

TYLER WALK HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS



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1. *Introduction*

WHEREAS, Article VII, Section 7.01 of the By-Laws creating the Tyler Walk Homeowners Association provides for a Board of Directors and

WHEREAS, the Board of Directors has adopted and expects to continue to adopt reasonable rules and regulations pursuant to the provision of the By-Laws, and

BE IT THEREFORE RESOLVED that:

- a. The RULES AND REGULATIONS of the Association shall be listed herein. All previous rules and regulations are hereby superceded or amended as appropriate.
- b. These RULES AND REGULATIONS have been established to preserve the look and life of Tyler Walk, maintain property values, and assure pleasant and harmonious living for all residents and their guest. Some of the RULES AND REGULATIONS concern safety and sanitation, while others concern living together with consideration for one's neighbors. The RULES AND REGULATIONS will be enforced by the procedures set forth herein.
- c. Unless otherwise specified, all rules and regulations apply to both single and town homes.

2. *Enforcement*

WHEREAS, Section 7.15 of the By-Laws, Powers and Duties, gives the Board of Directors the power and duty necessary for proper conduct and administration of the affairs of the Association and the operation and maintenance of the Community Facilities and may do or cause to be done all such other lawful acts and things as are now by law and by these By-Laws directed or required to be done by the members of the Association, and

WHEREAS, Section 7.15 of the By-Laws, gives the Board of Directors the power, whether by suit or otherwise, to abate nuisance and enforce observance of the RULES AND REGULATIONS related to the Property, in injunction or such other legal action or means as the Board of Directors may deem necessary to be appropriate, and

BE IT THEREFORE RESOLVED that the following procedures apply:

- a. The Board has previously adopted and amended the rules and regulations for the Association. Copies of those were distributed to the current unit owners at the time the rules were adopted or amended.
- b. Copies of future rules and regulations adopted or amended will be provided via the Tyler Walk web site [or by mail upon written request] to unit owners by the Board.
- c. The Declaration of Covenants and By-Laws contain certain Use Restrictions and Architectural Guidelines which also are to be enforced by the Board.
- d. A violation of the rules, regulations, or restrictions will only be considered upon receipt of a signed, written complaint. The written complaint shall name the violator and outline the facts in detail. This complaint shall be sent to the Management Company. Violations which are observed first-hand by an Association member can be processed as a complaint.
- e. The Management Company will first attempt to address the matter on a confidential basis with a letter to the offending party. The letter will:
 - i. Specify the nature of the violation, request correction within a specified period of time (where appropriate).
 - ii. Notify them of the right to a hearing regarding the complaint.
 - iii. Advise that if the violation is not corrected or if a second violation (of the same) occurs, a fine will be imposed.
 - iv. Contain a copy of the resolution on Rules Enforcement Procedures.
- f. If the violation has not been corrected within the specified time, or a second occurrence of the same violation occurs, a second letter will be sent to the offending party that a rules violation fine assessment of a least \$50.00 has been levied, subject to a hearing with the Board, if requested in writing within 10 days' of receipt of notification of the rules violation fine.
- g. The Board reserves the right the assess a larger initial rules violation fine depending upon the severity of the infraction. A continuing per day or per month fine may be assessed by the Board for certain continuing violations.

- h. The violation fine will be added to the homeowner's fee coupon billing and therefore subject to collection as a delinquency or unpaid association fee.
- i. Any costs incurred by the Board, including, but not limited to attorney's fees, in the enforcing of its rules or covenants will become the responsibility of the homeowner responsible for the violation.
- j. The Board has the right to enforce, by any procedure of law or equity, all rules, regulations, restrictions or covenants contained in the governing documents or that it establishes within its power as provided by those documents.
- k. The decision of the Board following an appeal hearing shall be final.
- l. Owners who lease their unit are responsible for their tenants' actions and any resulting fines.

3. *Contacts*

See Appendix A for a list of current Tyler Walk Homeowner Association Board of Directors and other useful contacts.

4. *Responsibilities*

a. Homeowner Responsibilities

- i. Each homeowner is responsible for the repair and maintenance of their home and the real estate they own. The services provided by the Association are set forth in the Association's Declaration and By-Laws.
- ii. For your information, a listing of the Association's maintenance, repair and replacement responsibilities are detailed herein. Any function not listed as an Association responsibility, is the maintenance, repair and/or replacement responsibility of the individual homeowner. Should you have any questions concerning the following information, please feel free to contact a member of the Board of Director or the Association's Management Company.

b. Association Responsibilities

i. Architectural

- (1) The Association is responsible for exercising architectural control over any changes to the exterior of both townhouses and single homes. All requests for changes must be submitted to the Association for review and approval prior to the commencement of any.

ii. Maintenance

- (1) Each homeowner is responsible for the maintenance, repair and replacement of his home and property. If the property is not maintained, the Association, after due notice to the homeowner, will fine the homeowner until said maintenance is performed to the home.

iii. Common Areas - The Association is responsible for maintaining and managing the following in the common areas only.

Tennis Court	Clubhouse
Community Pool	Tot Lot
Basketball Court/Nets	Clubhouse Parking
Entrance Signs	Common Area Landscaping
Common Area Sidewalks	

The Association is responsible for snow removal on all common area sidewalks and the clubhouse parking lot.

c. Township Responsibilities

- i. Snow removal on all street
- ii. Street Lights on all streets
- iii. Street and Curb/Apron Maintenance

d. **Newtown Artesian Water Co.**

- i. Water lines and service

e. **Newtown Sewer Authority**

- i. Sewers

5. *Terms & Definitions*

- a. “Association” - The Tyler Walk Homeowners Association.
- b. “Board” - The Tyler Walk Homeowners Association Board of Directors.
- c. “Community” - The accumulation of all homes, streets and other facilities within Tyler Walk.
- d. “Management Company” - An organization, appointed and/or hired by the Association Board to perform various management tasks as directed by the Board.
- e. “Adult” - Any responsible person, 18 years of age or older.
- f. “Homeowner” - A person or other legal entity owning one or more dwellings/properties located within the Community.
- g. “Resident” - Any homeowner, tenant, or dependent person/family member residing in the Community.
- h. “Tenant” - Any adult leasing a home from a homeowner.

6. Common Areas**a. Clubhouse**

- i. Approved uses:

Engagement parties	Bar & Bat Mitzvahs
Wedding	Graduation
Wedding & Baby Showers	Anniversary Celebrations
Christenings	Pool Parties (see paragraph 12)
Birthday Parties	Holy Communion
Other Functions (as with the Board's approval)	
- ii. The Clubhouse may be rented by homeowners of Community residents for affairs in which they are participants.
- iii. The Association will not be responsible for loss of personal jewelry, valuables, clothing or other property in or around the Clubhouse or Pool.
- iv. All people, including children, shall use the facilities at their own risk. The Association will be held harmless of any liability resulting from the use of the facilities.
- v. Persons 18 years of age or under shall be supervised by an adult whenever they are in the Clubhouse.
- vi. Reservations for the Clubhouse are accepted on a first come, first serve basis.
- vii. Reservations shall be made by contacting the Management Company, no less than (1) one week in advance of the requested date of the event.
- viii. Security deposits and rental fees shall be paid by the homeowner or Community residents only. Deposits and rental fees shall be payable in advance to the Association, care of the Management Company. *See Appendix C for Clubhouse Rental Agreement for specific fees.*

- ix. Upon inspection by the management company, the security deposit is refundable providing upon inspection there is no damage to the Clubhouse, it is properly cleaned and all trash is removed from the clubhouse.
- x. The homeowner or Community resident the Clubhouse shall remain responsible for any and all damage caused by him/her and their guests.
- xi. Rental of the Clubhouse shall only include the Clubhouse main floor, and Association owned furniture and appliances, and excludes the Clubhouse garage and pool (unless separate agreement is completed) and pool pump room. any person found using the pool shall cause a forfeiture of the security deposit with possible additional assessment for its use, cleaning and any damages as required.
- xii. Rental of the Community Pool is separate from the Clubhouse. Residents interested in renting the pool shall sign a separate agreement (*see Appendix B for Pool Rental Agreement*).
- xiii. The homeowner or Community resident reserving the clubhouse shall be responsible for picking up and returning the key, cleaning up, removing all trash and upon leaving, turning the heat back to 60 degrees or turning the air conditioning “OFF”, closing any open windows, turning off all lights and locking the doors.
- xiv. Excess noise or loud disturbances which disturb neighboring homes shall not be permitted.
- xv. No pets shall be permitted in the Clubhouse.
- xvi. No smoking is permitted within the Clubhouse/restrooms. Smoking is permitted outside. Matches, cigarettes and other tobacco related debris must be fully extinguished and disposed of in proper receptacles.
- xvii. At no time shall community property be removed from the clubhouse.

See Appendix C for the Clubhouse Agreement.

See Appendix B for the Pool Rental Agreement.

b. Common Grounds

- i. Resident installed permanent structures are not permitted, this includes (but not limited to) gardens, flowerbeds, walls or fences.
- ii. At no time, will the maintenance of Common Grounds by residents imply ownership of same.
- iii. No motor vehicles of any kind are permitted on Common Grounds, unless required by contractors, maintenance or repair personnel to access a resident's property. In the event of such access, the homeowner and/or their contractor is responsible for restoring the Common Grounds to its original condition.

c. Common Parking Lots

- i. *See Motor Vehicles/Parking*

d. Basketball Court

- i. Located adjacent to the Community clubhouse/pool, the basketball courts are available for resident use on a first come, first serve basis.

e. Pool

- i. The Community Pool is located behind the Community clubhouse.
 - (1) Only Tyler Walk community residents and their guests are permitted to use the pool.
 - (2) All pool users must wear a pool tag issued by the Association at all times. All pool users must sign the logbook when entering the pool area.
 - (3) Only Homeowners/residents in good standing, including their guests, being current in the payment of their Association Dues will be permitted at the pool.

- (4) No one is permitted in the pool unless a lifeguard is on duty. The lifeguard is in complete charge. He or she may dismiss from the pool area any person(s) who violate regulations, exhibits unbecoming conduct, or fails to show evidence of the right to use the pool.
- (5) Children (12) years of age or younger, must be accompanied by a person of at least 16 years of age. Children are the sole responsibility of that person and shall be supervised in both the water and pool area. At no time shall children be left under the supervision of the lifeguard.
- (6) All children must pass a swim test given by the lifeguard before they will be permitted to swim in the deep end of the pool.
- (7) Running, pushing, ball playing, horseplay, dunking, foul language, or anything causing an undue disturbance (as determined by the lifeguard) in or about the pool area is not permitted.
- (8) Glass containers of any kind are not permitted in the pool area.
- (9) No alcoholic beverages are permitted.
- (10) Diving into the pool is prohibited.
- (11) Parties are not permitted during pool hours.
- (12) All trash must be placed in the receptacles provided.
- (13) Disposable diapers are not permitted in pool. Rubber pants must be worn.
- (14) If the lifeguard finds it necessary to remove someone from the pool for violation of a rule, the following penalties will be initiated:
 - (a) 1st Violation - Removal from the pool for one day.
 - (b) 2nd Violation - Removal from the pool for one week.
 - (c) 3rd Violation - Removal from the pool for the summer after Board of Director's approval.

- (15) No pets are allowed in the pool area at any time.
- (16) Unless otherwise directed (in writing (annually)) by the homeowner, pool tags will only be dispensed to the homeowner.
- (17) The above rules are subject to change.

ii. Rental Regulations: *In addition to the above the following regulations apply to those renting the pool. See Appendix B for the Pool Rental Agreement.*

- (1) Approved uses: The Pool is approved for the following uses/events:

Engagement parties	Bar & Bat Mitzvahs
Wedding	Graduation
Wedding & Baby Showers	Anniversary Celebrations
Christenings	Pool Parties (<i>see paragraph 12</i>)
Birthday Parties	Holy Communion
Barbeques	

- (2) The Pool may be rented by homeowners or community residents for affairs in which they are participants.
- (3) The Association is not responsible for loss of personal jewelry, valuables, clothing or other property in or around the Pool.
- (4) All people including children, will use the facilities at their own risk. The Association will be held harmless of any liability resulting from the use of the facilities.
- (5) Children twelve (12) years of age and younger shall be supervised by an adult whenever they are in the pool.

- (6) Reservations of the Pool are accepted on a first come, first serve basis.
- (7) Reservations shall be made by contacting the Management Company, no later than 2 weeks prior to the event.
- (8) Deposits and rental fees shall be paid by the homeowner or Community residents only. Deposits and rental fees shall be payable in advance to the Association, care of the Management Company.
- (9) The rental deposit is refundable providing there is no damage to the Pool, it is properly cleaned and all trash is removed from the Pool area.
- (10) The homeowner or Community resident reserving the Pool shall remain responsible for any and all damage caused by him/her and their guests.
- (11) Rental of the Pool shall include the pool, surrounding deck grass areas within the fence. Access to the Men's and Women's restrooms is permitted.
- (12) Rental of the Community Pool is separate from the Clubhouse.
- (13) Individuals renting the Pool are required to hire a certified lifeguard through the Management Company.
- (14) Excess noise or loud disturbances which disturb neighboring homes is not permitted.
- (15) No pets are permitted in or around the pool area.
- (16) No smoking is permitted within the Clubhouse/restrooms. Smoking is permitted outside. Matches, cigarettes and other tobacco related debris must be fully extinguished and disposed of in a proper receptacle.

See Appendix B for a copy of the Pool Rental Agreement.

f. Tennis Courts

- i. The tennis courts shall be used only for the playing of tennis. No other activities are allowed.
- ii. The community tennis courts are available for residents and their guests.
- iii. Access to the tennis court is controlled by a key. Residents interested in using the tennis court can purchase a court key from the Management Company. A check payable to the Tyler Walk Homeowners Association in the amount of \$5.00 must be sent to the Management Company.
- iv. Hours of operation are dawn to dusk. Playing during evening hours is not permitted.

g. Tot Lot

- i. Located adjacent to the pool, the Community Tot Lot is available for residents and their guests.
- ii. Hours of operation are dawn to dusk.

7. General

a. Barbeques / Outside Burning or Open Fires

- i. Outside burning of leaves or any other debris is strictly prohibited within the Community.
- ii. Outside burning of firewood, is allowed in outdoor fireplaces or containers specifically designed for this activity. Fires should not be set directly on the ground or in such a way as to burn the ground / grass.
- iii. The ground within five (5) feet of the fire must be cleared of all combustible materials.
- iv. Outdoor fireplaces and barbeques should be stored outside and behind the home.
- v. Both gas and charcoal grills are permitted, but must be used behind the home.

- vi. In cases where gas grills are stored within the garage, residents must disconnect the grill from the propane tank, and the safety plug securely inserted into the tank.
- vii. In all cases, gas grills should be stored away from open flames or fires, when not in use.
- viii. Fires are not permitted on the roads or sidewalks.

b. Basketball Nets / Backboards

- i. The use of basketball nets is permitted in either the front or rear of the homeowner's property.
- ii. (Townhomes) No permanent installations are allowed, anywhere on the homeowner's property.
- iii. (Single Homes) Permanent installations are permitted on or adjacent to the homeowner's driveway only, located between the sidewalk and the home.
- iv. Temporary / portable installations may be located between the sidewalk and curb, but shall be removed at the end of the day, being stored in the home or next to the home's exterior.
- v. With the exception of the community basketball courts, basketball play should cease by 8:30PM.
- vi. Complaints regarding the use of homeowner basketball nets will only be accepted from neighboring homeowners.

c. Child Activity Sets /Exercise Equipment

- i. Must be placed behind the home.
- ii. (Townhouses Only) Activity sets (including, but not limited to swing sets, jungle gyms and outside exercise equipment) are permitted, but must be stored within the home when not in use. No permanent or semi-permanent installations are permitted.

- iii. (Single Homes Only) Activity sets (including, but not limited to swing sets, jungle gyms, and outside exercise equipment are permitted. Permanent installations are permitted, provided their installation is approved in writing by the Association Board and installed behind the home.

d. Clothes Lines

- i. Townhouses: only collapsible, removable, portable clothes dryers are permitted. They must be used in backyards and removed as soon as possible on a daily basis. No clotheslines are permitted overnight.
- ii. Single Homes: only collapsible, removable, portable clothes dryers are permitted. They must be used in backyards and removed as soon as possible on a daily basis. Umbrella and retractable clotheslines are permitted, but must be collapsed or retracted when not in use.

e. Firearms / Weapons

- i. The use of firearms or weapons of any type including but not limited to pistols, rifles, shotguns, bows, blowguns, wrist rockets, air rifles or paint guns, is strictly prohibited in the community.

f. Firewood

- i. Firewood is to be stored in the rear yard, neatly stacked, off the ground and in a wooden or metal holder. For safety reasons, the entire stack of wood and holder should not exceed 4 feet high by 4 feet deep by 8 feet long and may not be higher than the top of a fence, nor extend past the fence line.
- ii. Homes having a side or back porch may store firewood on one circular metal log holder on the porch.
- iii. Homes with court yards (e.g. Hunters Way) may store wood in the court yard, out of site from the front of the property.
- iv. If possible, firewood should be stacked next to, but not resting against, a fence, shed or building (to avoid termite infestation).
- v. Firewood shall not be stored on common ground.

- vi. Termite or bug infested firewood must be disposed of immediately.

g. **Garage / Yard Sales**

- i. Garage / yard sales are permitted, provided sale items are not allowed to remain outside overnight.
- ii. Garage / yard sale signs may be placed at community entrances, but must be removed at the end of the sale.

h. **Hazardous Materials**

- i. Materials used in the normal course of maintaining a home are permitted, provided the quantity stored does not exceed the amount normally used within a one-year period.
- ii. Any materials not intended for home use are not permitted.
- iii. Homeowners are permitted to store no more than a one-year supply of fuel for their lawn mowers

i. **Motor Vehicles / Parking**

- i. Only currently licensed, registered, state inspected and operational passenger vehicles, mini-vans, pickup trucks, sport utility vehicles and motorcycles are permitted to park in the Community. Vehicles owned by residents in excess of 3/4 tons are prohibited. No recreational vehicle, including but not limited to mobile home, motor home, trailer or boat is permitted to be parked on the property, except within a dwelling's garage
- ii. Commercial vehicles shall be permitted to park outside of the property, on a temporary basis (no longer than two weeks without written approval work on the Community facilities, dwelling units or lots
- iii. A commercial vehicle is one in excess of 3/4 ton, having permanent commercial lettering on any portion of the vehicle, or a vehicle externally adapted in any way for commercial use (such as, but not limited to, being equipped with a snow plow or storage rack system). The storage of equipment is not permitted on the exterior of any vehicle otherwise permitted to park on the property

- iv. Magnetic signs and lettering identifying a business may be placed on a vehicle, not otherwise permitted on the property, provided these signs are removed when the vehicle is parked overnight in the Community.
- v. In the case of hardship, a resident may obtain a permit to park a vehicle not meeting the requirements of paragraph 1 above, in an area designated by the Board. An application must be submitted to the Board. In determining whether to issue the permit, the Board will consider, among other things, the extent to which the vehicle exceeds the requirements of these Regulations, including by weight, size or the extent to which it is especially adapted for commercial use. The number of permits issued will also be limited by the amount of space available for parking of vehicles not meeting the standards of this Regulation.
- vi. No tractor trailer combinations shall be permitted to park overnight, anywhere in the Community. Trucks requiring temporary overnight parking, must use one of the cul de sacs or community parking lots.
- vii. At no time will motorized vehicles of any type be permitted to park or drive on Community common ground, unless such access is for the purpose of performing improvements, repairs or maintenance duties on the rear of a dwelling. In the event of such access, the resident is responsible for ensuring that the common ground is restored to its original condition.
- viii. At no time are motorized vehicles or trailers allowed to park on any landscaped area overnight.
- ix. All vehicles operating within the Community shall not exceed 25mph, unless posted otherwise.
- x. Repairs and maintenance of motor vehicles is prohibited in streets and parking lots, with the exception of minor repairs (e.g. changing tires, replacing headlights, replacing batteries, adding (but not changing) fluids, and replacing wipers).

j. **Nuisances**

- i. Private property bordering the common area shall be respected.

- ii. Persons using any portion of the common areas, including sidewalks and parking lots, shall refrain from loud and boisterous activity.
- iii. Residents shall not permit or practice any activity which unreasonably interferes with the quiet environment of another resident; or which creates or results in a hazard or nuisance; or affect the insurance coverage of the Association.
- iv. Residents are prohibited from storing or collecting rubbish of any kind, any material or plants that emit foul or obnoxious odors.

k. Pets

- i. This section covers practical guidelines for the enjoyment of pets within the limitations of the Community. Cooperation with these guidelines will help preserve property values and maintain a clean and healthy environment for all residents
- ii. Residents are also subject to the pet rules and regulations of Newtown Township, Ordinance No. 22, Sections 1 through 14.
- iii. All pets must be carried or walked on a leash and attended by a responsible person.
- iv. Pets must not be walked on another owners' property.
- v. Pet owners are responsible for the immediate removal of waste of their pet. This waste must be disposed of in the pet owner's trash receptacle.
- vi. Pets shall not be allowed in or around the pool, tennis court, or clubhouse.
- vii. Pets shall not be left unattended outside the perimeter of the unit owner's property line. Temporary stakes or chains are permitted within resident's property boundaries only.
- viii. Pets shall not be permitted to disturb neighbors by loud noises or barking.
- ix. Pet owners are responsible for any property damage, injury or disturbances their pet may cause or inflict

- x. Violation of any of these rules should be directed in writing to the Management Company. A warning letter will be issued to the pet owner with a copy of these regulations, advising of a potential fine should a second violation be reported.
- xi. The minimum fine for a pet violation is \$75.00. This fine will be assessed with each violation which shall be collectible through the regular means of assessment collection.

1. Rental Units

- i. All Association homeowners are required to provide the Association with the name, address and terms of lease for each home not owner occupied. The homeowner shall provide the Association, via the Management Company, with a complete copy of each executed lease agreement for a unit within thirty (30) days of the date of execution, along with the home and work phone numbers for the new tenant.
- ii. This information shall be updated by the homeowner within thirty (30) days of any change and annually by May 31st.
- iii. Homeowners are responsible for tenant's compliance with all Association Rules and Regulations
- iv. Homes shall not be rented by the owners for transient or hotel purposes, which shall be defined as any rental for any period less than six (6) months.
- v. Lease of a home shall not relieve the homeowner from the duty to pay all assessments assigned.
- vi. It is the homeowner's responsibility to assign pool tags for tenant usage. The Association will assign pool tags to tenants, provided homeowners annually provide a written request of same, listing all tenants occupying the rental unit.
- vii. No homeowner shall let a tenant occupy a unit other than by written signed lease agreement.
- viii. Every individual eighteen (18) years of age or older living in the home, who is not the offspring or legal dependent of the primary tenant, must sign the lease agreement.

- ix. Homeowners are responsible for providing a current copy of the Rules and Regulations, By-Laws and Declaration of Covenants, Conditions and Restrictions, at the signing of the lease. The homeowner shall provide a signed "Receipt of Rules and Regulations" form (see Appendix C) by all new tenants to the Association, via the Management Company.

m. Seasonal Decorations

- i. Holiday decorations are encouraged, but should be in moderation and good taste.
- ii. Decorations are not permitted on common grounds, unless previously approved by the Board, annually and in writing.
- iii. Decorations may be put up no earlier than one (1) month prior to the holiday, and taken down no later than one (1) month after the holiday.
- iv. Decorations should not create a hazard for other residents.

n. Signs and Flags

- i. One standard size "For Sale" sign is permitted on the homeowner's property. These signs are not permitted on common ground.
- ii. "Open House" signs are permitted at the entrances to the Community, on the same day of the Open House, provided they are removed at the end of the day.
- iii. "For Sale" signs, with "Sold" banners may remain on the homeowner's property for a maximum of thirty (30) days after the Agreement of Sale is Signed.
- iv. "Yard Sale" or "Garage Sale" signs are permitted provided they are removed on the last day of the sale. Signs shall be posted no more than 10 days prior to the sale.
- v. Decorative flags are permitted, provided they:
 - (1) do not pose a safety hazard

- (2) are tasteful and non-offensive
 - (3) are maintained.
- vi. The American flag is permitted, provided it is displayed properly and with respect.
- vii. Except for the American Flag, stand-alone flag poles are not permitted, unless approved (in writing) by the Board. Flag poles mounted on the front of a home are permitted.
- viii. Contractor signs are permitted for a period of no more than thirty (30) days after completion of their work.
- ix. No other signs are permitted, without the prior and written approval of the Board.
- o. **Trash / Trash Cans / Recycling**
 - i. Trash cans must be stored in a concealed area, out of sight of other residents.
 - ii. Empty' trash cans must be removed and subsequently stored properly by the end of the pickup day.
 - iii. Trash left for pickup should be placed in a trash can or other appropriate receptacle. Plastic bags by themselves are discouraged, as they are easily torn by animals, dispersing the trash into the street.
 - iv. Trash cans shall not be placed out any earlier than 6 p.m. of the day prior to pickup.
 - v. Residents are responsible for picking up trash debris around their homes. This includes, but not limited to, common grounds if the residents' trash (left out for pickup) is scattered by the wind, animals or other disturbances. Residents' voluntary assistance in keeping open spaces clear of litter is greatly appreciated.
 - vi. No portion of the common grounds shall be used for dumping of trash or yard waste.

- vii. Residents should contact their respective trash hauler regarding the following:
 - (1) replacement of containers
 - (2) disposal of small and large bulk items.
 - (3) hazardous waste and / or paint, solvents, tires, flammables and any other item not to be disposed in the normal trash.
 - (4) pickup days.
- viii. The minimum fine for trash can violations is \$75.00. This fine will be assessed with each violation which shall be collectible through the regular means of assessment collection.

8. *Architectural*

a. *General*

Designed from the start as a community of homes, the architects of the Tyler Wall community made specific decisions with respect to the materials, styles and color schemes used among the single and townhomes. Today, these decisions are enforced by the Association for the purpose of maintaining the aesthetic and consistent look of Tyler Walk.

Therefore, residents wishing to change / replace exterior elements of their homes are required to submit an Architectural Change Request and seek the approval of the Association.

Residents are responsible for submitting an "Architectural Change Request" (ACR). when adding, changing or replacing any of the elements outside the home, including, but not limited to roof shingles, siding, fences, porches, decks, driveways, walkways, activity sets, windows and landscaping.

The Architectural Change Request (ACR) shall be submitted to the Management Company for Board approval at least 45 days prior to the start of work. Once received by the Management Company, a letter acknowledging the receipt of the request will be mailed back to the resident. If the resident does not receive an acknowledgment, they shall contact the Management Company.

The ACR shall include a copy of all applicable building permits, and certificate of general liability insurance of the contractor, if applicable.

The ACR shall contain a diagram showing the work to be done and its respective position on the property.

The Board will review the ACR within 45 days of its receipt. Once approved, the ACR will be signed by a member of the Board and returned to the requesting resident. If after 45 days, the resident does not receive notice (either approval or disapproval) they shall contact the Management Company.

Should the ACR not be approved, the resident shall have the opportunity to present his/her case before the board. Upon further review, the board decision will be final.

Residents are also responsible for applying for and obtaining the necessary governmental permits for all work.

AT NO TIME SHALL CHANGES BE PERFORMED ON THE EXTERIOR OF THE HOME WITHOUT THE PRIOR APPROVAL OF THE BOARD.

FAILURE TO COMPLY MAY RESULT IN REQUIRING THE HOMEOWNER TO CHANGE THE HOME BACK TO ITS ORIGINAL CONDITION AND/OR FINES.

b. Outside Structures

i. Child Activity Sets

- (1) please refer to General / Child Activity Sets section on page 16.

ii. Decks / Patios

- (1) Townhouses: Homeowners may construct or extend a sundeck, with the limitation that the width be no wider than the width of the home, and not extend beyond the side of the home.
- (2) Decks may be left in natural condition and allowed to weather or sealed with a clear sealant. Decks may also be stained to match the existing color \ scheme of the property with prior Board approval.

iii. Fences

- (1) Styles / Types: Only 3-tier post and rail fencing is permitted to be erected. Fencing shall be unfinished wood, but may be sealed. Fencing shall not be stained or painted.
- (2) Location:
 - (a) Townhouses: fencing will be limited to the rear width of the home extending back to the rear easement of the property line. End unit fencing may extend to the side property.
 - (b) Single Homes: fencing will be permitted on sides and rear extending to property lines. No fencing will be permitted in or on the front of the property. Corner and street side lots may be permitted to fence on sides and rear with prior approval from the Board.
 - (c) No fencing will be permitted in the front or extend past the front facade of the home.

iv. Jacuzzis or Hot Tubs

- (1) Are permitted, with prior Board approval.
- (2) Must be located in the rear of the property.

v. Pools

- (1) No above-ground pools are permitted with the exception of small children's wading pools, which must be taken indoors when not in use.
- (2) Townhouses: no in-ground swimming pools are permitted.
- (3) Single homes: in-ground swimming pools are permitted, with prior approval of the Board.

vi. Privacy Screens

- (1) Privacy screens are permitted, with prior approval of the Board
- (2) Privacy screens shall only be installed in the rear of the property and must be located on the deck or patio.
- (3) Privacy screens shall not extend beyond the side edge of the building and shall not extend into the 3-foot easement between properties.
- (4) Screens shall not be greater than 6 feet above the deck or patio, and shall not extend more than 8 feet from the rear of the dwelling.
- (5) The screen must be constructed of framed lattice only.
- (6) Screens may be painted or stained to match the existing color scheme of the property.

vii. Sheds

- (1) Sheds, include, but are not limited to tree houses, play houses or other free-standing structures.
- (2) Townhouses: sheds are not permitted.
- (3) Single homes: are permitted, with prior approval of the board.
- (4) Must be located in the rear of the homeowner's property.

c. Landscaping

i. Gardens

- (1) Gardens are permitted provided they are properly maintained on the residents. property.
- (2) Vegetable gardens are not permitted in the front yard areas of the

residents' properties.

- (3) Dead, diseased or unruly plantings should be removed promptly, i.e., cut back when flowering ceases.
- (4) Gardens are not permitted on common grounds.

ii. Lawn / Grass Maintenance

- (1) Residents are expected to maintain their lawns, either personally or through a professional service.
- (2) Residents must make every effort to keep weeds to a minimum, as these eventually move into neighboring lawns.
- (3) The height of the grass shall not exceed 6" tall.

iii. Trees / Shrubs

- (a) The planting of new trees and shrubs are permitted, provided the resident receives prior written approval from the Board.
- (b) Trees and shrubs shall be planted in such a manner as to avoid interference with the underground utilities.
- (c) For security purposes, trees and shrubs should not be allowed to hide the view of a window from the street (per township police).
- (d) Trees and shrubs shall be groomed and be neat in appearance.
- (e) Shrubs adjacent to sidewalks, driveways and streets, shall be trimmed back to at least 12 inches away from the pathway.
- (f) Trees with branches extending over sidewalks, driveways and streets, should be trimmed back so that no branch is lower than 7 feet.

d. Exterior Building Maintenance

Please refer to page 29 of the Declaration of Covenants, Conditions and Restrictions, Article XIII, Section 13.01

i. Exterior, Screen and Storm Doors

- (1) Color of doors must match either the front door on home or trim color.
- (2) Storm doors must be a “full view” storm door or a full glass door with a kickplate.

ii. Paint and Finishes

- (1) Exterior color changes will only be approved if the proposed color matches the color originally employed by the Community (see appendix B).
- (2) In general, only those areas that are painted may be painted; only those areas that are stained may be re-stained; unpainted surfaces and unstained areas such as brick shall remain unpainted or unstained.

iii. Roof Replacements

Please see appendix B for an approved color /material list.

- (1) Residents are required to submit an ACR, and obtain prior written approval before beginning work.

iv. Siding Replacements

Please see appendix B for an approved color / material list.

- (1) Residents are required to submit an ACR, and obtain prior written approval before beginning work.

v. Window Replacements

Please see Appendix B for an approved color / material list.

- (1) Residents are required to submit an ACR, and obtain prior written approval before beginning work

e. Other

i. Awnings

- (1) Awnings are not permitted over individual windows.
- (2) Retractable deck awnings are permitted with a prior approval from the Board. Deck awnings must be retracted when not in use and must complement the color scheme of the home.
- (3) Fixed or permanently extended awnings are not permitted.

ii. Mailboxes

- (1) Only mailboxes approved by the Postmaster General of the U.S. Mail are permitted.

iii. Roof/Attic Ventilators

- (1) Roof vents or ventilators are permitted, with prior written approval of the board.
- (2) Roof vents or ventilators must be positioned on the rear side of the roof, and out of sight from the front of the property.

iv. Satellite/Antenna Installations

- (1) TV antennas, weathervanes and hex signs are not permitted. Satellite Dishes are permitted with prior written approval of the Board, and the homeowner signs and files a Satellite Installation Request.

- (2) Ham radio and CB antennas are not permitted.

v. Sidewalks

- (1) Residents are responsible for maintaining the sidewalks in front of and to the side of their homes.
- (2) During snow storms, residents must shovel a path along their sidewalk within 24 hours after the storm's end.

vi. Driveways

- (1) Residents are responsible for maintaining their respective driveways.

9. *List of Appendices*

Please see the Association Website for up to date Appendices - www.tylerwalk.org

- a. Contact Information**
- b. Pool Rental Agreement Form**
- c. Clubhouse Rental Agreement Form**
- d. Receipt of Rules and Regulations Form**
- e. Architectural Change Request Form**
- f. Approved Colors and Materials List-Siding and Roof**
- g. Approved Colors and Materials List-Decks and Railings**

TYLER WALK HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

APPENDICES

APPENDIX A - Contact Information

Tyler Walk Homeowners Association Board of Directors (as of September 2019)

Al Pakula, President
Bill Cahill, Vice President
Tom Angelini, CPA, Treasurer
Tina Cameron, Member-at-Large
John Liberto, Member-at-Large

Tyler Walk Property Management Company (as of February 2020)

Continental Property Management
975 Easton Road, Suite 202
Warrington, PA 18976
Attn: Brian Stedman
Telephone: (215) 343-1550
Fax: (215) 343-4409
Email: b.stedman@cpm975.com

Newtown Township

Township Manager
100 Municipal Drive
Newtown, PA 18940
Telephone: (215) 968-2800

Other Services

Water:	Newtown Artesian Water Company, (215) 968-6781
Sewer:	Newtown Sewer Authority, (215) 968-4109
Storm Water:	Newtown Public Works, (215) 968-2800 Ext 248
Electric:	Philadelphia Electric Company (PECO), (800) 494-4000

Cable TV: Comcast or Verizon

Trash Collection: McCullough Removal Services, (215) 943-7470

Republic Services, (610) 205-5400

Waste Management, (610) 622-8346

United Group Services, (610) 346-1663

APPENDIX B - Pool Rental Agreement

TYLER WALK HOMEOWNERS ASSOCIATION
Pool Rental Agreement

Applicant Information

Name:	<i>Official Use. Do not mark.</i> Application Received: Deposit Received: Rental Fee Received:
Address:	
City: State:	
Home Phone:	
Cell Phone:	
Tyler Walk Resident: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Requested Event Date: _____ Requested Times: _____

Estimated Number of People Attending: _____

Description of Event: _____

Rental Regulations: The renter agrees to adhere to the following rules:

1. Approved uses: The pool is approved for the following uses / events:

Engagement parties	Bar & Bat Mitzvahs
Weddings	Graduations
Baby Showers	Anniversary celebrations
Christenings	Pool parties
Birthday parties	Holy Communion
Barbeques	
2. The pool may be rented by homeowners or community residents for affairs in which they are participants.
3. The Association is not responsible for loss of personal jewelry, valuables, clothing or other property in or around the Pool.
4. All people, including children, will use the facilities at their own risk. The Association will be held harmless of any liability resulting from the use of the facilities.

TYLER WALK HOMEOWNERS ASSOCIATION
Pool Rental Agreement (continued)

5. Children twelve (12) years of age and younger shall be supervised by an adult whenever they are in the pool or in the bathroom.
6. Reservations for the Pool are accepted on a first come, first serve basis.
7. Reservations shall be made by contacting the Management Company, no later than two weeks prior to the event.
8. Deposits and rental fees shall be paid by the homeowner or community residents only. Deposits and rental fees shall be payable in advance to the Association, care of the Management Company.
9. The rental deposit is refundable providing there is no damage to the Pool, it is properly cleaned and all trash is removed from the Pool area.
10. The homeowner or community resident reserving the Pool shall remain responsible for any and all damage caused by him/her and their guests.
11. Rental of the Pool shall include the pool, surrounding deck grass areas within the fence. Access to the Men's and Women's restrooms is permitted.
12. Rental of the Community Pool is separate from the Clubhouse.
13. Individuals renting the Pool are required to hire a certified lifeguard through the Management Company.
14. Excess noise or loud disturbances which disturb neighboring homes is not permitted.
15. No pets are permitted in or around the pool area.
16. No smoking is permitted within the clubhouse restrooms or the fenced-in pool area. Smoking is permitted outside of the fenced-in pool area. Matches, cigarettes and other tobacco related debris must be fully extinguished and disposed of in a proper receptacle.
17. The renter also agrees, that they and their guests will adhere to the following general pool rules:
 - a) Only Tyler Walk community residents and their guests are permitted to use the pool.

TYLER WALK HOMEOWNERS ASSOCIATION
Pool Rental Agreement (continued)

- b) No one is permitted in pool area unless a lifeguard is on duty.
- c) Listen to the lifeguard. The lifeguard is in complete charge.
- d) No diving, running, ball playing or rough play within the fenced-in pool area.
- e) No glass containers in the pool area.
- f) No disposable diapers are permitted in the pool.

I hereby acknowledge that I have read, understand and agree to abide by the above.

Print Name

Resident Signature

Date

APPENDIX C - Facilities/Clubhouse Rental Agreement

TYLER WALK HOMEOWNERS ASSOCIATION
Facilities/Clubhouse Rental Agreement

Please read and complete the following contract. It is your responsibility as the Lessee to understand all rental rules & regulations outlined in this contract. If you have any questions about anything in this contract, contact Brian Stedman of Continental Property Management at (215) 343-1550.

Please note this facility is monitored by Security Cameras

The Tyler Walk Homeowners Association, through the Board of Directors, hereby agrees to rent the facilities of the clubhouse to:

Name: _____

Address: _____

Town/State/Zip: _____

Email: _____

Phone number _____

From: (Date) _____ (Day) _____ @ _____ o'clock (am/pm)

To: (Date) _____ (Day) _____ @ _____ o'clock (am/pm)

Event Type/Description _____ Number of Persons: _____

Pool Evening (in season only) ____ Yes ____ No (Must complete Pool rental agreement and hire a guard)

Audio Visual Center ____ Yes ____ No (*renters insurance recommended*)

Reservation and Deposit Policy

To reserve the facility, Lessee must submit at least two weeks prior to the event:

- Completed rental form
- Rental check made payable to "Tyler Walk Homeowner's Association"
- Deposit check in the amount of \$250.00 made payable to "Tyler Walk Homeowners Association"

Security Deposit: The entire rental fee will be forfeited in full if a cancellation of the rental is made less than one week before the event. The security deposit will also be forfeited if the contract terms and rules are not adhered to. The deposit check will be forfeited if the premises are not satisfactorily cleaned after the event (*See rental task and cleanup checklist*). Complete cleaning of the premises must be made by the end of the rental period unless other arrangements have been made with the Tyler Walk association manager. The renting party has been given a combination code(s) to obtain the key(s) to the clubhouse and the security deposit will not be returned unless and until the keys are returned to their lockboxes; Keys must be returned to their lockboxes at the end of the rental period. The security deposit will be forfeited if there is any damage to the clubhouse, all types of confetti, silly string, water balloons, are not permitted in the clubhouse, nothing can be taped or tacked to the walls or beams or cabinets (*a tack strip*

and white hooks located on the walls and beams are available to tack or tape to). The Lessee will be liable for any damages in accordance with the damages list below, in addition to the deposit. *(Rental insurance is available on request and mandatory if renting the audi/ visual center).*

Rental Fees:

Facility	Half Day (up to 3 hours)	Full Day (Up to 6 hours)	Hourly	Total
Clubhouse - member and not for profit (non-pool season)	\$75.00	\$125.00	N/A	
Clubhouse - member (pool season 8:00 a.m. to 11:00 a.m. or 8:00 p.m. to 10:00 p.m.)	\$100.00	\$200.00	N/A	
Clubhouse - member and not for profit hourly (no pool)			\$35.00	
Rental Insurance - call for pricing				
Total Due				

Occupancy: The maximum number of proper in the rental party shall be 67 persons.

Damages to the Premises: If the building, premises, or any portion thereof is damaged by the act, default, or negligence of the renting party, their agents, patrons, servants, guests or employees, the renting party will forfeit the security deposit and will be fully liable for all damages and will pay the Tyler Walk Homeowners Association such sum as shall be necessary to restore the premises to its previous condition. Damages in the following amounts will be due for damages to the following equipment:

Charges for Damages to Audio/Visual Equipment:

Cost for damage to HDMI cable: \$70.00

Cost for damage to cabinet: \$500.00 to \$1,800.00

Cost for damage to TV: \$1,120.00 to \$1,500.00 plus installation costs

Cost for damage to DVD player: \$35.00

Cost for damage to TV camera: \$100.00

Cost for damage to Keyboard: \$100.00

Cost for damage to Remote: \$100.00

Indemnification and Agreement to Hold Harmless: The renting party agrees to indemnify and hold the Tyler Walk Homeowners Association and its Board of Directors harmless against all loss, damage, expense, or costs of any sort or nature on account of any injury to persons or property of any character arising out of or in any way connected with the operation, handling, or use of the premises by the renting party, their agents, patrons, servants, guests, or employees.

Property of Renting Party: The Tyler Walk Homeowner's Association and its Board of Directors assume no responsibility whatsoever for any property placed upon the premises by the renting party, their agents, patrons, servants, guests, or employees.

Assignment/Uses: The renting party may not assign this agreement or sublet the whole or any part of the premises.

Rental Facilities: The facilities to be rented consist of the main meeting room, kitchen, front porch, and front lawn. While the parking area, the bathrooms, playground may be used by the renting party, the renting party understands that these facilities will be kept open for use by other residents during the period of the rental.

Rental of the Pool and Facilities: Rental of the pool requires rental of the Facilities/Clubhouse. Residents wishing to rent the pool shall also be required to sign a separate pool rental agreement. Residents may rent the pool for private parties between the hours of 8:00 p.m. and 10:00 p.m. or 8:00 a.m. and 11:00 p.m.

Conduct:

1. Noise must be kept to an acceptable level. Loud or disruptive behavior may result in the immediate termination of the event at the discretion of the property manager or Board of Directors.
2. Persons 18 years of age or under shall be supervised by an adult whenever they are in the clubhouse.
3. The Audio/Visual Center Cabinet doors may not be allowed open unless an adult is in the clubhouse.
4. At no time shall community property, including chairs, tables, and audio/visual equipment be removed from the clubhouse.
5. There is no smoking inside the clubhouse nor any open flames, including candles allowed inside the clubhouse.
6. Do not touch the TV screen.
7. Do not put any liquids on or near the TV. Do not put any liquids in the cabinet.
8. Do not hang on the doors or bang the doors to the cabinet.
9. Do not pull or use excessive force on the HDMI cable.
10. Do not touch or move the TV camera or security camera.
11. Do not tape or tack anything to the clubhouse walls, ceiling, beams, or fan. (*Tack strips and hooks on the beams are provided for you to tape decorations*)

Clean up: The following items are considered part of the cleanup responsibilities. All cleanup must be completed prior to leaving the clubhouse. A list of chores and location of equipment is posted in the cleaning supplies cupboard in the kitchen.

- A. Clean stove tops, counter tops, and kitchen sink.
- B. Make sure all stove burners are turned off.
- C. Remove all party food items from the refrigerator.
- D. Remove all decorations.
- E. All bathrooms are to be left clean and orderly.
- F. Floors are to be swept and vacuumed unless other arrangements have been made.
- G. Empty all garbage cans and replace with new garbage bags. Haul all garbage and bottles/cans for recycling to the appropriate dumpsters.
- H. Turn thermostat down to 65 degrees in winter, 78 degrees Memorial Day to Labor Day. Turn off all lights and fan.
- I. Lock the audio/visual center and return key to its lockbox.
- J. Lock all windows and doors and return clubhouse key to its lockbox.

A person designated by the Board of Directors may perform a walk-through of the clubhouse following the event or perform an online visual inspection for cleanliness and any damage to the facilities. The rental party is encouraged, but not required, to be present during the walk through or inspection. If it is determined that a deposit is forfeited, the rental party may appeal the forfeiture to the Board of Directors.

Please review, sign and initial where indicated, both copies of the contract. Then return one signed copy with the rental and security deposit check to:

Continental Property Management

Attn: Brian Stedman

975 Easton Road, Suite 102

Warrington, PA 18976

Phone: (215) 343-1550

In an emergency you should first call 911, then Brian Stedman at (215) 343-1550.

WE THE UNDERSIGNED HAVING READ ALL OF THE PROCEEDING AGREEMENT, in consideration for the rental of the facilities for my event, I acknowledge and agree to the following:
1) I will abide by the requirements of this rental agreement. 2) I am responsible for the conduct of my guests and will hold Tyler Walk Homeowners Association harmless from any liability that may arise as a result of actions by me or my guests. 3) I acknowledge that the deposit is subject to forfeiture if the clubhouse is not left in a clean and orderly condition and that I am responsible for any damages I or my guests cause to the facilities.

Signature _____ Date _____
Rental Party

Print Name: _____

For Administrative Use Only

Date Received _____ Amount Paid _____ Payment by _____

Walk through performed _____ By _____

Deposit Returned ____ Yes ____ No. If not, Why not? _____

Amount of Damages assessed if any _____

If yes, for what: _____

APPENDIX D - Receipt of Rules & Regulations

TYLER WALK HOMEOWNERS ASSOCIATION
Receipt of Rules and Regulations

**I _____ {resident name} hereby acknowledge
that I have received, read and understand the Rules and Regulations of the Tyler
Walk Homeowners Association.**

Resident Name (Print)

Signature

Address

Date

A signed copy must be filed with the Management Company.

APPENDIX E - Architectural and Planting Change Request Form (ACR)

**TYLER WALK HOMEOWNERS ASSOCIATION ARCHITECTURAL
AND PLANTING CHANGE REQUEST FORM**

Form and attachments must be submitted 45 days in advance of Board meeting. Submit via mail to: Continental Property Management, 975 Easton Road (Rt. 611), Suite 102, Warrington, PA 18976, Attention Brian Stedman, 215 343-1550, or via E-mail to: b.stedman@cpm975.com

Name _____

Address: _____

Tele _____ Cell phone: _____

E-Mail: _____

Change Requested to:
(Please check one)

Home Exterior: _____

Landscaping: _____

Patio/Deck: _____

Roofing: _____

Siding: _____

Windows:: _____

Painting: _____

Other: _____

Contractor _____

PA Reg. # _____ Twp Reg# _____

Address _____

Phone No. _____

E-Mail _____

Single Family _____

Townhome _____

Description of Change: _____

Anticipated Start and Finish Dates: Start _____, _____ Finish _____, _____

Emergency Y N Explain Emergency: _____

Homeowner's Signature: _____ Date: _____

By signing this form, the applicant is certifying that he/she is the owner or empowered by the owner of the property to make an application on their behalf, that the work to be performed is as stated in this application, and the work complies with all applicable Rules and Regulations of the Tyler Walk Homeowner's Association and Newtown Township.

I acknowledge my failure to comply with the requirements of the ACR may result in me being fined by the association and may require the removal of the unauthorized work.

Required Attachments: ACR requests will not be considered until all the following, as applicable, are received by the Property Manager. Additional attachments may be requested.

Proposal with detailed survey and drawing of work from proposed contractor	
Manufacturer name, item number, color code, of proposed materials	
Color sample	
Drawings of work to be done	
Name, species, of each proposed planting	
Pictures of area of property where work will be performed	
Copy of permit or permit submission to Township, if applicable.	
Copy of contractor's license and insurance information	
Copy of Homeowner's insurance declarations sheet	
Call One approval with start and end dates, if applicable	

FOR ASSOCIATION USE ONLY

ACR Submission Receipt Date	
Date of Property Manager Inspection	
Easements Located at Property	
Date of Submission to Board or Committee	
Committee/property Manager Recommendations	
Date of Approval/denial by Board	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Conditions of Approval/Comments	
Property Manager post inspection date and signature of property manager	
By: _____	Date: _____

APPENDIX F – Approved Colors/Materials

Siding and Roof, 2018
Decks and Railings, 2017

TYLER WALK HOMEOWNERS ASSOCIATION

REVISED PER C&C ROOFING

Revised 8/3/2018

NOTE: You must submit a complete ACR 45 day in advance of start of work. Alco was purchased by Mastic-Ply Gem. You must replace with the same size lap and lap style already on the home.

ADDRESS	ROOF SHINGLES	SIDING
1 TO 5 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) TUSCAN OLIVE
12 TO 16 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) TUSCAN OLIVE
11 TO 17 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) TUSCAN OLIVE
20 TO 28 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) TUSCAN OLIVE
21 TO 29 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) TUSCAN OLIVE
31 TO 39 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) TUSCAN OLIVE
32 TO 38 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) TUSCAN OLIVE
42 TO 46 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) TUSCAN OLIVE
51 TO 59 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) TUSCAN OLIVE
61 TO 67 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
101 TO 107 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
111 TO 117 PARKVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
121 TO 127 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) PEBBLESTONE CLAY
201 TO 207 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) PEBBLESTONE CLAY
202 TO 208 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) ALMOND
211 TO 219 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) ALMOND
212 TO 218 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) SANDSTONE
222 TO 228 PARKVIEW WAY	GAF TIMBERLINE	MASTIC OVATION (ALCOA)

TYLER WALK HOMEOWNERS ASSOCIATION

REVISED PER C&C ROOFING

Revised 8/3/2018

NOTE: You must submit a complete ACR 45 day in advance of start of work. Alcoa was purchased by Mastic-Ply Gem. You must replace with the same size lap and lap style already on the home.

	HICKORY	ALMOND
221 TO 227 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) PEBBLESTONE CLAY
ADDRESS	ROOF SHINGLES	SIDING

232 TO 238 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) PEBBLESTONE CLAY
231 TO 239 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) SANDTONE
241 TO 247 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) PEBBLESTONE CLAY
251 TO 259 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) WICKER
301 TO 307 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) ALMOND
311 TO 317 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) PEBBLESTONE
321 TO 327 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) WICKER
331 TO 337 PARKVIEW WAY	GAF TIMBERLINE HICKORY	MASTIC OVATION (ALCOA) SANDTONE
342 TO 350 PARKVIEW WAY	GAF TIMBERLINE SHAKEWOOD	MASTIC OVATION (ALCOA) TUSCAN OLIVE

2 TO 10 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
11 TO 19 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
12 TO 18 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
21 TO 27 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
22 TO 26 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
31 TO 39 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY

TYLER WALK HOMEOWNERS ASSOCIATION

REVISED PER C&C ROOFING

Revised 8/3/2018

NOTE: You must submit a complete ACR 45 day in advance of start of work. Alco was purchased by Mastic-Ply Gem. You must replace with the same size lap and lap style already on the home.

32 TO 38 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
41 TO 47 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
42 TO 48 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
51 TO 57 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
ADDRESS	ROOF SHINGLES	SIDING
52 TO 58 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
62 TO 66 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
72 TO 76 SKYVIEW WAY	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY

1 TO 38 EAST PARK ROAD	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
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111 TO 129 NORTH PARK ROAD	GAF TIMBERLINE WILLIAMSBURG SLATE	MASTIC OVATION (ALCOA) SILVER GREY
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2,4,6,8,10 HUNTER'S WAY	GAF TIMBERLINE MISSION BROWN	HARDIE PLANK AUTUMN TAN
11 TO 18 HUNTER'S WAY	GAF TIMBERLINE MISSION BROWN	HARDIE PLANK AUTUMN TAN
20 TO 28 HUNTER'S WAY	GAF TIMBERLINE MISSION BROWN	HARDIE PLANK AUTUMN TAN
30 TO 39 HUNTER'S WAY	GAF TIMBERLINE MISSION BROWN	HARDIE PLANK AUTUMN TAN

**Tyler Walk Homeowners Association
Rules and Regulations
As Last Amended March 25, 2002**

WHEREAS, Article VII, Section 7.01 of the By-Laws creating the Tyler Walk Homeowners Association provides for a Board of Directors, and

WHEREAS, the Board of Directors has adopted and expects to continue to adopt responsible Rules and Regulations pursuant to the provisions of the By-Laws, and

WHEREAS, the Rules and Regulations have been established to preserve the look and life of Tyler Walk, maintain property values, and assure pleasant and harmonious living for all residents and their guests,

WHEREAS, composite materials in natural wood tones have become available on the market and the Board of Directors voted to permit their use and to specify the natural color stains that are permissible to maintain the natural look of the community at its meeting of May 23, 2017,

BE IT THEREFORE RESOLVED that:

The rule contained in Article IV, Architectural, Section B, Outside Structures, Subsection 2 Decks, is clarified and replaced in its entirety as follows:

Decks

1. Homeowners may construct or extend a sundeck, with the limitation that the width be no wider than the width of the home, not extend beyond the side of the home, and must comply with all Township Codes and Ordinances.
2. Decks and deck railings must be made of wood and may be left in natural condition and allowed to weather or sealed with a clear sealant. Decks may also be stained with Behr Exterior Wood Stain Products Unfinished Wood, Natural, Cedar Natural Tone, Golden Honey, Antique Oak, Natural Sequoia, Barn Red, and Drift Grey. Similar colors by other manufacturers may be used only with prior approval of Board.

Decks and deck railings may also be made of composite materials made by TimberTech, colors Pecan or Kona. Similar colors by other manufacturers may be used only with prior approval of Board.

Sheets of lattice up to 4' high in size may be installed under a raised Deck but must match the color of the deck.

The above clarification will be added to the Approved Colors and Material's list. All Rules and Regulations remain in force and effect with the above rule clarification.

APPENDIX G - Application for Satellite Dish

TYLER WALK HOMEOWNERS ASSOCIATION

APPLICATION FOR A SATELLITE DISH

All applications must be accompanied by a plot plan of the home showing the exact location of the proposed satellite dish. This application must be submitted no later than 30 days after the dish becomes operational.

Homeowner Name(s): _____

Address: _____

Home Phone / Work Phone: _____

Type of Satellite System: _____

Dimensions of Satellite Dish: _____

Please describe proposed location: _____

Homeowner Signatures: _____

APPENDIX H - Resident Complaint Form

Tyler Walk Homeowners Association Resident Complaint Form

Please use this form to formally submit resident complaints to the Tyler Walk Homeowners Association Board of Directors for their review. Forms must be signed by the resident and submitted to the Association's Management Company, whose contact information is shown at the bottom of this form.

Submitting Resident Printed Name: _____ Date: ____/____/____

Submitting Resident Signature: _____

Resident Address: _____

Resident Telephone No. or Email: _____

Description of Complaint:

Please use the section below to describe in as much detail as possible the reason and basis of your complaint, including any necessary names or addresses. If you need additional space to describe your complaint, please use the reverse side of this form or another sheet of paper to continue your narrative.

You can submit this form via email (b.stedman@cpm975.com), fax (215-343-4409), or postal mail:

Continental Property Management
Attn: Brian Stedman
975 Easton Road, Suite 102
Warrington, PA 18976

Questions? Please call: (215) 343-1550