden from view against the door frame and/or window frames.

Retractable awnings utilizing motion sensor and/or wi-fi communication technology are permitted following all manufacturer requirements and recommendations. The dependence on and use of wi-fi technology and devices does not remove the owner's responsibility to ensure the awning is retracted for weather and wind conditions. The owner will be responsible for ensuring that the retractable awning is closed when weather conditions require or when it is not in use. The owner will be responsible for any damage to the building, limited common or common areas caused by a retractable awning that fails due to wind and weather conditions.

ALLOWABLE AWNING DIMENSIONS FOR CANTILEVER DECK

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:

Table 26-3 – Permissible Awning Dimensions for a Cantilever Deck

Unit Width	Awning Required Width	Awning Required Extension From Unit
15 Feet	Match Width of Existing Deck	See Notes 2 through 4
17 Feet	Match Width of Existing Deck	See Notes 2 through 4
20 Feet	Match Width of Existing Deck	See Notes 2 through 4

Note 1: Awning widths less than the width of the existing deck as measured between the inside edges of the existing railings perpendicular to the building are not permitted.

Note 2: The awning extension must match the existing deck length as measured from the exterior face of the building to the outside edge of the outside railing parallel to the building. Awning extensions less than the existing deck length are not permitted.

Note 3: The required extension from the unit for a fixed frame awning and all components must correspond to the existing deck length for the unit and shall not be greater than the distance from the building to the outside edge of the deck railing. A fixed frame awning extension from the building cannot be less than the existing deck length.

Note 4: The required extension from the unit for a retractable awning and all components must correspond to the existing deck length. Retractable awnings must not extend more than six (6) inches past the outside edge of the outside railing parallel to the building. The

minimum extension from the unit for a retractable awning is to be within six (6) inches from the outside edge of the outside railing. Retractable awnings must be retracted when not in use. Retractable awnings must be retracted during any National Weather Service storm watch or warning; during any thunderstorm, rain or hail weather event; when wind speeds or gusts exceed fifteen (15) miles-per-hour (mph); during any snow or ice event or when weather conditions exceed the specifications provided by the awning manufacturer.

ALLOWABLE AWNING DIMENSIONS FOR GROUND LEVEL DECK

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:

Table 26-4 – Permissible Awning Dimensions for a Ground Level Deck

Unit Width	Awning Required Width	Awning Required Extension From Unit
15 Feet	Match Width of Existing Deck	See Notes 2 through 4
17 Feet	Match Width of Existing Deck	See Notes 2 through 4
20 Feet	Match Width of Existing Deck	See Notes 2 through 4

Note 1: Awning widths less than the width of the existing deck as measured between the inside edges of the existing railings perpendicular to the building are not permitted.

Note 2: The awning extension from the unit for a fixed frame awning is as follows:

- o For a deck measuring twelve (12) feet from the building face to outside railing – The awning must be a minimum of six (6) feet and no longer than eight (8) feet as measured from the exterior face of the building to the outside edge of the awning and awning structure.
- o For a deck measuring sixteen (16) feet from the building face to outside railing – The awning must be a minimum of ten (10) feet and no longer than twelve (12) feet as measured from the exterior face of the building to the outside edge of the awning and awning structure.
- o All fixed frame awnings on a building must extend to a fixed dimension such that the outside edge of the awning and awning structure for all awnings in the building form a straight line across the back of the building.

Note 3: The awning extension from the unit for a retractable awning is as follows:

- o For a deck measuring twelve (12) feet from the building face to outside railing – The retractable awning must be a minimum of six (6) feet and no longer than eight (8) feet as measured from the exterior face of the building to the outside edge of the awning and awning structure.
- o Deck measuring sixteen (16) feet from the building face to outside railing – The retractable awning must be a minimum of ten (10) feet and no longer than

twelve (12) feet as measured from the exterior face of the building to the outside edge of the awning and awning structure.

- o All retractable awnings on a building must extend to a fixed dimension such that the outside edge of all fixed frame and retractable awnings and awning structures in the building form a straight line across the back of the building.

Note 4: The required extension from the unit for a retractable awning and all components must correspond to the dimensions provided in Note 3. Retractable awnings must be retracted when not in use. Retractable awnings must be retracted during any National Weather Service storm watch or warning; during any thunderstorm, rain or hail weather event; when wind speeds or gusts exceed fifteen (15) miles-per-hour (mph); during any snow or ice event or when weather conditions exceed the specifications provided by the awning manufacturer.

AWNING MAINTENANCE

Awning canvases must be maintained in clean and good condition with no tears, patches, visible stitching fading or discoloration. The awning fringe must be intact with no tears or signs of deterioration. Awnings on a fixed frame and with an extension of seven (7) or more feet from the building must be removed and stored by a Quail Run authorized professional awning contractor between November 1st and April 1st each year due to the potential for collapse from snow loads. It is recommended, but not required, that fixed frame awnings with an extension of less than seven (7) feet from the building be removed and stored by a Quail Run authorized professional awning contractor between November 1st and April 1st.

Awnings must be kept clean from dirt, mold and mildew. Powerwashing awnings while attached to the building structure is not permitted.

Awning frames must be kept in good condition with industry standard and secure attachment(s) to the building, deck and/or ground. All posts and supports must be in good condition, unbent and rust free.

Awning frames must be in use with an awning in place at a minimum between May 1st and October 1st. Awning frames that do not have an awning for more than thirty consecutive (30) days between May 1st and October 1st must be removed.

Retractable awning operation motors, hardware and control switches must be maintained and in operational working order at all times.

Retractable awnings must be retracted when not in use. Retractable awnings must be retracted during any National Weather Service storm watch or warning; during any thunderstorm, rain or hail weather event; when wind speeds or gusts exceed fifteen (15) miles-per-hour (mph); during any snow or ice event; or when weather conditions exceed the specifications provided by the awning manufacturer. Owners will be responsible to reimburse the Association for damage caused to an Association building, common element or limited common element caused by damage from an open and extended retractable awning that is not closed.

CANOPY TENTS, FREESTANDING AWNINGS AND UMBRELLAS

A canopy tent is defined as a portable shelter made of fabric or other similar material stretched over a supporting framework of poles and stabilized or secured to the ground with cords or stakes. Canopy tents include a portable gazebo, frame tent, free standing awning or marquee.

Canopy tents are permitted on ground level decks provided the tent has four metal posts in a square or rectangular shape. A canopy tent must be securely mounted to the deck using metal anchors screwed into the deck in combination with weighted sandbags or similar items. The canopy portion of the canopy tent must be taken down between November 1st and April 1st. Canopy tents with a retractable canopy, a non-square or rectangular shape or a retractable canopy are not permitted. Canopy tents are not permitted in lawn areas or over concrete patio slabs.

Patio umbrellas are defined as an umbrella made for home outdoor leisure use. Patio umbrellas include cantilever, offset cantilever and auto tilt umbrellas. Patio umbrellas are permitted provided the umbrella has a manufactured weighted base constructed to correspond with the umbrella manufacturer and model utilized. Patio umbrellas may not extend over the edge of a deck. Umbrellas must be closed when not in use.

Umbrellas and canopy tents must be in good, clean condition and meet all Association requirements for awning maintenance.

All other freestanding structures which are greater than six (6) feet in height or width, and provide a covering to the deck not meeting the requirements of this section are prohibited without the approval of the Council.

Section 37 – Fines and Enforcements

Section 26 – Awnings

The regulations of Section 26 pertaining to specification and suppliers, Council review, awning specifications and allowable awning dimensions for cantilever and ground level decks apply to any and all awnings installed on or after March 1, 2023.

The regulations of Section 26 pertaining to awning maintenance apply to any and all existing and future awnings.

The regulations of Section 26 pertaining to canopy tents, freestanding awnings and umbrellas apply to any and all existing or future referenced items.

Unit owners who violate the regulations of Section 26 will be subject to the following fines and actions:

- Owners with an awning in violation of any awning specification, an awning not installed by an authorized supplier or installer or an awning installed without Council approval will be subject to the following:
 - o Removal by the Association at the owner's expense with a minimum cost of \$250.00, or
 - o A monetary fine of \$50.00 per day that the awning remains in place after notification by the Association, or
 - o Both removal at the owner's expense and a monetary fine

- A retractable awning that is open less than or in excess of the permissible length will be subject to a warning for the first violation, a fine of \$25.00 for the second violation, and an incrementally increasing fine of an additional \$25.00 added for each subsequent violation after the second violation. Residents who repeatedly extend a retractable awning below or beyond the maximum width and are issued five (5) or more violations are subject to the Association removing the awning at the owner's expense.
- A retractable awning that is open during wind or weather conditions in violation of the allowable awning dimensions and awning maintenance regulations will be subject to a warning for the first violation, a fine of \$25.00 for the second violation, and an incrementally increasing fine of an additional \$25.00 added for each subsequent violation after the second violation. The owner will be responsible for reimbursement to the Association for any costs related to damage to the building attributable to a retractable awning that is open during wind or weather conditions.
- Awning frames not in use with an awning in place between May 1st and October 1st must be removed by the owner. Awning frames not removed within thirty (30) days of notification by the Association will be subject to removal by the Association at the expense of the owner. The minimum cost for removal is \$250.00.
- Canopy tents or umbrellas not meeting the provisions of this section will be subject to a minimum fine of \$25.00 per day that the apparatus is in violation.
- The Association will immediately remove any awning, awning frame or structure, tent or umbrella structure that is deemed to be a safety hazard or potential safety to residents and/or property or deemed a potential hazard to the structural integrity of the building or any element of the building or a deck at the owner's expense. The minimum cost for removal is \$250.00.
- An owner with an awning in violation of the awning maintenance provisions will be subject to the following:
 - o The Association will provide a written notification providing the owner with fourteen (14) calendar days to correct the violation. This is not applicable to any condition that is deemed a safety hazard or potential safety hazard or a potential hazard to the structural integrity of a building element.
 - o A monetary fine of \$50.00 issued after the fourteen (14) calendar day period to correct the violation has expired and the violation remains. The owner will be subject to an additional fine of \$50.00 per week that the violation is not corrected. After a period of six (6) weeks from the initial notification, then the Association may remove the awning that is in violation at the owner's expense with a minimum cost of \$250.00.

Section 10
Summary of Ownership Revisions
March 25, 2024

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Section 10 on March 25, 2024:

Section 10 – U.S. Postal Service, Mailboxes and Package Deliveries

The United States Postal Service's Post Office for the community is located at 500 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. A mail slot on any door or exterior building location, a building mounted mailbox and/or a post mounted mailbox are prohibited, except for the post mounted mailboxes provided by the postal service and for a post mounted mailbox and a building mounted mailbox(es) serving the Quail Run office. The post mounted mailboxes are owned by the United States Postal Service. Requests for mailbox keys must be made to the Postal Service.

A package delivery box ("box") is defined as a container specifically designed and marketed to hold packages delivered by shipping and delivery companies to Association residents. A package delivery box is also known as a parcel drop box, package box or other similar terms. A package delivery box is permitted in Quail Run under the following provisions:

- The package delivery box must be commercially made and designed to be a package delivery box. The box must be made of plastic, metal or a similar material made for outdoor use. The box must be beige or black blending with the surrounding area. The box must be no larger than 24" width x 30" height x 18" depth. The box may have a locking mechanism. The box may not be bolted or mounted to the building or a hard pavement surface.
- The package delivery box must be placed in a location in front of the unit that does not impede access to the unit or any adjoining units. The preferred location for the box is in an area shielded by landscaping. The box may be placed to the side of a building or in another alternate location with approval from the Association, if a suitable location in front of the unit is not available.

Section 21
Summary of Ownership Revisions
March 25, 2024

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Section 21 on March 25, 2024:

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. The Property Manager may adjust the pool operational schedule for reasons including, but not limited to, weather conditions, lifeguard availability or pool maintenance needs.

Pool passes will be made available to the following at a rate set by the Property Manager subject to Council approval:

- Property owners in Quail Run as listed on the deed to the property.
- Immediate family members of a property owner whose primary residence is with the property owner. The Association staff may ask for proof-of-residency.
- Tenants of a property owner and their immediate family members whose primary residence is in Quail Run with the tenant. The Association staff may ask for proof-of-residency.

Pool passes may be made available to additional family members or individuals affiliated with property owners in Quail Run as defined and at a rate set by the Property Manager subject to approval by Council.

The price for pool passes will be set by the Property Manager subject to approval by the Council.

The Property Manager may develop an application, waiver form and/or other documentation to be completed by all pool pass holders as needed to effectively operate the pool. The Association may deny pool privileges for a pool pass holder(s), if the forms are not completed.

Pool passes are valid for one (1) season defined from May to September. Owners can renew their passes each year after the initial purchase of a tag. New owners or residents must purchase a new tag from the Association.

Pool passes may be sold to residents living in neighborhoods adjoining Quail Run in an area bounded by Sugar Camp Road, Brookwood Road, Brush Run Road and the Arrowhead Trail subject to approval by and a pool pass price set by Council. Pool passes may not be sold to the general public.

Pool guest passes may be made available to pool pass holders as per policy and at a price rate as set by the Property Manager subject to approval by the Council. The guest pass is payable to the pool staff upon entering the pool area. A guest must be using the pool with a Quail Run resident.

Unit owners who owe monthly assessment fees and/or fines or have an outstanding financial obligation or violation 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 pool pass holders and their guests ~~persons~~ must obey the instructions of the lifeguard and/or Property Manager. Poolside decisions made by the lifeguard and/or Property Manager 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 and result in the offender's pool pass and pool use privileges immediately being revoked. The Association will follow any revocation of pool privileges with a notification in writing to the offender. The offender can appeal any decision to revoke pool privileges to the Association Council in writing within fourteen (14) calendar days of receipt of the written notification from the Association. All appeals decisions made by the Council will be final.
- Children ~~ten~~ twelve (12) 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.
- A pool pass must be present with the owner when utilizing the pool and available for inspection by the Association staff upon request. Persons with a pool pass not properly registered will not be admitted to the pool.

Sections 28 and 37
Summary of Ownership Revisions
June 26, 2023

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Sections 28 and 37 on June 26, 2023:

Section 28 – Installation of Swings, Tents and Free Standing Structures

A free-standing or structure mounted outdoor playset is defined as a structure erected outside for children to play on and around. An outdoor playset may consist of, but is not limited to, components consisting of towers, bridges, ladders, sandboxes, slides, swings and monkey bars. An outdoor playset is not permitted in common or limited common elements. An outdoor playset may not be stored in a common or limited common element. The Association owned playground and any future Association owned playgrounds are exempt from this regulation. The Association will maintain its playground to meet all federal, Commonwealth and Township laws, guidelines and specifications.

An outdoor playhouse is defined as a scaled-down replica of full sized homes. An outdoor playhouse is not permitted in common or limited common elements of Quail Run. An outdoor playhouse may not be stored in a common or limited common element.

A tree house is defined as a structure built on the trunk or in the branches of a tree at any height off of the ground for children to gather, play or sleep. Tree houses are not permitted in all common and limited common elements.

A tent is defined as a portable shelter made of cloth or similar material supported by one or more poles and stretched tight by cords or loops attached to pegs driven into the ground. A tent is not permitted to be set up or stored in any common or limited common element.

Section 37 – Fines and Enforcement

Section 28 – Installation of Swings, Tents and Free Standing Structures

A unit owner who violates the regulations pertaining to the installation of swings, tents and free standing structures will be subject to the following fines and actions:

- A monetary fine of \$50.00 upon the initial violation of an outdoor playset installation or storage placement with an additional fine of \$50.00 for each calendar day that the outdoor playset installation is in violation.
- A monetary fine of \$50.00 upon the initial violation of an outdoor playhouse installation or storage placement with an additional fine of \$50.00 for each calendar day that the outdoor playhouse is in violation.
- A monetary fine of \$50.00 upon the initial violation of a tree house installation with an additional fine of \$50.00 for each calendar day that the tree house is in violation. In addition, the owner will be responsible for all costs the Association incurs to trim, treat or remove damage to a tree caused by the tree house installation. A monetary fine of \$50.00 per inch diameter of tree branch cut by the owner to install the tree will be levied with a minimum fine of \$100.00.

- A monetary fine of \$25.00 upon the initial violation of a tent installation or storage placement with an additional fine of \$25.00 for each calendar day that the tent is in violation.
- The Association may choose to remove an outdoor playset, outdoor playhouse, tree house or tent that presents a potential hazard to safety of owners, residents, staff or contractor personnel. The violating owner will be responsible for all costs associated with the Association's work to remove the structure. The Association will notify the owner of the removal. The Association will hold the violating structure for ten (10) calendar days after notification, except tree houses. Tree houses will be immediately disposed of. If the owner does not claim the violating item within ten (10) calendar days, then the Association may dispose of the violating item with the owner responsible for all disposal costs.

Sections 35 and 37
Summary of Ownership Revisions
June 26, 2023

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Sections 35 and 37 on June 26, 2023:

Section 35 – Portable Storage Containers, Trash Dumpsters and Other Temporary Facilities

Inflatable Play Structure

An inflatable play structure is defined as a temporary or permanent inflatable facility supported by air that is filled with air utilizing a pump or compressor. An inflatable play structure includes, but is not limited to, bounce houses, bouncing houses, jumping castles, jumpers, bouncy castles, moon bounces, moonwalks, inflatable slides, inflatable water slides, inflatable obstacle courses, giant games, and carnival games and similar structures. An inflatable play structure(s) are not permitted in any common element or limited common element area under any circumstance.

Swimming Pool

A swimming pool is defined as structure designed to hold water to enable swimming or other leisure activities.

An inflatable swimming pool is defined as an air supported structure which contains or is capable of containing water for swimming or other leisure activities. An inflatable swimming pool is permitted up to a maximum size of ten (10) feet x six (6) feet with a maximum depth of two (2) feet.

A plastic swimming pool is defined as a plastic structure which contains or is capable of containing water for swimming or other leisure activities. A plastic swimming pool is permitted up to a maximum size of a five (5) foot diameter (round) or five (5) foot by five (5) foot (square) sides with a maximum depth of two (2) feet.

A mini pool is defined as a metal or composite material frame structure with a canvas or similar lining which contains or is capable of containing water for swimming or other leisure activities. A mini pool is permitted up to a maximum size of a five (5) foot diameter (round) or five (5) foot by five (5) foot (square) sides with a maximum depth of two (2) feet.

A permitted swimming pool can be located on the ground in a common or limited common area that does not impede access to another unit, damage landscaping or impede or infringe on the use and enjoyment of another owner in a limited common or common area. A permitted swimming pool may not use a continuous pump for non-stop inflation or for circulating or churning water.

A permitted swimming pool must be drained when not in active use by swimmers who are in the water or adjacent to the pool area. An inflatable pool must be deflated when not in use. A mini pool must be collapsed and folded when not in use. A permitted pool may be stored in a back patio area provided it is in a position that does not collect water. Children under eight (8) years of age must have a supervising adult at least eighteen (18) years of age within ten (10) feet of the pool at all times the pool is in use.

All swimming pools not meeting the requirements of this section are not permitted in common element or limited common element under any circumstance. The Association owned swimming pool is exempt from

the regulations of this section. The Association will maintain its swimming pool to meet all federal, Commonwealth and Township laws, guidelines and specifications.

Section 37 – Fines and Enforcement

Section 35 – Portable Storage Containers, Trash Dumpsters and Other Temporary Facilities

A unit owner who violates the regulations pertaining to other temporary facilities will be subject to the following fines and actions:

- A monetary fine of \$50.00 upon the initial violation of an inflatable play structure with an additional fine of \$50.00 for each calendar day that the inflatable play structure is in violation.
- A monetary fine of \$25.00 upon the initial violation of a swimming pool placement with an additional fine of \$25.00 for each calendar day that the swimming pool is in violation.
- The Association may choose to remove an inflatable play structure or swimming pool that presents a potential hazard to the safety of owners, residents, staff or contractor personnel. The violating owner will be responsible for all costs associated with the Association's work to remove the structure. The Association will notify the owner of the removal. The Association will hold the violating structure for ten (10) calendar days after notification. If the owner does not claim the structure within ten (10) calendar days, then the Association may dispose of the violating structure with the Association responsible for all disposal costs.

Section 11
Summary of Ownership Revisions
May 31, 2023

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Section 11 on May 31, 2023:

Section 11 – Quail Run Communications

The Association may utilize a website or other form(s) of electronic media to provide pertinent information of interest to the community. The Association may choose to publish a newsletter at the Council's discretion. The Council has final jurisdiction over the content and format, advertising and utilization of information. Council has the right to reject content or advertising considered misleading, offensive, controversial or not in the best interests of the Association.

Section 9
Summary of Ownership Revisions
February 27, 2023

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Section 9 on February 27, 2023:

Section 9 – Quail Run Condominium Association Monthly Assessment

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 as follows:

- A late charge of \$15.00 will be added for a unit owned by a resident owner(s) who resides in the unit with the delinquent account. A resident owner unit is defined as an owner(s) who resides in the unit for more than three (3) months per calendar year or has resided in the unit since the purchase date, and has the County and municipal tax bills mailed directly to the referenced unit. The resident owner's name and address listed on the Washington County tax roll public record must be to the Quail Run community address of the delinquent unit.
- A late charge of \$50.00 will be added for a unit owned by an investment owner. An investment owner is defined as someone who resides outside of the Quail Run community or resides in the unit for less than three (3) months per year. An investment owner(s) has their County and municipal tax bills mailed to an address other than the unit with the delinquent assessment. The investment owner's address listed on the Washington County tax roll public record must differentiate from the Quail Run community address for the unit.

Section 30
Summary of Ownership Revisions
February 27, 2023

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Section 30 on February 27, 2023:

Section 30 – Exterior Feature Installations

Video Security Cameras

A video security camera of any kind are not permitted to be attached to the exterior of the building, lamp posts or trees by an owner, resident or their representative. Doorbell cameras are permitted, if utilized in an existing doorbell location approximately three (3) feet off the door threshold within the door frame. One video security camera may be secured to a deck railing. Video security cameras attached to a deck railing must be secured utilizing commercially available clips or brackets to assure a firm and safe connection. Video security cameras may not be attached to cantilever deck joists. Video security cameras cannot be directed towards or utilized to view in to another unit in any way. Cameras found to be directed towards or utilized to view in to another unit will be subject to immediate legal action, fines and possible confiscation by the Association and as permitted by municipal ordinances and Commonwealth of Pennsylvania laws. Free standing video cameras are not permitted in common or limited common areas without written permission from the Council. A maximum of one (1) free standing video camera is permitted per unit. Free standing cameras may not be greater than 24” high and must blend into the surrounding landscaping. A free standing video camera is not permitted in lawn areas where it will interfere with lawn maintenance work.

The Council may authorize the placement of an Association owned camera(s) in a common or limited common area as needed and as determined to monitor for Commonwealth or municipal law violations, potential damage or harm to Association property or to monitor for Association rules violations. Association installed cameras may be attached to a building, tree or lamp post or may be free standing. An Association camera may not be directed into or monitor the interior of any unit. An owner may request to view any Association camera footage by contacting the office to schedule a time during normal business hours or a time agreed to by the owner and Property Manager.

Section 40
Summary of Ownership Revisions
January 30, 2023

The Quail Run Homeowners Council approved the following addition to the Summary of Ownership, Section 40 on January 30, 2023:

Section 40 – Contractor Services

Work in Limited Common or Common Elements by Owners and Residents

The Association is responsible for work in common and limited common areas as described in the Declaration, Code of Regulations and Summary of Ownership. The Association prepares work plans and assesses needs regularly, and designates work to be done by contractors or Association maintenance crews. Work in common and limited common areas includes, but is not limited to, exterior window and doors, garage doors, driveways, roofs, gutters, siding, wood trim, tree maintenance, lawn maintenance, masonry maintenance and concrete sidewalks and steps.

Process for an Owner to Hire a Contractor for Work on Common or Limited Common Elements

An owner may not hire a contractor to perform work in a common or limited common area without written approval from the Association. An owner may request approval from the Association to utilize a contractor to perform work in common or limited common areas. The requirements for an owner provided contractor to work on Association property and for the said owner to seek reimbursement by the Association are as follows:

- The owner must provide at least fourteen (14) calendar day written notification in advance of any proposed work in a non-emergency situation. A non-emergency situation is defined as all conditions to where there is not an eminent threat to owner, resident or public safety. The owner must provide written details and a cost estimate for the proposed work
- The owner must provide at least twenty-four (24) hours written notification in advance of any proposed work in an emergency situation. An emergency situation is defined as a condition to where there is an eminent threat to the owner, resident or public safety. The owner must provide written details and a cost estimate for the proposed work.
- The Association must have the opportunity to respond to the owner within a minimum of twenty-four (24) hours for emergency work or fourteen (14) calendar days for non-emergency work. The Association will provide a written response and may accept the proposed plan and contractor work from the owner; may deny the proposed plan work from the owner and hire their own contractor or perform work with Association maintenance crews; or may deny the work altogether.
- If the Association accepts the owner provided proposal to perform work in a common or limited common element, then the Association and owner must have an agreed upon written contract in place with the following prior to the start of any work:
 - Costs designated to be paid by the Association and by the owner
 - Full scope-of-work to be completed
 - A provision for a PA One Call to be made for all excavation work as required by Commonwealth and Township laws.

A resident tenant must notify the owner of the unit about any perceived problem they observe in a common or limited common area. The owner must provide written notification to the Association. The Association

will then provide a response to the owner following the process provided in this section. The Association will not reimburse a tenant under any circumstance for work performed by a contractor without prior written notification or agreement.

Window and Door Replacements

The Association installs all windows, slider doors, mandors and garage doors within the Association property. The Association budgets for and replace windows and doors on an as-needed basis with the worst elements receiving the highest priority. The windows and doors are regularly inspected from the outside by the Association. Some problems with windows and doors can only be seen from the inside of the unit. If an owner notices a problem with any portion of a window(s) or door(s) from the inside of the unit, they must contact the Association office to schedule an in-unit inspection.

The following options are available to all owners pertaining to window and door replacements. These are the only options available. Contractors not approved by the Association are not permitted to perform any window or door installation work on the Association property. Installations done by non-approved contractors will not be accepted and may be subject to removal by the Association.

Decks and Privacy Fences

Decks and privacy fences are the owners responsibility subject to the rules and regulations of Sections 24 and 25 of the Summary of Ownership.

Excavation Permits and Utility Service Lines

An Association excavation permit is required for any contractor or owner excavation twelve (12) inches or deeper. Requirements pertaining to excavation permits are provided in Section 41 of the Summary of Ownership. Work to excavate and replace utility service lines is covered under Section 41 of the Summary of Ownership.

Sections 41 and 37
Summary of Ownership Revisions
January 30, 2023

The Quail Run Homeowners Council approved the following addition to the Summary of Ownership, Sections 41 and 37 on January 30, 2023:

Section 41 – Utility Services

Utility Service

All owners must maintain electric, water, natural gas and sewage utility service to an occupied unit at all times. An occupied unit is defined as a unit where any person lives, sleeps, cooks or bathes.

An owner must notify the Association within twenty-four (24) hours of a shut-off by a utility company. Such owner must take action to hire a fully licensed and insured professional contractor within twenty-four (24) hours of a shut-off notification to restore utility service. The owner must provide written documentation and verification from the utility company to the Association that such action has been taken.

Utility services may be temporarily discontinued for a period of no more than twenty-four (24) hours to an unoccupied unit, where there is a change of ownership or a change of tenancy and utility service needs to be transferred.

Service Line Maintenance

All owners are responsible for the maintenance of the utility service line from the utility main line or service box to their unit as per each utility entity's policy and regulations. Utility service lines include electric, telephone, fiberoptic, cable, natural gas, water and sewer service lines. For owners in Buildings 3, 26, 27, 39, 41, 42, 44, 45, 49 and 50, the Association owns and maintains a common water line. The owner of each unit is responsible for the service line between their unit to the junction of the Association owned water line. An owner may carry utility line insurance with a utility or insurance carrier. An owner who carries insurance is responsible to determine the coverage and restrictions for work in a condominium Association.

Identified breaks and failures in a service line are the owner's responsibility. An owner must hire a contractor and begin the PA One Call process within forty-eight (48) hours of notification by the Association or utility company. Failure of the owner to take action within the specified timeframe will result in the Association taking action to repair or replace the line at the owner's expense.

Excavation Permits and Excavation for Utility Line Work

The Quail Run Homeowners Association requires a Common/Limited Common Area Excavation Permit Application to be completed and approved prior to any excavation work twelve (12) inches or deeper on any exterior grounds. The permit requirement includes all utility line work and excavation in lawn areas, sidewalks, driveways and deck areas. This includes sewer line work related to failed sewer line dye tests where any exterior work or excavation is required. The permit form can be obtained on-line at the Association website or by contacting the Association office. The permit application can be submitted to the Association by e-mail at quailrunpeters@gmail.com or mailed or delivered to the Association office at 199 Quail Run Road, Venetia, PA 15367.

The permit application requires a \$250.00 deposit. The deposit will be returned in part or in full provided all pavement is fully and neatly restored, joints are sealed and ground is compacted and raised to grade with all grass seeding and landscaping restored to full growth. The deposit will be held until the contractor's work is complete and the area is satisfactorily restored to its original condition. The deposit will be held for a period of up to ninety (90) days after completion of the work for work done between March 1st and

September 30th. The deposit will be held until the following May 31st for work done between October 1st and February 28th.

The permit application must be submitted to the Association a minimum of three (3) business days prior to excavation. The permit must be approved in writing by the Association prior to the owner or contractor delivering any equipment to the Association property or prior to any excavation.

By Authorization of the Homeowner's Council, Mister Sewer Plumbing and HVAC is not permitted to work anywhere on the Association exterior grounds for any reason. Any permit including work by Mister Sewer will be rejected.

The contractor is required to make a PA One Call at least three (3) business days prior to excavation. Excavation will not be permitted by the Association without documentation of the PA One Call and/or ground markings provided by the utility entities in the work area. If an emergency PA One Call is required, then the contractor must follow all PA One Call regulations pertaining to an Emergency Notice as per Commonwealth law.

The unit owner will be responsible for ensuring that the contractor they hire satisfactorily completes all work, including, but not limited to the following:

- o Completes the PA One Call at least three (3) business days prior to excavation.
- o Provides a safe work area that does not risk the safety of people or property.
- o Provides a safe work area that does not damage trees, shrubs, plantings, paved areas, sidewalks, railings, lighting conduit and fixtures, mailboxes, windows, doors or any portion of the exterior edifice of a building.
- o Follows all requirements and conditions as listed with the Association Permit.
- o Restores the ground and lawn areas to the existing condition, including topsoil and reseeding any disturbed lawn areas.
- o Restores asphalt pavement to grade and a smooth surface with seal tar around the perimeter of the final pavement placement to protect the new joints. The final pavement joints need to be square to the rest of the driveway for a neat finish.

Section 37 – Fines and Enforcements

Section 41 – Utility Services

A unit owner(s) who fail to maintain utility service in violation of this section will be subject to a fine and legal action by the Association. The Association will provide notification to the Township of violations for enforcement of applicable Township code(s). A fine will be issued at the rate of \$50.00 per calendar day for each day utility service(s) are not maintained. The fine will be waived for calendar days where the owner has a signed contract with a contractor to perform repair work as a result of a utility shut-off. The owner must provide the Association written documentation from the utility entity, a licensed plumber or electrician or from Peters Township that the service has been restored and the unit is in compliance with this Section and the Township Code.

A unit owner who fails to repair a damaged service line in violation of this section will be subject to a fine and legal action by the Association. A fine will be issued at the rate of \$50.00 per calendar day for each day the service line is not repaired. The fine will be waived for calendar days where the owner has a signed contract with a contractor to perform repair work as a result of utility service line damage. The Association may hire a contractor of its choosing to perform the necessary repairs with the owner responsible for any and all costs incurred by the Association for such work.

Any excavation work implemented without an approved Common/Limited Common Area Excavation Permit or in violation of any requirements of the permit or this Section will subject the contractor to immediate removal by the Association in conjunction with the Peters Township Police Department, a \$200.00 fine charged to the unit owner, and reimbursement to the Association for any restoration costs for damage to property.

Sections 30 and 37
Summary of Ownership Revisions
November 15, 2022

The Quail Run Homeowners Council approved the following addition to the Summary of Ownership, Sections 30 and 37 on November 15, 2022:

Section 30 – Exterior Feature Installation

Holiday and Sports Themed Decorations

- Holiday, sports themed and birthday and graduation decorations are permitted in common and limited common areas within the regulations provided.

Holiday themed decorations include, but are not limited to the following:

- o Inflatable decorations depicting a holiday related theme or figure
- o String lights
- o Wreaths
- o Spotlights, including spotlight projectors, star shower spotlights and other similar spotlights
- o Wood cut outs, plastic or wood figures and all manufactured products.
- o Inflatable stick figures are defined as Tube man, sky dancer, air dancer, inflatable man, Tallboy or other inflatable stick figures consisting of fabric tubing and an inflation device or fan.
- o Pumpkins, cornstalks, pumpkins, haybales and corn cobs
- o Any commercially manufactured item that is advertised as and labelled to be a holiday decoration

Sports themed decorations include, but are not limited to the following:

- o Any variation of the referenced holiday themed decorations manufactured and labelled with a sports team logo, name or colors.
- o Banners, signs and flags depicting a professional, college or local sports team
- o Inflatable decorations depicting a professional, college or local sports team

Birthday and graduation theme decorations include, but are not limited to the following:

- o Any variation of the referenced holiday themed decorations manufactured and labelled with a birthday or graduation theme or wording.
- o Balloons, banners, signs and flags with a birthday or graduation theme or wording

All decorations must be generally appealing and non-offensive in nature. Decoration(s) that are not permitted in any form include the following:

- o Any decoration that is graphically or suggestively sexual in nature, including any decoration that shows or depicts nudity or a sexual act
- o Any decoration that depicts political figures or political messages
- o Any decoration that includes a toilet, outhouse or other similar depiction
- o Any decoration that depicts a PG-13, R or worse rated movie
- o Any decoration that depict murder or other heinous and gruesome acts, or that show headless characters, wounds or blood.
- o Any decoration that resembles Satan or is demonic in nature.
- o Any decoration that utilizes real or fake saws, axes, knives, torture devices or other similar tools or apparatuses.
- o Any decoration that has wording that is racially, sexually or otherwise detrimental towards any ethnic group or sexual orientation.

A decoration that promotes a religious connotation related to a holiday, such as a Christian manger scene or cross, Virgin Mary depiction, a Jewish menorah or other similar decoration will be permitted within the other parameters of this section.

Council has the right to remove any decorations that are offensive, excessive or create noise, light or physical restriction problems for other owners. The owner of the confiscated decoration will be notified in writing. A decoration that is removed will be kept at the Association office for fourteen (14) calendar days for pick-up by the owner. If the owner does not claim the decoration, then it will be disposed of by the Association. All decorations must be in good aesthetic condition and working order which does not detract from the overall appearance of the property. Any decoration that is torn, damaged or otherwise not in good working order or aesthetic condition will be subject to a fine(s) and or removal under the provisions of this section. Any decoration that creates a potential safety hazard, including structural concerns, to any owner or maintenance staff will be subject to a fine(s) and or removal under the provisions of this section.

- All holiday decorations must be taken down within five (5) calendar 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 sports themed decorations must be taken down when the sport team's season is not in season.

All birthday and graduation themed decorations must be taken down within three (3) calendar days of the completion of the birthday or graduation event.

- Decorations may be installed no earlier than the following dates:
 - Easter – No more than twenty-one (21) calendar days prior to the Easter holiday
 - 4th of July – No earlier than the preceding June 13th
 - Halloween – No earlier than the preceding October 10th
 - Thanksgiving – No earlier than twenty-one (21) calendar days prior to the Thanksgiving holiday
 - Hanukah - No earlier than twenty-one (21) calendar days prior to the beginning of the first day of Hanukah
 - Christmas – No earlier than the Friday after the preceding Thanksgiving holiday
 - Other holidays – No earlier than twenty-one (21) calendar days prior to the beginning day or the calendar day of the given holiday. The holiday must be an organized religious holiday or a holiday recognized by the United States, Commonwealth of Pennsylvania or local government.
 - Birthdays and graduations – No earlier than three (3) days prior to the birthday or graduation event.
- 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.

Lights, including but not limited to decorative string lights, icicle lights and other similar lighting, are not permitted to be attached to the building surfaces, except as follows:

- Lights may be placed in shrubs and on plantings in non-lawn areas and flowerbeds within ten (10) feet of the building exterior.
- Lights may be placed on the deck railings

- Lights may be placed on metal railings only in a manner that does not prohibit or impede the use of the railing.
 - Lights may be placed around any entry door or garage door frame.
- An inflatable decoration (“inflatable”) is an object made of any material that is inflated continuously with a pump or is pumped and sealed with a gas consisting of air, hydrogen, helium, nitrogen or other similar substance. An inflatable holiday decoration are permitted as follows:
 - A maximum of one (1) inflatable is permitted per unit.
 - The inflatable must be no more than six (6) feet tall and two (2) feet wide and two (2) feet deep when inflated. (Council revision added on 12/09/22) – Inflatables four (4) feet or less in height will be permitted to a maximum size of nine (9) feet in length and two (2) feet in width.
 - The inflatable may not be placed in a lawn area or in any area that blocks sidewalk or driveway access in any manner, Inflatables may not block the path to any entry point of any unit.
 - An inflatable cannot be placed on a deck or patio.
 - The inflatable must be securely anchored into the ground.
 - The inflatable cannot play music or make noise other than the air inflation pump.
 - Inflatable stick figures are not permitted.

Sports themed inflatable decorations are not permitted under any circumstances at any time.

- A decoration cannot be attached by nails, glue, staples or other like connections to any portion of the building structure. A decoration ~~Decorative lights are~~ is not permitted to be attached to any gutter, brick or wood surface or roof structure under any circumstances.

A decoration cannot be hung from or attached to a window or door in any manner, except for a wreath. Wreaths hung from a window must be neatly tied and be centered to the upper or lower window sash and pane. Wreaths are permitted to be hung on the outside of an entry door (man door) or on the outside of a storm door by a hook that does not penetrate the door surface.

A decoration, other than a wreath, may not be placed or hung on the inside of the window frame in a manner that blocks any or all portions of the window.

A decoration is not permitted in any manner or form to be attached to or cover a lamp post in a common area.

A decoration is not permitted to be placed in a common or limited common lawn area under any circumstance.

A decoration, including electrical wiring, is not permitted to be placed in or over a common or limited common driveway or sidewalk area under any circumstances.

A decoration, including all lights, are not permitted to be attached to or placed in any tree more than ten (10) feet from the building exterior or in any tree over ten (10) feet in height.

A decoration(s) of any kind that is more than six (6) feet tall, two (2) feet wide and two (2) feet deep as measured to its installed or inflated dimensions is not permitted.

Decorations may utilize a maximum space of forty (40) square feet as measured around the perimeter of all decorations following all of the requirements of this section.

- 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 37 - Fines and Enforcements

Section 30 – Exterior Feature Installation – Holiday and Sports Themed Decorations

Unit owners who install or retain a holiday or sports themed decoration(s) in violation of Section 30 will be subject to a fine. Fines will begin with an initial fine of \$40.00, and will increase incrementally by \$10.00 for each calendar day that the illegal decoration remains in a common or limited common area. The Association may immediately remove any exterior feature, if it is deemed a continuing hazard to the building structure, property or safety of any resident. The owner will be notified by the Association of the removal and will have fourteen (14) days to claim the device from the Association office. Unit owners will be responsible for violations of guests or tenants to their property.

Section 38
Summary of Ownership Revisions
September 26, 2022

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Section 38 on September 26, 2022:

Section 38 – Council Election

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 in good standing with no outstanding past due monthly assessments, legal fees, usage or rental fees, fines, contractual obligation payments or any other monetary debts or financial obligations to the Association. 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 in good standing with no outstanding past due monthly assessments, legal fees, usage or rental fees, fines, contractual obligation payments or any other monetary debts or financial obligations to the Association. 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.

Section 37
Summary of Ownership Revisions
June 27, 2022

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Section 37 on June 27, 2022:

Section 37 - Fines and Enforcements

Section 30 – Exterior Feature Installation –

Unit owners who install or retain landscape lighting, a satellite dish, an antenna, a waterfall or fountain, a flag and flagpole in violation of Section 30 will be subject to a fine. Fines will begin with an initial fine of \$25.00, and will increase incrementally by \$25.00 for each calendar week that the item in violation remains in a common or limited common area. The Association may immediately remove any exterior feature, if it is deemed a continuing hazard to the building structure, property or safety of any resident. The owner will be notified by the Association of the removal and will have fourteen (14) calendar days to claim the item(s) from the Association office. Unit owners will be responsible for violations of guests or tenants to their property.

Sections 35 and 37
Summary of Ownership Revisions
December 21, 2021

The Quail Run Homeowners Council approved the following revision to the Summary of Ownership, Section 35 and 37 on December 21, 2021:

Section 35 – Portable Storage Containers, Trash Dumpsters and Other Temporary Facilities

Portable Storage Containers, Trash Dumpsters and Dumpster Bags

A portable storage container or portable storage unit (a “container”) is defined as a portable, weather-resistant, unmotorized, commercially leased or rented receptacle designed and used for the storage or shipment of personal property, building materials or merchandise. Containers may or may not have wheels. Examples of containers include, but are not limited to, PODs, Packrat and other similar commercial containers.

A trash dumpster (a “dumpster”) is defined as a movable waste container designed to be brought and taken away by a special collection vehicle or to a bin that a specially designed garbage truck lifts and empties into a hopper. Dumpsters may or may not have wheels.

A unit owner or resident who desires to place a container or dumpster must submit a request to the Association office at least five (5) business days prior to placement. The Association must approve the request in writing prior to delivery and placement of the container or dumpster. The Association has the right to refuse the placement of a container or dumpster on Association common or limited common areas for reasons including, but not limited to, container or dumpster size, driveway condition, limited access to other units, limited access for snow plowing and salting of driveways or limited access for emergency vehicles. If permitted, containers or dumpsters will be allowed for a maximum of seven (7) calendar days.

Approval of a container or dumpster placement by the Association will include specific instructions for where the container or dumpster must be placed in order to provide sufficient access to other units and maintenance crews. The owner or resident must ensure the container or dumpster is placed as per the Association approval.

The container or dumpster must be placed on a specially designed pad(s), mat(s) and/or plywood (3/4” thick or greater) and/or 2x4 or 2x6 boards of sufficient length and surface area to protect the driveway. The Association will take pictures and/or video of the driveway prior to and after the container or dumpster is placed on Association property.

The owner or resident requesting the container or dumpster must provide a copy of the signed contract indicating the scheduled day and time of the container or dumpster placement and pick-up. The owner/resident making the request will be responsible for ensuring that the container or dumpster is present on the Association property for only the time specified in the contract.

Containers and dumpsters are permitted for use provided they are delivered and picked-up by a bonded and insured professional third party.

The owner of the unit making the request for the container or dumpster will be responsible for any damage caused to Association driveways, landscaping and other common and limited common areas caused by the container or dumpster delivery, use and pick-up.

A container or dumpster must be placed such that it does not impede vehicle access or sight distance to and from common driveways or block sidewalks.

Dumpster bags are defined as a portable bag of variable size made from a flexible woven material designed to hold debris and waste, which is picked up and disposed of by a waste disposal company.

Dumpster bags are permitted in common and limited common areas. A unit owner or resident who desires to place a dumpster bag must submit a request to the Association office at least five (5) business days prior to placement. If permitted, a permit bag will be permitted for a maximum of seven (7) calendar days. The dumpster bag must be placed in an area where it will not damage a paved area or landscaping. The owner of the unit making the request for the dumpster bag will be responsible for any damage caused to Association driveways, landscaping and other common and limited common areas caused by the dumpster bag delivery, use and pick-up.

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.

Chicken coups, bird cages, temporary or permanent fencing or any type of partial or full enclosure for an animal(s) are strictly prohibited.

Soccer nets, hockey nets, batting practice tees, golf hitting nets, baseball and softball rebounder nets (collectively known as “sporting equipment”) and other like sporting equipment is permitted in Association common and limited common areas with the following requirements:

- Sporting equipment is permitted in lawn areas when in use.
- Sporting equipment is not permitted in common or limited common driveways under any circumstances.
- Sporting equipment must be stored in a garage or on a back patio when not in use. Sporting equipment cannot be stored outside the front of a unit, in a driveway or in a lawn area when not in use.
- Sporting equipment must be placed such that objects projected at it do not strike the building, doors, windows, decks, landscaping or personal possessions of other owners. Unit owners will be responsible for any damage to the building caused by the use, positioning and placement of sporting equipment.

Section 37 – Fines and Enforcement

Section 35 – Portable Storage Containers, Trash Dumpsters and Dumpster Bags

Unit owners who violate the regulations of Section 35 pertaining to portable storage containers, trash dumpsters and dumpster bags will be subject to the following fines and actions:

- A monetary fine of \$50.00 per calendar day for each container, dumpster or dumpster bag is placed on Association property without notification or approval by the Association.
- A monetary fine of \$50.00 per calendar day for each container, dumpster or dumpster bag placed on a driveway in a common or limited common area without wood, matting or padding to protect the driveway.
- A monetary fine of \$50.00 per calendar day for each day the container, dumpster or dumpster bag remains on Association property after a maximum of seven (7) calendar days from delivery or placement or after the timeframe specified by the Association written approval.
- Full reimbursement to the Association for any and all costs related to the repair of damage to the Association pavement, lawn, landscaping or other common and limited common areas from the placement of a container or dumpster.

Section 35 - Other Temporary Facilities

Unit owners who violate the regulations pertaining to other temporary facilities will be subject to the following fines and actions:

- A monetary fine of \$100.00 per day for the placement of a portable toilet facility, inflatable fun or bounce house and other similar facilities, pet house, chicken coup, temporary or permanent fencing or partial or full animal enclosure on the Association common or limited common areas.
- A monetary fine of \$50.00 upon the initial violation with additional fine(s) increasing in \$25.00 increments for every seven (7) calendar days that a basketball hoop or sporting equipment are in violation.

Sections 39
Summary of Ownership Revisions
April 26, 2021

The Quail Run Homeowners Council approved the following addition to the Summary of Ownership, Section 39 on April 26, 2021:

Section 39 – Association Financial Records

The Association will keep financial records as required by the Commonwealth of Pennsylvania Title 68 (hereafter referred to as “Title 68”).

Financial records will be made available to any owner as required by Title 68 and/or any subsequent laws passed by the Commonwealth as follows:

- The annual Association budget will be published in the spring newsletter. Any owner may request an electronic copy of the annual budget by contacting the Association office.
- The Association will provide all financial documents for the Resale of Units as provided for in Title 68.
- Owners will be permitted to examine financial records by scheduling an appointment with the Property Manager or with the Manager’s representative. The owner must present a written request with a specific list of documents for examination either in advance of the appointment or with a scheduled in-person meeting. The owner and Property Manager may need to schedule a second meeting in order to provide time for the requested documents to be compiled. The Association must provide the documents for examination within fourteen (14) calendar days of receipt of receiving the written request. The Property Manager will inform the owner if the documents requested are unavailable. The Property Manager or the representative will be present for the examination of records to answer any questions and provide information to the reviewing owner.
- An owner requesting to examine financial documents must contact the office to schedule a time during normal business hours or a time agreed to by the Property Manager.
- Copies of financial records will not be provided to the owner. Owners and their representatives will not be permitted to take pictures or videos of any documents.
- Financial records containing Association tax records and forms, bank account information or individual unit owner information will not be available for review for security and privacy protection.

Sections 30 and 37
Summary of Ownership Revisions
February 8, 2021

The Quail Run Homeowners Council approved the following addition to the Summary of Ownership, Section 30 and 37 on February 8, 2021:

Section 30 – Exterior Feature Installation

Flame Producing Devices

Grill Structures, Fire Pits, Fire Tables, Chiminea and Tiki Torches

A flame producing device is defined as a firepit, fire table, chiminea, tiki torch or other similar device which produces a flame and is powered by propane, natural gas or other fuel source. A flame producing device includes permanent structures and portable devices.

A grill with surround structure is defined as a stone, brick or similar structural framework heated by propane, natural gas, charcoal, wood or other fuel used to cook food over an open fire.

A fire pit is defined as a pit dug into the ground or encased in a surrounding structure (as of masonry or steel) in which a fire is kept burning for cooking, warmth or for recreational and social gatherings.

A fire pit table or fire table is defined as an outdoor piece of furniture powered by a fuel source such as propane or natural gas to provide a flame for warmth or for recreational and social gatherings.

A chiminea is defined as a free-standing front-loading fireplace or oven with a bulbous body and a vertical smoke vent or chimney.

A tiki torch is defined as a pole mounted torch made of wood, bamboo, metal or similar material with an open flame powered by propane or a similar fuel.

A permanent flame producing structure is defined as a flame producing device constructed of brick, stone, concrete or similar material with a brick, stone, concrete or similar foundation constructed to support the structure.

A grill is defined as a portable commercially made metal framework with a closeable lid used for cooking food over an open fire from either charcoal, propane or electricity.

Flame producing devices in Quail Run must follow the following provisions:

- A permanent flame producing structure, except a grill, is not permitted in a common or limited common area, including within a ground level deck or patio.
- A flame producing device must adhere to all Peters Township ordinances. If any current or future ordinance is in conflict with an Association regulation, then the Township ordinance will govern.
- A flame producing device, except a grill, cannot be attached to or placed on any portion of a cantilever or ground level wood or composite deck or concrete patio. A flame producing device is not permitted under any portion of a cantilever deck.

- A flame producing device, except a grill, must be placed at least ten (10) feet from any portion of a building structure, wood or composite deck or vehicle.
- Tiki torches are not permitted on cantilever decks or ground level decks or patios. Tiki torches are not permitted anywhere within Association common or limited common areas.
- A flame producing device must be a commercially made product meeting all industry and commercial standards.
- A flame producing device must be placed such that the smoke does not blow towards the building or become an irritant to other owners and residents.
- Commercially made grills powered by charcoal, electricity or propane are permitted in Quail Run. Grills must be in good structural and safe operable condition with no rust, broken parts or broken supply lines. All grills must have a lid that is closed when the grill is unattended. A grill and its power source must meet all applicable ANSI and UL standards. All grills must be covered with a commercially made custom fit grill cover when not in use. Grills must not be in contact with a building when in use. Permanent grills that are anchored to the ground or mounted to a building or deck are not permitted.
- Owners will be held strictly and solely liable for any fire or smoke damage to lawn areas, landscaping, the interior and exterior of buildings, personal property or driveways caused by the use of a flame producing device. The Association will bear no responsibility for any damage caused by the use of a flame producing device. Owners must take care to ensure proper protection and precautions are taken to avoid damage.

Section 37 – Fines and Enforcement

Section 30 – Exterior Fixture Installation

Unit owners who violate the regulations of Section 30 by improperly utilizing a flame producing device under Section 30 will be subject to fines. Fines will begin with an initial fine of \$25.00, and will increase incrementally by \$25.00 for each calendar week that the flame producing device illegally remains in a common or limited common area. The Association may at its discretion file a report with Peters Township for additional municipal legal action. The Association may immediately remove a flame producing device, if it is deemed an immediate or continuing hazard to the building structure, property or safety of any resident. The owner will be notified by the Association of the removal and will have fourteen (14) days to claim the device from the Association office. Unit owners will be responsible for violations of guests or tenants to their property.

Sections 34 and 37
Summary of Ownership Revisions
January 28, 2021

The Quail Run Homeowners Council approved the following addition to the Summary of Ownership, Section 34 and 37 on January 28, 2021:

Section 34 – Quail Run Rules

Parking and Vehicle Usage Rules

Recreational vehicles, campers, US GVWR rated class 3 pickup trucks (3500 class or larger), tow trailers or boats cannot be parked/stored in either the limited common or the common driveways of buildings. Commercial vehicles are not permitted to be parked/stored in either the limited common or the common driveways of buildings, except for a maximum of one (1) vehicle per unit used by the resident directly for purposes related to their job. A commercial vehicle is defined as a motor vehicle used for business purposes, including but not limited to transporting commercial goods, construction or building materials and supplies or fare-paying passengers.

Vehicles parked in common and limited common areas may only be covered with a single custom fitted commercially manufactured vehicle cover without tears and damage that extends over the entire vehicle and tie down without the use of external weights or objects. Tarps or similar covers not made specifically for vehicles are not permitted. Windshield covers that protect the car from ice buildup or sun damage and that do not extend beyond the front windshield frame, except for tie down bands or clips, are permitted.

Section 37 – Fines and Enforcement

Section 34 – Quail Run Rules

Parking and Vehicle Usage Rules

Unit owners who violate the regulations of Section 34 by parking or storing a vehicle not permitted under Section 34 will be subject to fines. Fines will begin with an initial fine of \$50.00, and will increase incrementally by \$25.00 for each calendar week that the vehicle remains in a common or limited common area. The Association may at its discretion file a report with Peters Township to have the vehicle removed under laws provided by the municipality and the Commonwealth of Pennsylvania. Unit owners will be responsible for violations of guests or tenants to their property.

Unit owners who violate the regulations of Section 34 by utilizing a tarp, car cover or similar covering to cover a vehicle will be subject to fines. Fines will begin with an initial fine of \$25.00, and will increase incrementally by \$25.00 for each calendar week that the tarp, car cover or similar covering remains in place. Unit owners will be responsible for violations of guests or tenants to their property.

Sections 30 and 37
Summary of Ownership Revisions
January 28, 2021

The Quail Run Homeowners Council approved the following revisions and additions to the Summary of Ownership, Sections 30 and 37 on January 28, 2021

Section 30 – Exterior Feature Installation

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, video cameras, spotlights 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.

Video Security Cameras

Video security cameras of any kind are not permitted to be attached to the exterior of the building, lamp posts or trees.

Doorbell cameras are permitted, if utilized in an existing doorbell location approximately three (3) feet off the door threshold within the door frame.

One video security camera may be secured to a deck railing. Video security cameras attached to a deck railing must be secured utilizing commercially available clips or brackets to assure a firm and safe connection. Video security cameras may not be attached to cantilever deck joists.

Video security cameras cannot be directed towards or utilized to view in to another unit in any way. Cameras found to be directed towards or utilized to view in to another unit will be subject to immediate legal action, fines and possible confiscation by the Association and as permitted by municipal ordinances and Commonwealth of Pennsylvania laws.

Free standing video cameras are not permitted in common or limited common areas without written permission from the Council. A maximum of one (1) free standing video camera is permitted per unit. Free standing cameras may not be greater than 24" high and must blend into the surrounding landscaping. A free standing video camera is not permitted in lawn areas where it will interfere with lawn maintenance work.

Section 37 – Fines and Enforcement

Section 30 – Exterior Feature Installations

Unit owners who violate the regulations of Section 30 by improperly installing an exterior feature under Section 30 will be subject to fines. Fines will begin with an initial fine of \$25.00, and will increase incrementally by \$25.00 for each calendar week that the flame producing device illegally remains in a common or limited common area. The Association may at its discretion file a report with Peters Township for additional municipal legal action. The Association may immediately remove any exterior feature, if it is deemed a continuing hazard to the building structure, property or safety of any resident. The owner will be notified by the Association of the removal and will have fourteen (14) days to claim the device from the Association office. Unit owners will be responsible for violations of guests or tenants to their property.

Sections 22 and 37
Summary of Ownership Revisions
December 15, 2020

The Quail Run Homeowners Council approved the following addition to the Summary of Ownership, Sections 22 and 37 on December 15, 2020:

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 regulations and to all 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. All refuse and recyclables are to be placed at the curb for pickup.

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 → what to do with bulk items? ~~bulk items~~ tab. The Township will not pick up the following items:

- electronics (TVs, computers, etc)
- 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 after the weekly refuse collection will be subject to removal by the Association at the owner's expense and as per the fines listed in Section 37.

Any bulk items left unattended anywhere in common and limited common areas are not permitted and will be subject to removal by the Association at the owner's expense and as per the fines listed in Section 37. Bulk items left curbside for trash collection will be permitted meeting all other provisions of this section. Bulk items include, but are not limited to mattresses and box springs, appliances, electronics, furniture, grills, dehumidifiers, air conditioner units, patio furniture and construction debris.

All trash placed at the curb must be in sealed trash and recycling containers provided by the Township, sealed heavy duty black non-transparent plastic bags or permanent type metal or plastic garbage cans with lids. All trash containers must meet the requirements of the Township regulations. Any trash refused by the Township trash collector due to an insufficient container will be subject to removal by the Association at the owner's expense and as per the fines listed in Section 37.

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 must immediately clean up garbage or recycling, or will be charged for the expense of having the garbage picked up by the Association as per the fines listed in section 37.

Residents must put permanent type garbage can(s) to the inside of their garage or at the rear of their unit by 9:00 a.m. of the morning following 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 Township provided trash cans and recycling cans may 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 all other trash and recycling ~~plastic bags, boxes, etc.~~ within the unit until placing trash at the curb for the weekly trash and recycling collection.

Owners who live in units with common driveways must provide the unit number on the top or side of the trash can and recycling can provided by Peters Township.

Violators of any provisions in this section will be assessed a fine as set by Council and as stated in Section 37 of this document. Violators may face additional fines and penalties from Peters Township. Frequent violators may be reported to the Township for prosecution. These rules are provided for the health and safety and well-being of all unit owners and residents, and to protect property values and the investment of all owners.

Section 37 – Fines and Enforcement

Section 22 – Garbage and Trash Pick-Up

The Association will implement fines and charge homeowners for the cost of clean-up and disposal of trash, bulk items, uncollectable items and trash cans as follows:

- Garbage placed curbside for pickup prior to 4:00 p.m. on the evening prior to collection day will be subject to a warning for the first offense. The second offense will be subject to a fine of \$20.00 fine with an incremental increase of \$10.00 for each subsequent offense.
- Garbage cans not removed from the curbside and properly placed in the garage or adjacent to the rear of the unit will be subject to a warning for the first offense. The second offense will be subject to a \$20.00 fine with an incremental increase of \$10.00 for each subsequent offense.
- Bulk items left curbside and not picked up by the waste hauler and bulk items left unattended anywhere in common and limited common areas will be subject to the following penalties:
 - First violation – subject to a minimum fine of \$25.00 plus any additional expenses incurred by the Association for proper waste disposal.

- o Second and subsequent violations – subject to a minimum fine of \$50.00 with an increase of \$25.00 for each subsequent violation plus any additional expenses incurred by the Association for proper waste disposal.
- Trash not placed in an acceptable container and refused by the Township or garbage left in substandard or unsecured bags or containers and resulting in litter or attraction of animals or bugs will be subject to the following penalties:
 - o First violation – subject to a minimum fine of \$25.00 plus any additional expenses incurred by the Association for proper waste disposal.
 - o Second and subsequent violations – subject to a minimum fine of \$50.00 with an increase of \$25.00 for each subsequent violation plus any additional expenses incurred by the Association for proper waste disposal.

The costs and fines will be in addition to any fines levied by the Township. Payment of fines ~~from~~ levied by the Township to the Association will be the responsibility of the offending homeowner.

Sections 33
Summary of Ownership Revisions
July 27, 2020

The Quail Run Homeowners Council approved the following revisions to the Summary of Ownership, Sections 33 on July 27, 2020:

Section 33 – Feeding Wild Animals

The Council may establish regulations pertaining to the location, height, size and type of birdfeeders utilized in common and limited common areas. The regulations may be established to mitigate building infestation, property damage or potential safety and health issues caused by deer, mice or other wildlife feeding off of the birdfeeders. The regulations may be temporary or permanent and may focus on a portion or all of the Association property.

Section 9
Summary of Ownership Revisions
September 24, 2020

The Quail Run Homeowners Council approved the following revisions to the Summary of Ownership, Section 9 on September 24, 2020:

Section 9 - Quail Run Condo Association – Monthly Assessment

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.

Sections 37
Summary of Ownership Revisions
September 3, 2019

The Quail Run Homeowners Council approved the following revisions to the Summary of Ownership, Sections 37 on September 3, 2019:

Section 37 – Fines and Enforcement

Section 36 – Radon Ventilation and Air Conditioning Units

Unit owners who violate the regulations by not removing prohibited facilities will be subject to fine. Fines will begin with an initial fine of \$50.00, and will increase incrementally by \$25.00 for each calendar week that the unit remains attached to the exterior structure of the building or in a common or limited common area. Unit owners will be responsible for violations of guests or tenants to their property.

Section 35 – Other Temporary Facilities

Unit owners who violate the regulations by not removing prohibited facilities will be subject to fines in addition to any clean up and disposal costs. Fines will begin with an initial fine of \$50.00, and will increase incrementally by \$25.00 for each calendar week that the temporary facility remains in a common or limited common area. Unit owners will be responsible for violations of guests or tenants to their property.