

BOARD RESOLUTION FOR WALDEN NEIGHBORHOOD ASSOCIATION, INC.
VEHICULAR RESTRICTION ON ASSOCIATION ROADWAYS

WHEREAS, the Walden Neighborhood Association, Inc., (the "Association") is authorized to regulate the use, maintenance, repair, replacement and modification of Common Elements in accordance with Section 4.1.1.10 of the Declarations of Covenants, Restrictions, Easements ("Declarations").

WHEREAS, the roadways within the Association are Common Elements in accordance with Section 3.3.1 of the Declarations.

WHEREAS, every Owner shall have an unrestricted right of ingress and egress to the Owner's Unit over and on Association roadways and common driveways in accordance with Section 3.3.4 of the Declarations.

WHEREAS, the Association is responsible for the repair of any damage to Common Elements in accordance with Section 4.3.1 of the Declarations and maintenance and repair of the roadways in accordance with Sections 4.3.2.2 and 4.3.2.3 of the Declarations.

WHEREAS, the Executive Board passed a "Parking Policy" resolution on or about May 24, 2013, and the Executive Board is now further clarifying the rules and regulations set forth therein;

WHEREAS, the Association has determined that in order to fulfill its obligation to maintain and repair the Association's roadways, to ensure that the useful life of the roadways is in accordance with the capital reserve funding plan for such Common Elements, and to ensure the safety and well-being of residents and guests on the Association's roadways, the parking of Commercial Vehicles should be prohibited on roadways and alleyways, and parking restrictions should be enforced throughout the Neighborhood;

WHEREAS, capitalized words used herein, but not otherwise defined herein, shall have the meaning given to them in the Declarations;

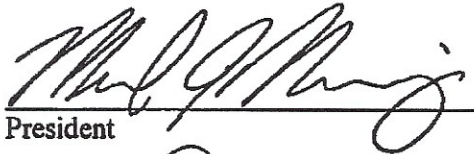
WHEREAS, at a duly convened meeting of the Executive Board (the "Board") conducted on April 27, 2017, by motion and unanimous vote, the Board adopted the following Rules and Regulations pertaining to the streets.

NOW, THEREFORE, be it resolved as follows:

1. The Parking Policy Resolution dated May 24, 2013 is hereby rescinded and replaced with this Resolution;
2. Residents are further advised that the Pennsylvania Vehicle Code and Department of Transportation regulations will be enforced throughout the Neighborhood, and violations will be addressed through the enforcement policies of the Association;

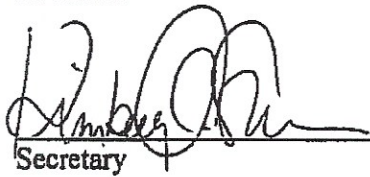
3. From the date of this Resolution, Residents of the Association are hereby prohibited from:
 - a. parking any Commercial Vehicle or trailer upon any Common Element, including but not limited to, Roadways, Alleys, and Common Driveways and Parking Areas. This prohibition shall not apply, however, so as to prohibit the short-term parking of such vehicles on the Roadways of the Association during the day (defined as dawn to dusk) that are associated with deliveries or current projects occurring at a particular residence. Any such Commercial Vehicle or trailer must be removed from the Association each night or must be stored inside a garage. Furthermore, the parking of recreational vehicles (such as campers, travel trailers, etc.) for periods not to exceed twenty-four hours for purposes of loading and/or unloading is permitted;
 - b. overtaking or failing to stop for a school bus with flashing red signal lights in accordance with Section 3345 of the Pennsylvania Vehicle Code;
 - c. exceeding 25 miles per hour on any street or alley within the Neighborhood in accordance with Section 3362 of the Pennsylvania Vehicle Code;
 - d. failing to yield to a pedestrian crossing a roadway within any marked crosswalk or within any unmarked crosswalk at an intersection in accordance with Section 3542 of the Pennsylvania Vehicle Code;
 - e. abandoning a vehicle on any street or alley within the Neighborhood in accordance with Section 3712 of the Pennsylvania Vehicle Code;
 - f. parking on a sidewalk in accordance with Section 3533 of the Pennsylvania Vehicle Code;
 - g. parking within an intersection in accordance with Section 3533 of the Pennsylvania Vehicle Code;
 - h. parking within 15 feet of a fire hydrant in accordance with Section 3533 of the Pennsylvania Vehicle Code;
 - i. parking within fifteen feet of any intersection, which distance shall be measured from the beginning of the curvature of the intersection;
 - j. parking in a manner in which any portion of a vehicle is within an alleyway
 - k. parking at any place where official signs prohibit parking in accordance with Section 3533 of the Pennsylvania Vehicle Code;
 - l. parking on sidewalks, curbs or in front of mailboxes.
4. Vehicles parked in violation of these provisions are subject to towing at the owner's expense.
5. Residents are encouraged to use their garage for their personal parking, thereby minimizing the parking of their vehicles on the roadways of the Association.
6. The Executive Board further adopts the following definition of a Commercial Vehicle: "A 'Commercial Vehicle,' as referenced in the Declaration of Covenants and Restrictions and this Resolution, means any vehicle (i) that meets the definition of a

commercial vehicle under the Pennsylvania Vehicle Code title 75, as amended (generally referring to the gross vehicle weight rating of the vehicle); or (ii) that through its appearance (meaning that the vehicle is covered in graphics or other advertisements) evidences a primarily commercial use; or (iii) that through modification (such as the addition of ladder racks, a dump bed, or other similar equipment) evidences a primarily commercial use.”



President

05/12/2017
Date



Secretary

05/12/2017
Date