



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 All previous rules and regulations are hereby superseded or amended as appropriate.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 guests. 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-family homes and townhomes.

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 at 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. Due Process: Before any fine for a violation is imposed, the homeowner will be

given advance written notice of the alleged violation, an opportunity to request a hearing, and a final decision in writing. If a hearing is requested within 10 days of notice, no fine will be imposed until after the hearing and Board decision. Hearings may be conducted in person or virtually, and the Board's final decision will be communicated in writing.

- h. The Board reserves the right to 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.
- i. 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.
- j. 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.
- k. 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.
- l. The decision of the Board following an appeal hearing shall be final.
- m. Owners who lease their unit are responsible for their tenants' actions and any resulting fines.
- n. Repeat Violations: The Board may impose escalating fines for repeat or ongoing violations. In such cases, the amount of each fine may increase based on the frequency or severity of prior infractions. A repeat violation is defined as a recurrence of the same or substantially similar violation within a twelve-month period, unless otherwise specified by the Board.
- o. Appeals Timeframe: If a homeowner wishes to appeal a fine or violation decision, they must submit a written request for a hearing within ten (10) days of the original notice. If no hearing is requested in that period, the violation and fine will be considered final. If a hearing is held, the decision of the Board shall be final and binding.
- p. Board Discretion: The Board reserves the right, at its sole discretion, to waive,

reduce, or suspend any fine or enforcement action based on mitigating circumstances, demonstrated compliance efforts, financial hardship, or other considerations in the interest of fairness and community harmony.

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 Directors or the Association's Management Company.
- iii. Payment of Quarterly Assessments
 - (1) Each homeowner is responsible for the timely payment of quarterly assessments ("dues") as established by the Board of Directors in accordance with the governing documents. These assessments fund the operation, maintenance, and reserves of the Association.
 - (2) Payments are due on the first day of each quarter (January 1, April 1, July 1, and October 1), unless otherwise specified in writing by the Association. It is the homeowner's responsibility to ensure payments are received on time, regardless of whether a coupon or invoice has been

received.

- (3) The Association's separate Policy Resolution Pertaining to Collection of Assessments governs the handling of late payments, including the imposition of late fees, interest, and potential legal action. This policy is incorporated by reference and may be obtained from the Management Company or downloaded from the Association's website, tylerwalk.org.

- iv. Homeowners are strongly encouraged to have dryer vents professionally inspected and cleaned at least once per year to reduce fire risk and maintain proper ventilation

b. Association Responsibilities

i. Architectural

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

ii. Maintenance

- (1) The Association is responsible for enforcing maintenance obligations as provided in the governing documents and these Rules and Regulations. Individual homeowners remain responsible for maintaining, repairing, and replacing their own homes and property unless expressly stated otherwise.

iii. Common Areas

- (1) The Association is responsible for maintaining and managing the following in the common areas only: tennis court, clubhouse, community pool, tot lot, basketball court, basketball nets, clubhouse parking lot, entrance signs, common area landscaping, and common area sidewalks.

- (2) 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 streets
- 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 include: birthday parties, engagement parties, graduation parties, weddings, baby showers, bar and bat mitzvahs, anniversary celebrations, christenings, pool parties, holy communions, and other functions with the Board's approval.
- ii. The Clubhouse may be rented by homeowners or Tyler Walk residents for functions 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 under 18 years of age shall be supervised by an adult whenever they are in the Clubhouse.
- vi. Reservations for the Clubhouse are accepted on a first-come, first-served basis.
- vii. Reservations shall be made by contacting the Management Company, no less than two (2) weeks 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 B for Clubhouse & Pool Rental Agreement for specific*

fees.

- ix. The security deposit will be refunded following inspection by the Management Company, provided there is no damage to the Clubhouse, the facility has been properly cleaned, and all trash has been removed.
- x. The homeowner or Community resident reserving the Clubhouse shall remain responsible for any and all damage caused by him/her and their guests.
- xi. Rental of the Clubhouse includes only the main floor and Association-owned furniture and appliances. It does not include the Clubhouse garage, pool, or pool pump room unless separately authorized. Unauthorized use of the pool may result in forfeiture of the security deposit and additional charges for use, cleaning, or damages.
- xii. 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.
- xiii. Excess noise or loud disturbances which disturb neighboring homes shall not be permitted.
- xiv. No pets shall be permitted in the Clubhouse.
- xv. 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.
- xvi. At no time shall community property be removed from the Clubhouse.

b. Common Grounds

- i. Resident-installed permanent structures are not permitted on

Common Grounds, including, but not limited to, gardens, flowerbeds, walls, and 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-served 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. The lifeguard may dismiss

from the pool area any person who violates the rules, exhibits inappropriate conduct, or fails to demonstrate authorization 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) The lifeguard may, at their discretion, restrict any swimmer from using the deep end unless accompanied by a parent, guardian, or responsible adult, based on the swimmer's age, swimming ability, or other safety concerns.
- (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 approval by the Board of Directors.
- (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) Pool rules may be supplemented or revised by the Board as needed. Any current pool rules posted at the pool or distributed by the Association shall apply.
- ii. Rental Regulations: In addition to the above, the following regulations apply to those renting the pool.
 - (1) Approved uses of the pool include: birthday parties, engagement parties, graduation parties, weddings, baby showers, bar and bat mitzvahs, anniversary celebrations, christenings, pool parties, holy communions, barbeques, and other functions with the Board's approval.
 - (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-served 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 Clubhouse & Pool Rental Agreement.

f. Tennis Courts

- i. The tennis courts shall be used only for the playing of tennis or pickleball. 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 \$10.00 must be sent to the Management Company along with a completed Tennis Court Key Application.
- iv. Hours of operation are 8 a.m. to dusk on weekdays and 9 a.m. to dusk on weekends. Playing during evening hours is not permitted.
- v. Children under 14 years of age shall be supervised by an adult whenever they are on the tennis court.

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, trash, or any other debris is strictly prohibited within the Community.
- ii. Outside burning of firewood is permitted only in manufactured fire

pits or containers specifically designed for that purpose.

- iii. Fires may not be set directly on the ground or in any manner that could burn or damage the ground or grass.
- iv. Burn barrels, homemade containers, and similar devices are prohibited.
- v. The area within fifteen (15) feet of the fire pit or container must be kept clear of all combustible materials.
- vi. Manufactured fire pits and barbeques should be stored behind the home when not in use.
- vii. Both gas and charcoal grills are permitted, but must be used only behind the home and at least ten (10) feet from the home when in use.
- viii. If a gas grill is stored in a garage, the propane tank must be disconnected from the grill, and the safety plug must be securely inserted into the tank.
- ix. In all cases, gas grills should be stored away from open flames or fires when not in use.
- x. Fires are not permitted on the roads, sidewalks, common areas, or landscaped areas.

b. Fireworks

- i. The use, discharge, or ignition of fireworks of any kind is prohibited anywhere within the Community, including on private property, streets, sidewalks, parking areas, and common areas.

c. Basketball Nets / Backboards

- i. The use of basketball nets is permitted in either the front or rear of the homeowner's property.
- ii. For townhomes, no permanent installations are allowed, anywhere on

the homeowner's property.

- iii. For single-family 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 8:30 PM.
- vi. Complaints regarding the use of homeowner basketball nets will only be accepted from neighboring homeowners.

d. **Child Activity Sets /Exercise Equipment**

- i. Must be placed behind the home.
- ii. For townhomes, 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. For single-family homes, 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.

e. **Clothes Lines**

- i. Collapsible, removable, or portable clothes dryers are permitted in rear yards only and must be removed when not in use.
- ii. Townhomes may not have permanent clotheslines.
- iii. Single-family homes may have umbrella or retractable clotheslines,

provided they are collapsed or retracted when not in use.

f. **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.

g. **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 courtyards (e.g., Hunters Way) may store wood in the courtyard, out of sight 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.

h. **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.

i. **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.

j. **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 to 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 25 mph, 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).

k. **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 which affects the insurance coverage of the Association.

- iv. Residents may not store or accumulate rubbish or any materials or plants that emit foul or obnoxious odors.

I. 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. Only ordinary household pets such as cats, dogs, birds, or fish may be kept on any Lot or Unit. Animals other than ordinary household pets – including livestock, fowl, poultry, or exotic species - may not be raised, bred, or kept.
- iv. All pets must be carried or walked on a leash and attended by a responsible person.
- v. Pets must not be walked on another owner's property.
- vi. Pet owners are responsible for the immediate removal of their pet's waste. This waste must be disposed of in the pet owner's trash receptacle.
- vii. Pets shall not be allowed in or around the pool, tennis court, or Clubhouse.
- viii. Pets shall not be left unattended outside the perimeter of the unit owner's property line. Temporary stakes or chains are permitted within the resident's property boundaries only.
- ix. Pets shall not be permitted to disturb neighbors by loud noises or barking.
- x. Pet owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.

- xi. 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.
- xii. 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.

m. **Rental Units**

- i. All Association homeowners are required to provide the Association with the tenant name, tenant address, tenant contact information, and terms of lease for each home not owner occupied by submitting a Tenant Information Form (Appendix I). The homeowner shall also 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.
- 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 and are responsible for any fines from tenant non-compliance.
- 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. 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.

n. **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.

o. **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. To preserve community aesthetics and avoid signage fatigue, political signs and flags are subject to the following limitations
 - (1) Definition: A political sign or flag is any display that expresses support for or opposition to a current or former candidate for public office, a political party, a ballot measure, proposed or existing legislation, or a political or ideological viewpoint.
 - (2) Display Period: Political signs and flags may be displayed only during the forty-five (45) days preceding an election and must be removed no later than three (3) days after that election.
 - (3) Quantity and Size: A maximum of three (3) political signs or flags may be displayed per home. Each must not exceed twenty-four (24) inches by thirty-six (36) inches in size.
 - (4) Location: Displays must be confined to the homeowner's private lot and are prohibited on HOA-maintained common areas.
 - (5) Condition: All signs and flags must be maintained in good condition and must not pose a safety hazard or obstruction.

- (6) Content Standards: Political signs and flags must not contain obscenity, incitement to violence, or hate speech as defined by law.
 - (7) Neutral Enforcement: These rules shall be enforced uniformly and without regard to the content or viewpoint of the political message.
- x. No other signs are permitted, without the prior and written approval of the Board.
- p. **Trash / Trash Cans / Recycling**
 - i. Except when placed out for collection, trash and recycling containers must be stored in a concealed area out of sight of other residents, such as inside a garage, behind approved landscaping, or within an approved trash corral.
 - ii. Trash and recycling containers may not be placed out for collection earlier than 6:00 p.m. on the day prior to pickup and must be removed and properly stored by the end of the pickup day.
 - iii. Trash placed out for collection should be contained in a trash can or other appropriate receptacle. Plastic bags by themselves are discouraged because they may be torn by animals and result in scattered trash.
 - iv. Residents are responsible for promptly removing trash or debris originating from their home, including debris scattered by wind, animals, or other disturbances, whether located on their property, common grounds, sidewalks, streets, or neighboring property.
 - v. Common grounds may not be used for the disposal of trash, recycling, or yard waste.
 - vi. Residents should contact their trash hauler regarding container replacement, bulk-item disposal, hazardous materials, pickup schedules, and other items not accepted with regular trash.

- vii. Trash corrals are permitted only in accordance with the standards set forth in Section 8.b.viii, Trash Corrals, and require prior written Board approval through the Architectural Change Request (ACR) process.
- viii. The minimum fine for violations of this section is \$75.00 and shall be assessed and collected in accordance with the Association's enforcement procedures.

q. Wildlife Feeding Policy

- i. To maintain community safety, preserve property, and protect wildlife health, the feeding of wildlife within the community is strictly prohibited. Residents and guests may not place, distribute, or allow any food or substance intended to attract wildlife, including but not limited to deer, foxes, raccoons, squirrels, geese, and other animals that are not domesticated, on community common areas or private property.
- ii. Violations of this policy are subject to enforcement actions and fines in accordance with the association's established enforcement procedures.
- iii. Exception: Bird feeders specifically designed to attract songbirds are permitted, provided they are properly positioned, maintained to prevent attracting other wildlife, and do not create nuisance conditions.

8. Architectural

a. General

Tyler Walk was designed with coordinated materials, styles, and color schemes intended to maintain a consistent community appearance. To preserve that appearance, homeowners must obtain prior written Board approval before adding, changing, or replacing any exterior element of a home or property.

An Architectural Change Request (ACR) must be submitted to the Management Company at least forty-five (45) days before work is scheduled to begin. Exterior changes requiring approval include, but are not limited to, roof shingles, siding, fences, porches, decks, driveways, walkways, activity sets, windows, landscaping, and other exterior improvements.

A complete ACR must include a description and diagram of the proposed work, its location on the property, all applicable governmental permits, and a certificate of general liability insurance for the contractor, if applicable.

The Board will make reasonable efforts to review and respond to complete ACR submissions within fifteen (15) days of receipt, with a goal of providing a final decision within forty-five (45) days. In cases requiring additional information, professional consultation, or further review, the Board may extend the review period upon written notice to the homeowner.

If an ACR is denied, the homeowner may request an opportunity to present the matter to the Board for further review. The Board's decision following that review shall be final.

No exterior work may begin without prior written Board approval. Failure to comply may result in fines and/or a requirement that the homeowner restore the property to its prior condition.

b. Outside Structures

i. Child Activity Sets

- (1) Please refer to Section 7.d: General / Child Activity Sets.

ii. Decks / Patios

- (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 be weather 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 the Board.

- (3) 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 the Board. Additionally, deck railings may also match the trim color or siding color of the home.
- (4) Sheets of lattice up to 4' high in size may be installed under a raised Deck but must match the color of the deck.

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) For townhomes, 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) For single-family homes, fencing will be permitted on sides and rear extending to property lines. No fencing will be permitted on drainage easements. 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.

- (d) Fencing shall be kept in good repair.
- (e) If the Board determines that a fence is damaged, deteriorated, leaning, unstable, missing rails, or otherwise not properly maintained, the homeowner may be required to make appropriate repairs.

iv. Jacuzzis, Spas, or Hot Tubs

- (1) For townhomes, jacuzzis, spas, and hot tubs are not permitted.
- (2) For single-family homes, jacuzzis, spas, and hot tubs are permitted only with prior written approval of the Board.
- (3) Prior to installation, the homeowner must obtain all required Township permits and approvals and provide copies to the Association. Installation may not begin until the Board has approved the ACR and all required Township permits have been obtained.
- (4) Approved jacuzzis, spas, or hot tubs must be located in the rear of the property and must comply with all applicable Township requirements.

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) For townhomes, in-ground swimming pools are not permitted.
- (3) For single-family homes, in-ground swimming pools are permitted, with prior approval of the Board.
- (4) Prior to installation of any approved in-ground pool, the homeowner must obtain all required Township permits and approvals and provide copies to the Association. Installation may not begin until the Board has approved the ACR and all

required Township permits have been obtained.

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.
- (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 16 feet from the rear of the dwelling.
- (5) 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) For townhomes, sheds are not permitted.
- (3) For single-family homes, sheds are permitted, with prior approval of the Board.
- (4) Sheds must be located in the rear of the property.

viii. Trash Corrals

- (1) Trash corrals may be approved for single-family homes and end-unit townhomes where adequate space exists. All trash corrals require prior written Board approval through the Architectural Change Request (ACR) process. Trash corrals are not permitted at interior townhomes.

- (2) The corral must be well designed and constructed in a professional and workmanlike manner using wood, vinyl, composite, or aluminum materials that complement the home's exterior. It must either be painted to match the trim color of the home or have a natural wood finish similar in appearance to the split-rail fencing throughout the community.
- (3) The corral shall be limited to one per lot, used solely to screen residential trash and recycling containers, and may not exceed six (6) feet in height, six (6) feet in width, or four (4) feet in depth.
- (4) The corral must be located behind the front building line of the residence and may not encroach upon any easement or common area.
- (5) The corral must be maintained in good condition at all times, including remaining clean, structurally sound, and properly finished.
- (6) Approval will be based on the proposed location, available space, impact on neighboring properties and common areas, and compliance with these standards. Approval is contingent upon continued compliance. If a trash corral falls into disrepair, creates a nuisance, attracts animal activity, or otherwise fails to comply, the Board may require corrective action or removal in accordance with the Association's enforcement procedures.

c. Landscaping

i. Gardens

- (1) Gardens are permitted provided they are properly maintained on the resident's property.
- (2) Gardens may not encroach onto a neighbor's property or common grounds.

- (3) Vegetable gardens are not permitted in the front yard areas of the residents' properties.
- (4) Dead, diseased or unruly plantings should be removed promptly, i.e., cut back when flowering ceases.
- (5) Gardens are not permitted on common grounds.
- (6) Garden Trellises:
 - (a) Are permitted in the rear of the homeowner's property, with prior written approval of the Board.
 - (b) Trellises shall not exceed 60 inches in height and shall not be taller than the top of an installed split rail fence on the property.
 - (c) Trellises shall be maintained in good repair and appearance.
 - (d) The total footprint of all trellises may not exceed one-third (1/3) of the square footage of the rear yard area.

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.
- (4) Grass clippings, leaves, and other yard debris must not be blown or deposited onto streets, sidewalks, common areas, or neighboring properties. Any such clippings or debris must be promptly removed by the resident.

iii. Trees / Shrubs

- (1) New trees and shrubs may be planted provided the resident receives prior written approval from the Board.
- (2) Trees and shrubs shall be planted in such a manner as to avoid interference with the underground utilities.
- (3) For security purposes, trees and shrubs should not be allowed to hide the view of a window from the street (per township police).
- (4) Trees and shrubs shall be groomed and be neat in appearance.
- (5) Limbs or branches that encroach onto neighboring properties should be trimmed as appropriate, with reasonable consideration for neighboring homeowners.
- (6) Shrubs adjacent to sidewalks, driveways and streets, shall be trimmed back to at least 12 inches away from the pathway.
- (7) Homeowners must trim tree limbs overhanging sidewalks for which they are responsible, maintaining a minimum clearance of nine (9) feet in accordance with Newtown Township requirements.

iv. Invasive Plant Species

- (1) No homeowner or resident may plant or cultivate bamboo or any plant species classified as invasive by the Commonwealth of Pennsylvania.
- (2) Homeowners are responsible for promptly removing all invasive plant species from their properties in accordance with Newtown Township regulations.

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 E).
- (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 E 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 E 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 E 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 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. Pergolas and Gazebos

- (1) Townhomes: Pergolas may be permitted, with prior approval of the Board.
- (2) Single-family homes: Gazebos and Pergolas may be permitted, with prior approval of the Board.
- (3) Must be located in the rear of the homeowner's property.
- (4) Material, location, structure, and height shall be reviewed on a case-by-case basis.

iii. Mailboxes

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

iv. 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.

v. 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 an Application for Satellite Dish Form.
- (2) Ham radio and CB antennas are not permitted.

vi. 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.
- (3) If tree roots, settling, deterioration, or any other condition causes a sidewalk section to become uneven, misaligned, or raised by two (2) inches or more, the Board may require the resident to repair or replace the affected sidewalk section.

vii. Driveways

- (1) Residents are responsible for maintaining their respective driveways.
- (2) Homeowners are responsible for routine maintenance, repairs, resurfacing, and replacement as necessary to prevent deterioration, cracking, potholes, uneven surfaces, or other unsafe or unsightly conditions.
- (3) Townhome driveways must be constructed and maintained with an asphalt surface. Pavers, concrete, stamped concrete, and other alternative surface materials are not permitted for

townhome driveways.

viii. Window Air Conditioner Units

- (1) Window air conditioning units are not permitted.
- (2) Portable air conditioning units may be installed with prior written approval of the Board.
- (3) Approved portable units must:
 - (a) Be freestanding.
 - (b) Be vented according to manufacturer specifications.
 - (c) Be positioned so that the vent is flush with the sliding window.
 - (d) Ensure that no part of the unit or vent protrudes beyond the exterior of the home.

ix. Electric Vehicle Charging

- (1) **Level 1 Charging.** Level 1 charging, using a standard 120-volt electrical outlet, is permitted.
- (2) **Level 2 Charging.** Level 2 charging means alternating-current (AC) charging equipment operating at 208 or 240 volts. Level 2 charging equipment installed entirely within a garage does not require an Architectural Change Request (ACR), but must comply with all applicable governmental permit and code requirements.
- (3) **Exterior Installations.** Any electric vehicle charging equipment installed outside the home requires prior written Board approval through the Architectural Change Request (ACR) process.
- (4) **DC Fast Charging.** DC fast charging means high-powered direct-current (DC) charging equipment designed for rapid vehicle charging and is sometimes referred to as Level 3

charging. DC fast charging equipment is not permitted anywhere on the property, including within a garage.

- (5) Charging cords may not cross sidewalks, common areas, or other pedestrian pathways.
- (6) The homeowner is responsible for all costs associated with privately installed charging equipment, including installation, electricity, maintenance, repair, removal, and restoration of any affected property, and for any damage resulting from its installation or use.
- (7) Association-owned electrical service may not be used for private vehicle charging without prior written Board approval. Approval of charging equipment does not create or alter any right to a parking space or common area.

9. *List of Appendices*

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

- A. Contact Information**
- B. Clubhouse & Pool Rental Agreement Form**
- C. Receipt of Rules and Regulations Form**
- D. Architectural Change Request Form**
- E. Approved Colors and Materials List**
- F. Application for Satellite Dish**
- G. Resident Complaint Form**
- H. Tennis Court Key Application**
- I. Tenant Information Form**

**TYLER WALK HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
APPENDICES**

APPENDIX A - Contact Information (as of October 2026)

Tyler Walk Homeowners Association Board of Directors

Al Pakula, President
Adam Roman, Vice President
Maryann Adams, Treasurer
Robin Miller, Member-at-Large
Jason Katz, Member-at-Large

Tyler Walk Property Management Company

Association Management Consultants Corporation (AMCC)
65 W. Street Road, Suite B-205
Warminster, PA 18974
Attn: Lisa Green
Telephone: (267) 460-0021
Email: lisa@amcconline.com

Newtown Township, Bucks County

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
Electric & Gas:	PECO, (800) 494-4000
Cable TV:	Comcast or Verizon
Trash Collection:	McCullough Removal Services, (215) 943-7470 Republic Services, (610) 205-5400 United Group Services, (610) 346-1663 Waste Management, (800) 255-8479 Casella/Whitetail Disposal, (610) 754-0103
Storm Water:	Newtown Public Works, (215) 968-2800 Ext 248

APPENDIX B - Clubhouse & Pool Rental Agreement



AMCC
 Attention: Lisa Green
 P. O. Box 2992
 Warminster, PA 18974
 Email: lisa@amcconline.com

CLUBHOUSE & POOL RENTAL AGREEMENT

Eligibility: The Tyler Walk clubhouse and pool facilities are available for rental by homeowners and residents of Tyler Walk who are in good standing with the Association. Outstanding violations, fines, assessments, or late fees will preclude a resident from renting the facilities.

Rental Information

Name:		Phone:	
Address:		Email:	
Event Date:		Rental Time:	
Event Type:		Number of Guests:	
Clubhouse:	☐ Yes ☐ No	Pool (in season only):	☐ Yes ☐ No

During pool-season (Memorial Day to Labor Day), rentals are available only from 8:00 a.m. to 12:00 p.m. or 8:00 p.m. to 10:00 p.m. Pool rental requires rental of the clubhouse.

Clubhouse/Pool Rental Fees

	Hours (a)	Cost Per Hour (b)	Total (c) = (a) x (b)
Clubhouse/Pool Fee		\$ 50	\$
Lifeguard Fee (during pool season)		\$ 35	\$
Security Deposit (Refundable)			\$ 250
Total for Rental & Security Deposit			\$

A certified lifeguard is required for all pool rentals and will be coordinated by Tyler Walk through its pool vendor.

Reservation and Eligibility

- The person signing this Agreement (the "Renter") must:
 - Be a Tyler Walk homeowner or resident in good standing;
 - Be at least 21 years old;
 - Be the host of the event and remain present throughout the rental; and
 - Submit this completed Agreement and all required fees and deposits at least two weeks before the event.
- The clubhouse may not be sublet or the reservation assigned to another person.
- Clubhouse occupancy may not exceed 67 persons.
- The reserved rental period includes all setup and cleanup time, and the facilities must be

vacated by the end of the reserved period.

5. Cancellation: Rental fees will be refunded for reservations canceled at least 7 days before the scheduled event. The security deposit will be refunded for all cancellations. Rental fees are non-refundable for cancellations made less than 7 days before the event.

Areas Included in the Rental

1. Clubhouse rental includes the main meeting room, kitchen, front porch, front lawn, and bathrooms. The parking area, basketball courts, and playground may be used by the Renter and guests but remain available to other Tyler Walk residents during the rental.
2. Pool rental includes the pool, surrounding deck and grass areas within the pool fence, and access to the pool restrooms.

Conduct

1. The Renter is responsible for the conduct of all guests. Excessive noise, disruptive behavior, or conduct that disturbs neighboring homes is prohibited. The Association, property manager, or its representative may terminate an event for violations of this Agreement.
2. Smoking is prohibited inside the clubhouse and within the fenced pool area. Open flames, including candles, are prohibited inside the clubhouse. Persons under age 18 must be appropriately supervised while in the clubhouse.

Cleanup and Security Deposit

1. The \$250 security deposit will be returned if the facilities are left clean and undamaged and the requirements of this Agreement are followed. The Association may retain all or part of the deposit for damage, inadequate cleanup, or violations of this Agreement. The Renter remains responsible for any damages or costs exceeding the amount of the security deposit.
2. Before leaving, the Renter must:
 - Remove all food, decorations, trash, bottles, and recycling;
 - Clean kitchen counters, stove tops, sinks, bathrooms, and floors;
 - Confirm that all stove burners and appliances are turned off;
 - Replace garbage-can liners;
 - Set the thermostat to 65°F in winter or 78°F during pool season;
 - Turn off lights and fans; and
 - Close and lock all windows and doors and return the clubhouse key to the lockbox.
3. The Association may inspect the facilities following the rental. If any portion of the security deposit is withheld, the Renter may appeal that determination to the Board of Directors.

Pool Rentals

When the pool is open for the season between Memorial Day and Labor Day, the renter agrees to adhere to the following pool rules:

1. A certified lifeguard arranged through the Association must be on duty whenever anyone is in the pool area.

2. The lifeguard is in charge of the pool area, and all renters and guests must follow the lifeguard's instructions.
3. Children age 12 and younger must be supervised by an adult while in the pool or pool bathrooms.
4. No diving, running, rough play, or ball playing is permitted within the fenced pool area.
5. Glass containers are prohibited.
6. Pets are prohibited in and around the pool area.
7. Disposable diapers are not permitted in the pool.
8. The Renter and all guests must comply with all posted Tyler Walk pool rules and safety requirements.
9. The pool and clubhouse facilities are used at the Renter's and guests' own risk, subject to applicable law.

Damage, Personal Property, and Liability

1. The Renter is responsible for any damage to Association property caused by the Renter or the Renter's guests, invitees, agents, or employees and shall reimburse the Association for the cost of restoring the property to its prior condition.
2. The Association and its Board of Directors are not responsible for personal property that is lost, stolen, damaged, or left at the facilities.
3. Indemnification and Hold Harmless: The Renter agrees to indemnify and hold harmless the Tyler Walk Homeowners Association and its Board of Directors from loss, damage, expense, cost, or liability arising out of or relating to the Renter's or guests' use of the facilities, to the extent permitted by law.

Agreement

By signing below, I acknowledge that I have read and agree to comply with this Rental Agreement. I understand that:

- I am responsible for the conduct of my guests;
- I am responsible for damage caused by me or my guests;
- My security deposit may be withheld for damage, inadequate cleanup, or violations of this Agreement; and
- I am responsible for complying with all applicable clubhouse and pool rules.

Homeowner/Resident Signature: _____

Print Name: _____

Date: _____

To reserve the facility, submit:

- This completed and signed rental form
- One check for the rental fee and the security deposit payable to "Tyler Walk Homeowners Association"
- Mail to: AMCC, Attention: Lisa Green, P. O. Box 2992, Warminster, PA 18974

Emergency: Call 911 first, then contact Lisa Green at (267) 460-0021

APPENDIX C - Receipt of Rules & Regulations



AMCC
Attention: Lisa Green
P. O. Box 2992
Warminster, PA 18974
Email: lisa@amcconline.com

RECEIPT OF RULES AND REGULATIONS

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

Resident Name (Print)

Address

Signature

Date

A signed copy must be filed with the Management Company.

APPENDIX D - Architectural Change Request (ACR) Form



ARCHITECTURAL CHANGE REQUEST (ACR) APPLICATION

In order for this request to receive prompt consideration, all information must be fully completed and submitted with required attachments to the Tyler Walk Homeowners Association via email to jen@amcconline.com or by mail at P.O. Box 2992, Warminster, PA 18974.

Homeowner Name(s):		
Address:	☐ Townhome	☐ Single Family
Email/Phone:		
Anticipated Start and Finish	Start Date:	Finish Date:
Is this an Emergency? If so, please explain:		
Is this an amendment to a previous request? _____. If yes, attach the prior approval letter.		

Check all that apply:

- | | |
|--------------------------|---------------|
| ☐ | Roof |
| ☐ | Siding |
| ☐ | Windows |
| ☐ | Doors |
| ☐ | Patio/Deck |
| ☐ | Fencing |
| ☐ | Driveway |
| ☐ | Concrete Walk |
| ☐ | Painting |
| ☐ | Landscaping |
| ☐ | Other |

Description of Changes:

In accordance with the Tyler Walk Homeowners Association's governing documents (Declaration, Bylaws, Rules and Regulations), I request written consent to make the following changes/alterations, renovations, additional and/or removals to my unit/lot:

Contractor Information:

Contractor Name:	
Contractor Email:	Contractor Phone:
Contractor License Number:	
Attach Contractor Certificate of Insurance naming Tyler Walk HOA and AMCC as additional insured.	

**TYLER
WALK
HOMEOWNERS ASSOCIATION**

ACR applications will not be considered complete until all applicable documentation is received with the completed request. Attach the following documents as appropriate to the project:

- ☐ Contractor proposal with detailed survey and drawing of work proposed including measurements
- ☐ Contractor certificate of insurance naming Tyler Walk HOA and AMCC as additional insured
- ☐ Photos of the area of the property where work is proposed
- ☐ Copy of permit or permit submission to Township if applicable
- ☐ Manufacturer name, item number, color code, proposed materials and color samples
- ☐ Name and species of each proposed planting, if applicable
- ☐ PA One Call approval (if digging underground) with start and end dates

Homeowner Review and Certification:

I understand that under the governing documents, the Tyler Walk Homeowners Association Board of Directors will act on this request and provide me with a written response of their decision. I further understand and agree to the following:

- 1) No work or commitment of work will be made by me until I have received written approval from the Association. I acknowledge that any failure to comply with the requirements of the ACR process may result in my being fined by the Association, and may require the removal of unauthorized work.
- 2) All work will be completed at my expense and all future maintenance, repair and replacement will remain at my expense.
- 3) All work will be completed expeditiously once commenced and will be completed in good workman-like manner by myself or my contractor.
- 4) All work will be performed at a time and in a manner to minimize interference and inconvenience to other residents.
- 5) I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.
- 6) I assume responsibility for the conduct of all persons, agents, contractors and/or employees who are connected with this work.
- 7) I assume responsibility for compliance with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work and will obtain any necessary permits and approvals for the work.
- 8) I understand and agree that the Tyler Walk Homeowners Association, members of the Board of Directors, its agents and/or committees have no responsibility with respect to such compliance and that the Board of Directors' approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code, regulation, or governmental requirement.
- 9) If approved, any work not started within 90 days of the approval date is no longer approved and the request must be resubmitted for review and consideration.
- 10) I certify that I am the homeowner, or am empowered by the homeowner to make an application on their behalf.

Homeowner(s) Signature: _____

Date: _____

APPENDIX E – Approved Colors/Materials

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

APPENDIX F - Application for Satellite Dish



AMCC
Attention: Lisa Green
P. O. Box 2992
Warminster, PA 18974
Email: lisa@amcconline.com

APPLICATION FOR A SATELLITE DISH

Instructions: Please provide as much information as possible. All change applications will be responded to in writing and a decision will be made within 45 days. Please send completed form by either email or postal mail to the address shown above.

Name: _____ Phone: _____ Email: _____

Address: _____

Type of Satellite System: _____

Dimensions of Satellite Dish: _____

Describe proposed location: _____

Homeowner's Signature: _____ Date: _____

APPENDIX G - Resident Complaint Form



AMCC
Attention: Lisa Green
P. O. Box 2992
Warminster, PA 18974
Email: lisa@amcconline.com

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 Management Company, whose contact information is shown above.

Homeowner's Signature:_____ Date:_____

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 another sheet of paper to continue your narrative.

[illegible]

APPENDIX H - Tennis Court Key Application



AMCC
Attention: Lisa Green
P. O. Box 2992
Warminster, PA 18974
Email: lisa@amcconline.com

TENNIS COURT KEY APPLICATION

To gain access to the tennis courts, a key is required. To receive your key, you must be a member in good standing, and submit this completed registration to management. Application forms and payment of **\$10 per key** may be mailed to the address above. If you are enrolled in auto withdrawal through the office, you can request this fee be pulled automatically for you when submitting your application.

If your account is delinquent, becomes delinquent, or you, your tenant, or guest, violates any Association rule, use of the Tennis Court will be prohibited.

Off-site owners transferring tennis court privileges to their tenants must return this completed form with their and their tenant's signatures. A maximum of 2 keys will be issued per unit. The Association may request proof of residency at any time. **Lost, misplaced or stolen keys must be reported to management immediately.**

Owner Information

By completing and submitting this registration, you are acknowledging that you have read and agree to abide by the tennis court rules and regulations.

Tyler Walk Address: _____

Full Name Owner 1: _____	Full Name Owner 2: _____
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Signature: _____	Signature: _____
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Email 1: _____	Email 2: _____
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Tenant Information

Tenants signing this registration are acknowledging that they have read and agree to abide by the tennis court rules and regulations.

Full Name Tenant 1: _____	Full Name Tenant 2: _____
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Signature: _____	Signature: _____
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Email 1: _____	Email 2: _____
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The community tennis courts are available for residents and their guests.

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 tennis court. Children under 14 years of age shall be supervised by an adult whenever they are in the tennis court.

The tennis courts shall be used only for the playing of tennis or pickleball. No other activities are allowed.

Hours of operation are 8 a.m. to dusk on weekdays and 9 a.m. to dusk on weekends. Playing during evening hours is not permitted.

APPENDIX I – Tenant Information Form



AMCC
Attention: Lisa Green
P. O. Box 2992
Warminster, PA 18974
Email: lisa@amcconline.com

TENANT INFORMATION FORM

Property Information:

Property Address: _____

Owner Information:

Owner Name(s): _____

Address: _____

City: _____ State: _____ Zip Code: _____

Email: _____ Phone: _____

Owner Emergency Contact:

Name: _____

Email: _____ Phone: _____

Tenant Information:

Tenant Name(s): _____

Email: _____ Phone: _____

Lease Start Date: _____ Lease End Date: _____

Other Occupant Name(s): _____

Tenant Emergency Contact:

Name: _____

Email: _____ Phone: _____

Tenant Vehicles:

License Plate: _____ Make/Model/Color: _____

License Plate: _____ Make/Model/Color: _____

Please attach a copy of the Lease Agreement and the "Receipt of Rules and Regulations" form signed by the tenant.

Homeowner's Signature: _____ Date: _____