

Rules and Regulations of the Somerset Homeowner's Association

PURPOSE:

These Rules and Regulations are initiated to promote and maintain the comfort, safety, security and integrity of the Somerset H.O.A. and its' Residents.

PHILOSOPHY:

All homeowners, landlords and renters have a responsibility as members of the Somerset community to follow these Rules and Regulations, as established for the whole community and as defined in the Declaration of Covenants.

RULES AND REGULATIONS:

General Explanation: These Rules and Regulations are effective as of 11/1/2016 and supersede any Rules and Regulations prior to that date. If any rule conflicts with the Declaration of Covenants, the Declaration shall supersede. Where applicable, all rules apply to all homeowners, their guests, contractors and tenants.

1. MOTOR VEHICLES:

- a. All motor vehicles parked on the street or on a driveway must be in drivable condition, with no fluid leaks and currently inspected with a current vehicle registration and license plate.
- b. No type of trailer, mobile home or boat may be parked anywhere on the Somerset property.
- c. No truck which exceeds $\frac{3}{4}$ ton capacity shall be parked on the street.
- d. Commercial vehicles may not be parked overnight on residential streets in the Township and are subject to being towed from the property at the owner's expense by Upper Chichester Township.

- e. Owners of Commercial vehicles parked overnight on the streets at the Somerset HOA property will be assessed a fine of \$100.00.
- f. Minor vehicle repairs may be done and must be completed within one (1) day in the vehicle homeowner's driveway and not on the street.
- g. The Commonwealth of Pennsylvania and Upper Chichester Township driving and parking regulations must be obeyed at all times when operating a motor vehicle on the Somerset property. Vehicles may not be parked on the street less than 15 feet from a fire hydrant or less than 30 feet from a stop sign.
- h. Vehicles may not park in front of the cluster mail boxes.
- i. Vehicles must not block driveways or emergency exits nor be parked on the grass, whether private or common element ground.
- j. Any violation of the foregoing provisions may result in the imposition of a fine by the HOA, as well as notification of the police who may, at their discretion, elect to ticket and/or tow the offending vehicle.
- k. Every homeowner, guest, contractor or tenant assumes the risk and shall be wholly responsible and liable for any accident, injury or any other incident arising out of or in connection with the use of bicycles or any other wheeled vehicle on the Somerset property.

2. PETS:

- a. Pets shall be on a leash and under the control of their owner at all times when outside the owner's home, whether on the common ground or on the owner's property.
- b. Pets may not be left caged or otherwise restrained or unattended outside the owner's home or anywhere on the Somerset property.
- c. Pets shall only be allowed to relieve themselves on common ground.

- d. Pet waste shall be immediately picked up upon completion and deposited in the owner's trashcan.
- e. Pets must be licensed and inoculated for diseases in accordance with the Commonwealth of Pennsylvania, Delaware County and Upper Chichester Township Regulations.

3. TRASH AND RECYCLABLES:

- a. All trash and recyclables must be bagged and placed in a metal or plastic trash can when placed out for collection.
- b. No trashcans shall be visible from the street, except for scheduled pick-up, subject to subsections (c) and (d) below.
 - 1. Homeowners with garages shall store trash cans in their garage.
 - 2. Homeowners without garages shall store trashcans on the rear deck or patio, or in back of a large tree or bush in the front of their property, as long as they are hidden from view.
- c. Trash may not be put out earlier than 6:00 PM on the evening before collection. Empty cans shall be removed by midnight of the same day.
- d. Trashcans shall be placed for pick up on the sidewalk, not on the street.

4. Exterior:

- a. Changes: When making any changes or alterations to the exterior of a property, homeowners shall submit an "Architectural Change Application" to the HOA for approval, prior to any work or repairs being started. Work may not begin without this signed approval.
- b. When using a contractor all Township Regulations must be followed and a Certificate of Liability insurance listing the Somerset HOA as a

“Certificate Holder” shall be submitted to the Somerset HOA prior to starting any work. Permits if required must be obtained from the Township. A violation of paragraphs 4(a) and/or 4(b) may result in:

- i: Assessment of a fine against the homeowner and all work halted.**
- ii. If the project is incomplete, assessment of a fine against the homeowner and the project dismantled.**

c. The following color schemes must be followed:

- i. Front Doors: Red Pine #ECC-27-1, Nude #WF-210 or Café Cream.**
- ii. Garage Doors: Nude WF-210 or Café Cream.**
- iii. The above paints are Behr Premium Plus Ultra and may be purchased at Home Depot.**
- iv. All homes in a cluster must use the same colors.**
- v. Roofs, siding and other outside structures must use as close to the original color as possible**

- d. Any violation of provisions of 4(a), (4b), or (4c) shall result in the automatic assessment of a fine against the homeowner in the amount of \$100.00**
- e. New and refurbished decks and any other permanent structures shall be subject to approval by the Somerset HOA both prior to construction and upon completion.**
- f. Replacement windows, front & rear doors, garage doors, railings, shingles, gutters, down spouts and medallions shall adhere to the Somerset HOA approved color scheme.**
- g. Siding shall be maintained in good condition, with no signs of damage or mold.**

- h. Windows and doors shall be maintained in good condition, with no visible signs of breakage, mold or leaking seals.**
- i. Downspouts and gutters shall be maintained in good condition, with no visible signs of breakage, missing sections, rust or overflow.**
- j. Medallions shall be maintained in good condition, painted with Somerset HOA approved colors.**
- k. Driveways shall be maintained in good condition, with no breakage, large cracks or raised levels.**
- l. Sidewalks shall be maintained in good condition, with no breakage, large cracks or raised levels.**
- m. Any and all permitted signs shall only be displayed in the flower bed area directly in front of the house.**
- n. No items shall remain outside on the street or sidewalks past daylight hours.**
 - i. Such items shall include, but not limited to, bicycles, sports equipment, toys, garden tools or any other items considered an eye sore or safety hazard.**
- o. All lawn ornaments, wrought iron railings or other approved lawn fixtures shall be maintained in good condition, free from rust and breakage.**
- p. Trees and other plantings shall be structurally sound. Dead plantings which are deemed unsafe or unsightly, shall be removed at the homeowner's expense.**
- q. Decks may be used for any appropriate purpose provided;**

- i. Decks and patios may contain well maintained furniture and a barbeque grill.**
 - ii. Decks and patios shall not be used to store a refrigerator, freezer, hot tub or any other item posing a safety concern or hazard.**
 - iii. Decks shall be maintained in good condition for both safety and appearance.**
- r. Nothing may be stored in the rear of a property or on or under the deck.**
- s. No fences or clothes lines are permitted.**

5. Leasing:

- a. The entire unit must be rented. Renting only a portion or a part of a property, for any length of time, is strictly prohibited by Upper Chichester Township and the Somerset HOA.**
- b. No unit shall be rented for less than one (1) year.**
- c. Owners of rental units shall register as a Landlord with Upper Chichester Township.**
- d. Owners of rental units, prior to tenant occupancy of the unit, are required to provide the Somerset HOA with the following;**
 - i. A copy of a signed, dated and fully executed lease.**
 - ii. A completed Resident Information Form, listing the names and contact information of all persons residing in the unit. The form may be obtained from the Management Company.**
 - iii. A copy of the Landlord Registration with Upper Chichester Twp.**

- iv. **A copy of the Upper Chichester Twp. Certificate of Occupancy.**
- e. **Owners of rental units shall provide their tenant(s) with a copy of the Somerset HOA Rules and Regulations. This requirement may be satisfied by attaching a copy of the Rules and Regulations to the lease.**

6. MISCELEANEOUS RULES:

- a. **Homeowners are wholly responsible for any damage they, their visitors and /or guests cause to the common area.**
- b. **Residents may not burn trash or other articles on the property.**
- c. **No owner or resident shall produce sounds, odors or other nuisances that adversely affect the safety or comfort of other residents during the hours between 10:00 PM and 8:00 AM.**
- d. **No nuisance of any type shall be permitted to exist or operate on or at any property if it jeopardizes property values or if it disturbs the peace, quiet and wellbeing of any resident at the Somerset HOA.**
- e. **Satellite dishes may only be installed upon prior approval of the Somerset HOA pursuant to an Architectural Change Application as set forth in Section 4 (a) thereof. Satellite dishes shall not be visible from the street.**
- f. **Solar panels may only be installed upon prior approval of the Somerset HOA pursuant to an Architectural Change Application as set forth in Section 4 (a) hereof. Homeowner shall be responsible to obtain all necessary permits from the Township or other governmental authorities.**

ENFORCEMENT

Except as otherwise provided in the Rules and Regulations Section, Violations of any provision hereof shall result in the following penalties:

1st violation: Warning letter.

2nd violation: \$50.00 fine.

3rd violation and each subsequent violation: \$100.00 fine.

Please be advised that rule violations requiring repair or maintenance, allow the Homeowner 15 days to resolve the matter and each 15 days thereafter, the HOA will follow the above enforcement structure.

All fines are payable within 15 days of receipt of notification. If not paid within that time, owners will be assessed a \$25.00 late fee. If not paid within 30 days, owners will be assessed \$25.00 monthly. After 3 months of non-payment of assessments and / or penalties, legal proceedings may be initiated at the owner's expense.