

**FOX CHASE TOWNHOMES-A ASSOCIATION**  
**RULES AND REGULATIONS**  
**(REVISED = JANUARY 2012) - UDATED 12/01/22**

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The following rules and regulations are offered by your Townhomes A Board of Directors. Please observe these Rules and Regulations at all times. These Rules and Regulations are designed for the residents' safety, peace, and enjoyment of their neighborhood.

**GENERAL RESTRICTIONS**

This Association shall be used as a residence for a single family and for no other purpose.

No business of any kind shall be conducted in any Association Unit.

No obnoxious or offensive activity shall be carried on, in or about any lot, unit or common area which may be or become an annoyance or nuisance to other unit occupants. No loud music playing or loud conversations late at night to offend our neighbor's right to peace shall be tolerated.

**LEASING**

No short-term rental permitted. Minimum of 12-month lease required.  
One rental per 12 months period.

**SIGNS**

No signs, advertisements or notices of any kind shall be displayed to the public view on any Lot. Holiday decorations are permitted as long as no damage is done to the exterior dwelling.

## PARKING

Each unit is assigned one reserved parking spot in front of or near the entrance of their unit. Guest spots are available throughout the Townhomes A area and are to be used for additional unit cars and for all guests. Please respect the needs of your neighbor and share the guest spots equally.

Parking is prohibited on lawns.

No campers, trailers, boat-, or motor homes of any kind shall be parked in the Association property.

No vehicles larger than a pick-up truck may be parked in front of any dwelling or in any guest spot.

No go-cart-, shall be operated on the Association property.

No commercial vehicle is allowed except for pick up, delivery or for service. (A commercial vehicle is defined as a vehicle with advertising, telephone numbers, name painted on the vehicles and/or with pipes, ladder or other racks attached, also vehicles which vend a product or service.)

Please do not back delivery and rental trucks onto the sidewalk. Damage to the sidewalk may result in the resident paying for cracked sidewalk repairs.

No inoperative cars, trucks, trailers or other types of vehicles shall be allowed to remain on the property for a period in excess of forty-eight (48) hours. There shall be no major repair performed on any motor vehicle on the property. Tire changing is permitted, but not oil changing, lubrication or changing of spark plugs.

All vehicles shall have current license plates. Those vehicles with expired license plates will be subject to tow at the owner's expense.

The Association shall have the right to have any vehicles located on the property in violation of these restrictions towed and charge the expense therefore against the Owner in violation.

## **PETS**

No animals, livestock or poultry of any kind shall be raised, bred or kept on or in any Lot other than dogs, cats and other customarily kept house pet" such as birds and fish.

No more than two (2) household pet" shall be permitted per Lot.

Dogs are not allowed to be tied outside or left in screened rooms and allowed to bark or whine for excessive periods of time.

Dogs and cat" must be walked in designated dog walk areas. They must be on a short lease at all times. Dog droppings must be picked up, bagged and deposited in dumpsters. Constant violators will be issued a warning which may result in a loss of Association privileges and county animal control will be contacted.

## **PERSONAL PROPERTY**

No personal property (bikes, strollers, towels, etc.) shall be left outside the unit or on the common areas or easements.

No clotheslines or other outdoor clothes-drying facilities shall be permitted on any Lot in plain view from any other Lot or common area. No outdoor hanging of articles of any kind shall be permitted on any Lot.

No political or advertising signs are to be posted on the outside of the unit or on the common areas or easements.

## **OUTSIDE STORAGE**

No stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use of

operation within (as distinguished from outside of) dwellings shall be parked, permitted, stored or located upon any Lot. No open outside storage on any Lot is permitted.

### MISCELLANEOUS RULES

The installation of any antennas or wiring on the exterior walls or roofs is prohibited. Any damage caused by the breaking of this rule is the responsibility of the owner.

No window air conditional unit<; shall be permitted upon the property.

Garbage and trash shall be disposed of in tied, sealed or secured bags and placed in the provided dumpsters designed for 'Townhomes A only. The Association dumpsters are located across the street in front of unit's 2167-2191 and unit's 2215-22B9.

No rubbish, trash, garbage or other waste material shall be kept or permitted on any Lot or on the common area. Trash, rubbish or garbage must not be left on the outside of the 'Townhomes nor set on the inside of patios.

Large dumpsters are provided for the use of ALL residents. All boxes must be broken down to reduce trash as much as possible before putting inside dumpster. Do not leave any large furniture, old mattresses, and appliances of any kind, televisions, electronics or other large items outside of the dumpsters. These items are to be removed from the premises by the resident.

Violators of this rule will be charged for special disposal services to remove these items.

No additions, alterations or changes to the outside of any dwelling are permissible without prior written approval from the Association Board of Directors.

Nothing shall be done or kept on a Lot or on or about the common area which would increase the rate of insurance relating thereto without the prior written consent of the Association. No owner shall permit anything to be done or kept on his Lot or the common area which would result in the cancellation of insurance on any residence or on any part of the common area which would be in violation of any law. (Examples of this are trampolines, swings, and fire pit.,)

No outbuilding, basement, tent, shack, garage, shed, trailer or temporary structure of any kind shall be permitted upon any Lot or upon any of the common areas within the Association either temporarily or permanently.

Nothing shall be altered in, constructed on or removed from the common area without the consent of the Association Board of Directors. This includes trees, lights, landscaping, etc.

No basketball backboards or any other fixed games or play structures shall be located on the Property, other than in areas designed for such uses by the Association. Tree houses or platforms of a like kind or nature shall not be constructed on any part of a Lot.

Each owner is legally responsible as provided under State Law for the repair or damage to the common elements, or limited common elements, caused by himself, members of his family, guests, agents, or employees.

Flammable liquids are not permitted within the confines of any dwelling, including but not limited to screened porches.

Payment of assessments and maintenance dues shall be made monthly and are to be paid on or before the 1st of each month. Failure to do so will result in loss of Association privileges and late fees.

Soliciting or canvassing is prohibited in the Association.

IT IS THE RESPONSIBILITY OF THE OWNER OR AGENT OF THE  
OWNER TO INFORM THEIR TENANTS OF THESE RULES.

The Association shall have the right from time to time to promulgate such additional rules and regulations as shall be necessary to provide for the health, welfare, and safety of the Owners residing in the said subdivision and to prevent such nuisance as shall arise from time as they relate to the use of the Lots and/or units and the common.