

# **MIDDLETON ESTATES COVENANTS & RESTRICTIONS**

## ***QUICK REFERENCE GUIDE***

*(This quick reference guide does not supersede the officially recorded By-laws or Covenants & Restrictions which are recorded at the Cumberland County Court House in Deed Book 340, Page 622. It merely highlights most of the common areas of concern. A full copy of both documents is posted on the website at [www.middletonestates.net](http://www.middletonestates.net))*

- **Article II, Section 2 (a): No townhouse shall be used for any purpose other than a private dwelling for the owner or owners and his, her or their immediate family or by a person's or persons' immediate family to whom the owners has leased the townhouse.**
- **Article II, Section 2 (b): No professional business or home occupation of any nature shall be permitted, even if accessory to the main residential use of the townhome.**
- **Article II, Section 2 (c): No owner or occupant of any unit shall permit or suffer anything to be done or kept upon the lot which will interfere with the rights of other owners, annoy them with unreasonable noises or otherwise, nor will any owner or occupant of any townhouse commit or permit any nuisance or commit or suffer any immoral or illegal act to be committed in or on the lot or townhouse, or both.**

NOTE: Please understand that each unit and lot is private property. There is no "common area" except for the park. Children should be supervised at all times including at the park!

- **Article II, Section 2 (d): Each owner shall maintain his, her or their townhouse in good condition and repair at the owner's expense.**

NOTE: This includes flower beds! PLEASE WEED YOUR FLOWER BEDS! Failure to do this attracts bugs and animals and can affect your neighbor's property!
- **Article II, Section 2 (e): No owner shall paint any exterior portion of the townhouse, including, but not limited to, windows, shutters, doors, fences, light posts, light fixtures, mailboxes, eaves, soffit, trim and siding, except in the original color, without the prior written approval of the Board of Directors of the Association.**

NOTE: Please contact a board member for more information!

- **Article II, Section 2 (h): No owner may paint, decorate or otherwise alter or modify in any way the exterior of the townhome, or install outside his, her or their townhouse any canopy, awning, cover, radio or television antenna, or other structure or addition of any kind whatsoever without the prior written approval of the Board of Directors of the Association.**

NOTE: Window air conditioning units are NOT permitted!

- **Article II, Section 2 (i):** Trash, garbage or other waste, pending removal, shall be stored at the rear of each townhouse (or trash compactor) and shall be placed at the curb line for removal in accordance with the municipal schedule.

NOTE: Trash should NOT be left at the curb all week. We recommend you keep your trash “toter” in your garage or at the rear of the townhome. Please bag your trash to avoid a mess on windy days!

- **Article II, Section 2 (k):** The yards and common area shall be used only for the furnishing of services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the townhouses. Owners or occupants of townhouses shall not place or cause to be placed in the yards, public walkways, parking lots or common areas, any furniture, packages, structures or objects of any kind.

NOTE: No furniture, packages, bikes, toys, etc. should be left in the yards. HELP KEEP OUR NEIGHBORHOOD TIDY! These items also hinder the landscaping crew. This also means no parking in the grass! Parking in the grass may cause damage to the lawns and/or sidewalks. Do not block driveways or sidewalks! Partridge Circle and Heron Way are Township roadways and you WILL be ticketed.

- **Article II, Section 2 (m):** Animals, livestock or poultry, excepting household pets, shall not be raised, bred or kept in any townhouse. Household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose and shall at all times be on a leash or other appropriate means of control and be accompanied by the unit owner when out of doors or when in any common area. In such cases, the pet custodian shall be equipped with a suitable container and pooper scooper to remove all droppings or litter deposited on the common or limited common facilities or in the yard in case of lots that have yard areas that are separately deeded to unit owners. Should there be a question as to what constitutes a household pet, the developer or its successor shall make the determination.

NOTE: Please refrain from allowing your pet to use other homeowner’s lawns.

- **Article II, Section 2 (n):** No signs, other than “for sale” or “for lease” signs having an area of less than three (3) square feet shall be erected or maintained on any lot.

NOTE: NO POLITICAL SIGNS OR SCHOOL SIGNS ARE PERMITTED ON ANY PROPERTY!

- **Article II, Section 2 (o):** No owner or occupant shall erect, install, paint, or maintain any fence in the front or rear yards of a lot or along the boundary lines of a lot, except as originally installed by the developer, unless approved by the Board of Directors of the Association. Further, no hedges or shrubs shall be planted along the lot boundary of the front, side or rear yards of any townhouse without the approval of the Board of Directors of the Association. Hedges, shrubs or other plants may be planted within eight (8) feet of the front or rear of any townhouse with the approval of the Executive Board.

NOTE: Please contact any board member BEFORE planting anything other than in your flowerbed!

# ATTENTION DOG OWNERS!



The Board has received several complaints regarding unattended dogs and dogs being tied out in yards within the neighborhood, therefore the Board would like to remind homeowners of the following:

## DECLARATION OF COVENANTS AND RESTRICTIONS OF MIDDLETON ESTATES HOMEOWNERS ASSOCIATION

ARTICLE II, Section 2, (m) - Animals, livestock or poultry, excepting household pets, shall not be raised, bred or kept in any townhouse. Household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose and **shall at all times be on a leash or have some other appropriate means of control and be accompanied by the unit owner when out of doors or when in any common area.** In such cases, the pet custodian shall be equipped with a suitable container and pooper scooper to remove all droppings or litter deposited on the common or limited common facilities or in the yard in case of lots that have yard areas that are separately deeded to unit owners.

## NORTH MIDDLETON TOWNSHIP DOMESTIC AND NONDOMESTICATED AN- IMAL ORDINANCE—Chapter 70

### **70-2 Definitions—**

***RUNNING AT LARGE***—Being upon any public highway, street, alley, park or any other public land or upon property of another person other than the owner and not being accompanied by nor under the control of the owner.

### **70-3 Conduct, activities and conditions constituting violations.**

The following activities or conditions are hereby declared to be unlawful:

- A. No owner of any dog, domestic or nondomesticated animal shall allow or permit such animal to make loud or harsh noises, on a continuous basis, to the extent that it shall disturb or interfere with the peace, quiet or sleep of other persons. Each day's violation of the provisions of this subsection shall constitute a separate offense.
- B. No owner of any dog, domestic or nondomesticated animal shall suffer or permit such animal to run at large in North Middleton Township, Cumberland County, Pennsylvania. Each day's violation of the provisions of this subsection shall constitute a separate offense.