

THORNBERRY CONDOMINIUM ASSOCIATION - RULES AND REGULATIONS

The Condominium Rules and Regulations hereinafter enumerated shall be deemed in effect until amendment by the Council (commonly referred to as "the Board of Directors" or "the Board" and hereinafter referred to as "the Council"), and shall apply to and be binding upon all present and future unit owners, mortgagees, lessees, residents and/or occupants of the units and common elements (hereinafter collectively referred to as Residents unless otherwise noted) and their families, guests, agents, employees, invitees and all other persons over whom they exercise control and supervision (hereinafter collectively referred to as "Invitees"), and any other person or entity who or which may use the same.

Residents and their guests shall, at all times, comply with the Thornberry Condominium Association's Rules and Regulations. Residents must be aware that, in addition to these Rules and Regulations, the Council has adopted Policies, Specifications and other documents which govern various matters, both related to and unrelated to these Rules and Regulations. These governing documents may be obtained from Management or they can be viewed on the Association's website www.FrontSteps.com.

Thornberry's Policies, Specifications and other governing documents are enforced in the same manner as are these Rules and Regulations. Robinson Township Ordinances supersede Thornberry Rules and Regulations, Policies and Specifications.

Thornberry's Rules and Regulations are as follows:

1. The walkways, service drives, driveways, mailbox access, entrances and all of the common elements must not be obstructed or encumbered or used for any purpose other than entering and leaving a unit; nor shall any motorcycles, bicycles, wagons, carts, chairs, benches, tables, toys or any other object of a similar or dissimilar type and nature be stored therein.
2. The personal property of all Residents shall be stored within their condominium units. No garbage cans, garden supplies, or other articles shall be stored on the balconies, porches, patios, walkways or driveways. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other article, shall be shaken or hung from any of the windows, doors or balconies, or exposed on any part of the common elements. The common elements shall be kept free and clear of rubbish, debris and other unsightly material. Outdoor furniture and grills may be stored within the confines of the deck or patio. Outdoor hot tubs, saunas, and similar are not permitted. Generators may not be stored on the common or limited common areas.
3. Firewood may be stored only in the rear of a unit within the confines of the privacy fence on a cement pad built for this purpose or on a rear patio. Not more than one-half cord of wood may be stored at any one time. Permission to construct any cement pad or patio for wood storage must be received from the Council, in writing, prior to beginning construction.
4. Refuse, garbage and recyclables ("refuse") shall be secured and safely placed for pick-up only on property located directly in front of the Resident's premises and before the public road in front of said premises, no earlier than 7 PM or after dusk, whichever comes first, on the evening preceding the day scheduled for pick-up of refuse.
5. Thornberry's Maintenance Staff shall not be used to perform any function or service except that for which they are so employed. They are not permitted to handle problems inside units unless Management has so directed.
6. No nuisances shall be allowed upon the common property or limited common property nor any use or practice which is the source of nuisances to Residents or which interferes with the peaceful possession and proper use of the property by Residents. No Resident shall permit any use of his/her unit or make any use of the common elements which will increase the rate

of insurance upon any part of the property.

7. No Resident or their invitee/guest shall make or permit any loud noises nor do or permit anything by such person that will interfere with the rights, comforts, or convenience of any Resident. No Resident shall conduct, or permit to be conducted, vocal or instrumental instruction or operate any musical instrument, television, radio, stereo or sound amplifier at any time in such a manner as to disturb another Resident. Contractors are permitted to perform work between 7:00 am – 9:00 pm. The Robinson Township Police Department will address noise complaints beyond the hours of 7:00 am and 10:00 pm.
8. No radio or television aerial, antenna, satellite dish, or wiring shall be installed without the written consent of the Council. Any aerial antenna or wiring erected or installed without the consent of the Council, in writing, is liable for removal, without notice, and at the cost of the Unit owner.
9. Except as otherwise permitted in the Declaration of Condominium and Code of Regulations, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the property, or in, on or upon any part of a unit by any Unit owner or occupant. This rule shall not be interpreted to prohibit one sign not larger than 18" x 18" advertising the sale or lease/rental of a unit or a security sign not larger than 8" x 8" which must be placed on the inside of one window. No signs may be placed on the common elements.
10. No awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls or roof of the Building, without the written consent of the Council. Nothing shall be placed on or in, or projected from, the exterior doors, windows or windowsills including, without limitation, awnings, air conditioners, ventilators or fans. No clothes or other property shall be dried in or from any window, terrace or balcony. Garage doors are to be closed except when used for exiting, entering and performing necessary tasks.
11. The Council may require the removal of any interior blinds, shades, screens, decorative panels, window or door coverings attached to or hung, or used in connection with any window, door, or garage door or in a Unit, in such a manner as to be visible to the outside of the Building, if the same, in the sole discretion of the Council, are offensive or inappropriate in appearance.
12. No immoral or unlawful use shall be made of the property or any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. If compliance with such laws, zoning ordinances and regulations requires maintenance, repair or modification of property, then the party which is otherwise responsible (either the Unit owner or the Association) for the maintenance/repair of such property shall be responsible.
13. Only Unit owners can attend the Annual Homeowners' Meeting and open Council Meetings. Renters are not permitted to attend such meetings.
14. Unit owners may contact the Management Company regarding their units or Association business. Residents should not contact the Maintenance Staff directly; the work order process should be followed.
15. A single storage pod, dumpster, or moving van or truck not to exceed 16' x 8' or 835 cubic feet is permitted to be placed in the driveway for 48 hours. A Unit owner may request approval for an extension not to exceed 2 weeks by contacting the Management Company. A definitive

delivery and removal date must be provided. Any damage to the common property of the Association as a result of the storage pod or dumpster is the responsibility of the Unit owner.

16. Pets:

- A. Only those pets commonly found in households are permitted within Thornberry.
- B. When outdoors, all pets must be leashed and attended to by a person. A pet is never to be tied or chained outdoors. Invisible fences are not permitted.
- C. All pets must be properly licensed and vaccinated.
- D. No pet owner and/or person in custody or control of a pet shall permit the pet to be a nuisance to another Resident. Please be courteous and do not permit your pet to walk on the patio or walkway of another unit.
- E. Solid excretion of a pet upon the common or limited common elements (e.g., lawns, driveways, patios, walkways, service drives) must be removed immediately after it has been deposited. The solid waste may be deposited into a toilet or a trash receptacle belonging to the Resident with whom the pet is associated. Cat litter or plastic bags should not be deposited into toilets or drains. Pet waste should not be deposited into the community storm sewers, common area plumbing fixtures or trash receptacles, the maintenance dumpster or on property belonging to another Resident. Pets should not be permitted to urinate on personal property, e.g. trash cans, recycle bins, etc.

Any damage to lawns, shrubs or foliage in/on common/limited common elements or to the Association's plumbing/sewer system is the responsibility of the Unit owner with whom the pet is associated. If circumstances necessitate the removal of pet waste by a contractor or staff, the Unit owner with whom the pet is associated will be charged for this service.

- F. If a pet is a danger or becomes a nuisance to any Resident, then upon written application to the Council, and if a majority of the Council shall so vote, the Council may order the permanent removal of that pet from Thornberry (or permanently ban the pet if it does not reside in Thornberry.) If the Council orders the permanent removal of a pet, the pet must be removed within ten (10) days.
17. Any and all appliances and equipment, however powered, installed or used in a unit, shall comply with all rules, requirements, regulations and recommendations of all public authorities and Boards of fire underwriters having jurisdiction.
18. Drains, toilets, baths, showers, and the like shall not be used for any purpose other than that for which designed. No sweepings, rubbish, rags, cat litter, plastic bags, disposable wipes, feminine products or any other improper articles shall be thrown into the same. The cost of repairing any damage to the Association's plumbing/sewer system resulting from misuse shall be borne by the Unit owner responsible for the misuse.
19. No Resident shall bring or permit to be brought into or kept in/on any unit, balcony or patio, gasoline containers or any other highly flammable or combustible, or any explosive or otherwise hazardous fluid, material, chemical or substance, except those in common use for ordinary household purposes. No Resident shall utilize his/her grill or other cooking appliance in any manner as to constitute a fire hazard. Propane should be turned off when grill is not in

use. Outdoor fire pits, open flame tables, chimeneas, lawn torches and similar items, are not permitted.

20. Any complaints regarding the following shall be made in writing to the Council or Management Company before any other action is taken by the Resident:

- A. The maintenance and condition of the common elements;
- B. The actions of the Council or its officers, agents, independent contractors or employees;
- C. The actions of another resident, guest or invitee;

The Council or Management Company shall be permitted a reasonable time in which to study and act upon the complaint before any other action is taken by the Resident.

21. The Thornberry amenities including, but not limited to, the tennis courts, swimming pool and playground, are for the exclusive use of Thornberry Residents and their guests when accompanied by a Resident. Rules concerning the use of the swimming pool and tennis courts will be communicated to all Unit owners. All Residents and guests must observe these rules.

22. Parking:

- A. The use of all parking areas (which includes driveways) shall be for currently licensed and inspected motor vehicles, of types not excluded below, in operating condition.
- B. Parking on the grass or along the access/service drives within Thornberry is prohibited at all times.
- C. Guest parking shall be limited to non-resident guests of Residents and may not be used continuously in excess of 72 hours, within a 7-day period. If more time is needed, the owner must request and obtain permission from the Management Company. Vehicles parked in guest parking areas in violation of this rule will be subject to towing at the expense of their owners.
- D. Residents may not park trucks or vehicles having open beds, whether or not they are capped or covered, in any of the parking areas, including driveways. Guests, however, may park trucks or vehicles having open beds in Guest Parking areas only, subject to all other limitations of Guest Parking.
- E. Trailers, boats, full-size cargo vans, taxis, limousines, race cars, recreational, monster vehicles and any non-traditional vehicles are not permitted to park in any of the parking areas within Thornberry.
- F. Parking on the streets of Thornberry is not permitted between the hours of 2 AM and 8 AM per Robinson Township Ordinance Number 280-32.
- G. No repairs may be made to motor vehicles in any of the parking areas within Thornberry. Emergency road service is permitted.

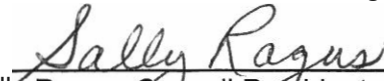
23. Commercial Vehicles:

- A. Commercial vehicles are defined as any vehicle which displays lettering, logos or other means of advertising a business enterprise and/or any vehicle which has racks, ladders,

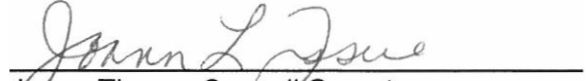
tool boxes and like articles used, or appear to be used, in the pursuit of a business or trade.

- B. Commercial vehicles are only permitted to park in Thornberry while dropping off, picking up or performing work for a Resident. Work to a unit requiring the presence of a commercial vehicle should be performed between the hours of 7 AM and 9 PM. Exception: emergency situations
 - C. In order to perform maintenance functions in the community, the Association may keep a community vehicle in the maintenance area. This vehicle may bear the name and logo of the community to note it as the maintenance vehicle.
 - D. Trucks belonging to plumbers, electricians, painters, etc. may park in driveways only while performing work for Unit owners between the hours of 7 AM and 9 PM (unless for an emergency).
24. In reference to Article X of Thornberry's Amended and Restated Code of Regulations, the Council adopts the following guidelines with respect to individual alterations of the condominium Units:
- A. All exterior alterations including, but not limited to, landscaping, replacement of windows, sliding glass doors, garage doors, front or rear exterior doors, and relocation of AC units, etc. may be made provided that:
 - i) an Alteration Request form is submitted in writing to the Management Company;
 - ii) the Alteration Request is approved in writing by the Management Company or the Council prior to the commencement of any work;
 - iii) the change is structurally sound and, when indicated, performed by an approved contractor;
 - B. The Unit owner is responsible for the maintenance and appearance of approved alterations.
25. Any consent, approval, or waiver given by the Council or Management Company under these Rules and Regulations may be revoked or modified at any time.

These Amended Rules and Regulations shall be effective on 10-6-2020.


Sally Ragus, Council President

10-6-2020
Date


Joann Tissue, Council Secretary

10-6-2020
Date