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WESTOVER CROSSING HOMEOWNERS' ASSOCIATION

GENERAL RULES, REGULATIONS AND ARCHITECTURAL STANDARDS

EFFECTIVE: December, 2003

Preamble

The purpose of these General Rules, Regulations and Architectural Standards is the preservation and enhancement of the integrity, value, aesthetics and the quality of life of the "Westover Crossing" Community.

The following Architectural Standards are intended to accommodate special desires and needs of the Westover Crossing Members, while at the same time maintaining the architectural consistency and topographical harmony and uniformity originally intended.

Although individual tastes and styles may change or slightly deviate from the originally intended personality and character of the community, there is a need for the Board to establish uniform general rules, regulations, procedures, standards, and enforcement policies to implement architectural and property use restrictions for Members. Please refer to your Declaration of Covenants, Article IV, Section I, from which many of the following Rules, Regulations and Architectural Standards have been derived.

Any comments or suggestions from any Member relating to the adoption of any new regulation, rule or standard, or for a modification of any rule, regulation, or standard now existing or hereinafter adopted, will be given serious consideration by the Board to the extent permitted by the Governing documents.

Article IX of the Declaration of Covenants, Easements and Restrictions by declarant Hillside Investment Inc., designed for the development of the Westover Crossing Homeowners' Association, grants the authority for the implementation, utilization and enforcement of these General Rules, Regulations, and Architectural Standards. The Board has designed the Architectural Review Committee (refer to By-Laws, Section IX) to perform certain processing and preliminary review activities on its behalf as outlined herein.

*** Items/ Architectural Changes marked with an asterisk do not require prior approval.**

These General Rules, Regulations, and Architectural Standards are subject to, and shall be enforced by, the policies of the Association in effect from time to time that are contained in the Book of Resolutions, including but not limited to, the provisions and terms of the Association's Administrative Resolution II [Rules Enforcement Procedure].

Failure to comply will result in a fine being levied against the Homeowner.

Capitalized terms used herein without definition shall have the meanings specified for such terms in the Declaration of Easements, Covenants and Restrictions (i.e. "Member", "Owner", "Unit", etc.).

General Rules Regulations and Architectural Standards

A. Architectural Changes" Defined-Prior Approval Required

1. "Architectural Changes" shall mean any and all additions, exterior alterations, modifications or changes to an existing Unit or structure, or any excavation, changes in grade, or modifications of landscaping or vegetation on any Lot or Private Yard. [An example of an Architectural Change includes the construction or modification of a deck.]
2. All Architectural Changes, except those designated herein with an asterisk, **must** have approval of the Board **before** any work has begun.
3. For any Architectural Change for which prior approval is not required, the Board reserves the right to request corrective action if the change is inconsistent with these General Rules, Regulations and Architectural Standards or the Governing Documents or which, in its sole discretion, the Board deems inappropriate.
4. All Architectural Changes shall be consistent with the Architectural Standards specified herein, compatible with the original design character of the Community, and/or as otherwise approved by the Board.
5. Requests for approval of Architectural Changes must be made first to the Architectural Review Committee on the forms available from

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the Management Company or from the Architectural Review Committee Chairperson or from the website:

www.WestovercrossingHOA.com.

6. All Architectural Change Request forms must be received by the Chairperson of the Architectural Review Committee by the ^{1st} of the month to ensure review at that month's Board meeting.
7. Upon receipt of an Architectural Change Request, the Architectural Review Committee will review the same and submit the Request together with the Committee's recommendation concerning approval or denial to the Board for consideration. The Board has the ultimate authority to either approve or deny an Architectural Change Request. The Member will receive written notice of the Board's decision on the Architectural Change Request after the Board meets.

Expiry of approval for any request will be one year and one day unless otherwise specified by the Board. If the requested work is not completed by that time, the prior approval is deemed invalid and the request must be resubmitted according to the current "General Rules, Regulations and Architectural Standards."

8. A Member proposing an Architectural Change must submit, in addition to the Architectural Change Request form and any such other information as the Board or the Architectural Review Committee shall require, the following items in order to obtain consideration for approval of the proposed change:
 - a. **Construction permit(s).** A copy of any permit or license, including but not limited to a building permit, required by the relevant government authorities.
 - b. **Indemnity agreement.** The Member proposing the architectural change must execute an indemnity agreement that holds harmless the Association from any claims, mechanics' liens, disputes or liability that may arise as a result of the proposed architectural change. A copy of the indemnity agreement may be obtained from the Management Company or the Architectural Review Committee.

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- c. **Notification of completed work.** The Homeowner will contact the Management Company when the approved work is completed. The Architectural Committee will review and inspect the project to ensure that it meets the approved specifications. If the work does not meet the approved specifications, the Board may request that the Homeowner amend or change the project to meet approved specifications.

B. Unit Alterations, Modifications and Repairs

1. Exterior Foundation Walls *
 - a. Unfinished concrete foundation walls may be stuccoed to be consistent with the 'sandtone' color and texture of the existing stucco of the Unit.
 - b. Unfinished concrete foundation walls may be painted with a masonry paint to match the existing sandtone color on existing exterior walls.
2. Materials & Colors *
 - a. Only the approved materials and colors listed below shall be used on the exterior of any Unit:
 - (i) Exterior Shutters:
 - ◆Finnaren & Haley's (F& H) "Stormplate" Flintlock Gray (semi-gloss)
 - ◆MAB #277-3A to match F&H "Stormplate" Flintlock Gray (semi-gloss)
 - (ii) Exterior Wood
Trim (Includes pent-front porches, porch posts, door trim, stair railings, and box window trim):
 - ◆MAB, Seashore Latex House Paint-"Sandtone" color #137-2312 (satin/semi-gloss)

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Large Flat Wood Surfaces (Includes dormers; long side windows, gabled front porches):

◆MAB, Seashore Latex House Paint-“Sandtone” color #137-2312 flat paint may be used.

(iii) Exterior Front Door & Metal Bay Window Roof:

◆Finnaren & Haley’s House & Trim Latex Semi-Gloss Enamel “Penn Red”

◆MAB (latex semi-gloss) color 210-18A to match F&H Penn Red

(iv) Previously Painted Lumber Decks:

◆MAB, Seashore Latex House Paint-”Sandtone” color #137-2312 (flat or semi-gloss with anti-skid additive)

(v) Pressure Treated Lumber Decks:

Properly clean deck (power wash if necessary) and apply a semi-transparent stain in a color that is consistent with natural tone cedar or pine wood. Not permitted are colors, including but not limited to, gray, redwood, blue, green, yellow, or brown. Solid color stains or liquid rawhide stains are also not acceptable. Examples of permissible stains include: Wolman F&P Natural or Cedar; Wolman Extreme Honey or Cedar, Behr Natural Seal Plus clear or cedar, Cabot’s cedar. If desired, proposed stains may be submitted to the Architectural Committee for review and advice.

Note: Homeowners who have pressure-treated decks previously painted with Bisque color #12561 must submit a proposal to the Architectural Committee before refinishing/re-staining the deck.

*** Items/ Architectural Changes marked with an asterisk do not require prior approval.**

(vi) Stucco:

◆”Sandtone” color consistent in texture with existing stucco on Unit.

(vii) Outside Electric Box

MAB Sandtone high gloss for metal

(viii) Basement Window Frame:

MAB Sandtone high gloss for metal

(ix) Outside A/C Box:

MAB Sandtone high gloss for metal

3. Aluminum or vinyl siding is prohibited.
4. Painting or staining of brick or concrete is prohibited (with the exception of foundation wall see 1.B.2, above).
5. Front porch supporting posts may be replaced with posts of existing size and style. Wood or composite wood products may be submitted for consideration. The flat portion of the post must be 24” at the top. House numbers must be 4” black. For addresses containing four numbers, numbers should be affixed 2 inches from the top and bottom of the top flat portion of the post. For addresses containing three numbers, numbers should be affixed 5 inches from the top and bottom of the top flat portion of the post. Numbers should be equidistant from one another.
6. Roof shingles must be three-tab, black asphalt (comparable to Certainteed moire 25-year warranty shingles) and must not be 3-dimensional. Roof ridge vents are permitted. Dimensional shingles should be used only over box window and front porch unit.

C. Fences and Walls

1. Fencing on any property is prohibited.

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2. Free-standing, above grade walls are prohibited.
3. Privacy screens of any kind are prohibited.
4. Retaining Walls must be 6" x 6" (inch) pressure-treated lumber and should not be stained but should be power-washed periodically.*
5. An Architectural Change Request is required for replacement of existing retaining walls. A design and specifications of the materials to be used must be submitted with the Architectural Change Request. The replacement retaining walls must be installed by a professional, certified contractor.

D. Patios and Decks

1. It is the homeowners' responsibility to obtain a building permit and to ensure the proposed change complies with all local and state building codes.
2. Each request must be accompanied by a sketch and detailed specifications. For any deck construction, a current "Request for Deck Construction" form must be completed and submitted.
3. All decks must comply with the following specifications:
 - a. Inside unit: 16 feet maximum width
12 feet maximum depth
 - b. End unit without den: 16 feet maximum width**
12 feet maximum depth

[**Maximum width may be extended to 20 feet at the Board's discretion depending on size.]

- c. End unit, with den depending on the placement den:
28 feet maximum width
12 feet maximum depth
- d. For decks with stairs placed parallel to the rear of the deck, the maximum depth may be up to 15 feet to allow for the stair width, yet maintain the maximum deck flooring depth.

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- e. Railing height must be 42 inches. Railing must conform to one of the following:
 - (i) 2" x 2" vertical boards (90 degree angle to deck floor) with 4" between rails; or
 - (ii) 1" x 4" vertical boards (90 degree angle to deck floor) with 4" between rails
 - f. Deck flooring, rails, and staircases must be constructed of pressure treated lumber, cedar, or composite decking material. The color of the composite decking material must be similar to the approved stain colors used on pressure treated wood (see B.2.a.v.). A sample of the composite decking material must be included with the Architectural Change Request.
 - g. The deck (or staircase) must not extend onto common ground.
 - h. Lattice rails and privacy screens are prohibited.
 - i. Ground level decks may have wood lattice under the deck subject to approval by the Board. The maximum height for the lattice is 3 feet.
4. All patios must comply with the following specifications:
- a. Brushed finished, non-pigmented, continuous poured concrete.
 - b. Maximum width of 19 feet and maximum depth of 12 feet from the foundation of the unit.
 - c. Patios must begin at the foundation of the unit and may not extend beyond 12 feet.
 - d. Clear water- proof sealant is permitted.
 - e. Painting or staining of patios is prohibited.

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f. No coverings are permitted on the patios, including indoor/outdoor carpeting and/or Astroturf® products.

5. Hot tubs are prohibited.

E. Front Step Railings

1. Railings shall be constructed of pressure treated lumber and painted “Sandtone” color (satin/semi-gloss).

2. Supporting posts shall be 4x4 inches and securely bolted to the step masonry.

3. Railing height must be 36 inches.

4. Railing must be only on one side of the stairs.

5. Rails must be two evenly spaced boards 2x4 inches in size.

F. Outdoor Barbecue Grills

1. Permanent barbecue grills are prohibited.

2. Barbecue grills must be stored on rear patio or deck or inside unit.

G. Landscaping and Planting

1. Flowers may be planted in the existing beds. Landscaping beds (flowering and/or evergreen shrubbery) on a Member’s Lot or Private Yard of up to 3 feet in depth are permitted on the sides and across the back of Units, patios and ground level decks. Flower beds are limited to foundation planting.*

2. Any additional flower/shrub beds must be submitted for approval.

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3. Replacement or new shrub plantings, such as azaleas or boxwoods, must be at least 20" high after planting. Alberta spruces must be at least 36" high after planting.
4. Flower beds lining the walkways or parking pads are prohibited with the exception of homes with garages. These homeowners may plant flowers (no bushes or trees) along the front walkway in beds of up to 18 inches wide.
5. Bed edgings are prohibited.
6. Temporary plants in pots and baskets must be properly maintained and removed by the first frost.
7. Window boxes are prohibited.
8. All landscaping must be properly maintained.
9. Any planting that forms a hedge is prohibited.
10. Trees and shrubs that obstruct or impair the vision of vehicular traffic shall be cut back or removed by the Owner.
11. If a portion of the lawn, shrubbery, and or plantings on any Private Yard or Lot becomes damaged or in need of maintenance, the Owner must repair the damage or maintain the area in disrepair. Any shrub that is planted must remain within the boundary of the existing bed and must be the appropriate size through maturity.
12. Westover Crossing wants to maintain the look of mature landscaping. For this reason, no trees can be removed without Board approval. The Board will approve removal of trees that present a health and safety problem. The Board has also approved the removal of fruit bearing trees. Whenever a removal is approved, it will be accompanied by a requirement that the tree be replaced by a new planting of an approved tree species that is at least ten feet tall from soil line to top.

All tree removals will be at the owner's expense. Trees cannot be removed without Board approval.

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To secure Board approval, an application must first be presented to the Architectural Committee stating the location of the tree, its species (if known), and the reason for the requested removal. The Committee will then review the application and send its recommendation to the Board.

13. Planting of trees is permitted only with prior approval. The base of the tree must be mulched in an approximate 3- foot diameter mound.
14. In-ground fruit bearing trees, plants and shrubs are prohibited.
15. The cultivation and or growing of vegetables on any Lot or Private Yard is prohibited
16. Landscaping stones are not permitted along walkways, driveways, air conditioners, around trees or in flower beds. **Exception:** End Units with apparent drainage and/or soil erosion problems on the side of the unit may use landscaping stones to remedy the problem. Three inch (3”) river rocks may be placed at a not-to-exceed 8” maximum border in order to prevent soil erosion and assist with drainage. Stones or rocks **may not** be used as single border for decorative purposes. **This guideline is for end units with side landscaping (bushes, flowers).** Other erosion problems will be considered upon request. A proposal must be submitted to the Architectural Committee for consideration and must receive Board approval.
17. Downspout extensions should either be buried or should be painted “sandtone” to match the existing downspout.

H. Cable, Wiring, and Satellite Dishes

1. No cable television wiring may be installed which is visible from the street. Outside cable wiring must be fastened to the wall every 6 to 8 feet.
2. Satellite Dishes:
 - i) of eighteen (18) inches or less in diameter are preferred;
 - ii) placement in the least obtrusive location possible is preferred. The following locations should be explored in the order listed (on the rear roof below the roof peak, on the rear deck surface,

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- on the inside of the rear deck railing below the rail line, within landscaped beds to the rear of the unit, within landscaped beds on the side of the unit, within landscaped beds in the front of the unit);
- iii) must be located a minimum of two (2) feet from any adjoining property;
 - iv) must match the color of the home structure (sandtone if placed on the stucco or black or grey if placed on or near the ground, on the deck or on the roof)
 - v) must be for the personal use of the resident(s) of the unit only;
 - vi) are limited to one (1) satellite dish per unit;
 - vii) are subject to the review of the Architectural Committee and, subsequently, Board review in all aspects.

Should Federal Regulations change, Westover Crossing Homeowners Association has the right to modify the above guidelines regarding satellite dish installation.

I. Recreation Equipment

1. Permanent outdoor swing sets, jungle gyms, sliding boards, basketball hoops and backboards, and any other permanent recreational equipment are prohibited.
2. All Outdoor recreational and children's play equipment must be temporary, freely movable and storable, maintained in good condition, and must be stored indoors at the end of each day.
3. "Kiddie" pools shall not exceed a depth of 12 inches nor exceed an area of 16 square feet and must be emptied and stored indoors at the end of each day.
4. Bicycles, wagons, strollers and similar items must be stored indoors at the end of each day.

J. Attic Ventilators and Air Conditioners

1. Attic ventilators or other mechanical apparatus requiring penetration of the roof of any Unit shall be as small as functionally possible and must be black in color to be consistent with the roof shingles.

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2. Attic ventilators shall be located on the rear side of the Unit's roof and shall be located at least 12 inches below the ridge line.
3. Window unit air conditioners are permitted in dormer windows only, and shall be installed no earlier than May 15th and shall be removed from the window no later than October 15th.*
4. The color of any portion of a window unit air conditioner visible on the exterior of a unit shall be consistent with the "Sandtone" trim color.
5. Replacement central air-conditioning compressor units may not exceed 30x30x40 inches in size, and shall be located in the rear of the Unit on the site of the original compressor. The compressor pad will be replaced with concrete, vinyl or PVC material.
6. Gas fireplace vents that are visible from the exterior must be no larger than the existing dryer vents.
7. Pipes and vent covers for radon remediation must be attached to the house and painted sandtone. A diagram of the proposed radon remediation plan must be submitted with the Request for Architectural Change form.

K. Signs

1. Signs, decals or posters of any character or kind that are visible from the exterior of any Unit, including but not limited to "For Sale" and/or "For Rent" signs, shall not be erected, posted or displayed upon, in or from any Unit, structure, Lot, Private Yard or Common Area.
2. "Open House" Signs:
 - a. One (1) "Open House" sign may be located at the front entrance of the community and/or in front of the Unit for sale/rent no earlier than 6:00 am on the day of the open house and shall be removed the same day no later than 6:00pm.

"Open House" signs shall not exceed 3' x 3' feet in size.

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- b. Any “Open House” sign displayed at the front entrance of the Community shall be located only on the Common Areas and shall not be placed upon or in the center island or in any flower beds.
3. Security decals are permitted only on exterior windows and shall not exceed 4”x6” inches in size.*

L. Window Coverings

1. The use and covering of the interior surfaces of windows by draperies, shades, lavalieres, shutters, blinds or by other items visible on the exterior of a Unit shall be subject to the following rules and regulations: *
 - a. The covering of exterior windows with newspaper, bags, boxes, sheets or other items determined by the Board to be inappropriate for use as a window covering is prohibited.
 - b. Window coverings that are boldly colored, and/or which contain or display promotional materials or lettering, are prohibited.
 - c. Window coverings shall only be solid white, off-white, or beige. No pastel/pale colors are permitted.
 - d. Shutters installed on the interior, visible from the exterior, may be stained in natural, light-colored woodgrain colors or painted only in solid white, off white or beige. No pastel/pale colors are permitted. Rattan or rattan-like shades or blinds are permitted and must be consistent with light-colored natural wood.

M. Doors and Windows

1. Mid-view and full-view storm/screen doors are permitted with prior Board approval. Triple-track, self-storing storm/screen doors are not permitted. High-view storm/screen doors are not permitted. Glass must be clear, non-tinted, non-etched or beveled, non-decorative and no stained glass; door color must be similar to “Sandtone” paint color and must be consistent in style with other doors in the

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community. A brochure denoting the door and style along with paint chip must be submitted to the Architectural Committee with the Request for Architectural Change.

2. Front doors must be replaced with doors similar in style to the existing door or similar to other doors in the community. A Request for Architectural Change form must be accompanied by a brochure stating the specifications of the door. Board approval is required prior to installation.
3. Exterior storm windows are prohibited.
4. Window and deck awnings of any kind are prohibited.
5. Vinyl replacement windows must be consistent in size, color and style to the existing windows, and must be approved by the Board prior to installation. The Architectural Change request must be accompanied by a sample of the vinyl frame and brochure showing the proposed window style and specifications.
6. Replacement doors, with the exception of front doors, may be either sliding or French style. Grids are optional for either door style and must match the exterior color of the door. Sliding door must be dark brown (similar to replacement window color). French doors must be similar to “sandtone” paint color.
7. The following conditions must be met when installing replacement windows or doors:
 - Replacement windows must match the color of existing windows.
 - Window/door frame and sash dimensions must match existing frame and sash dimensions for each wood and masonry opening.
 - Existing aluminum frames and sashes must be removed and replaced.
 - No capping of any kind may be used on replacement windows.
 - Sandtone capping is allowed, with prior Board approval, around sliding doors.
 - Stucco must not be altered.
 - Windows/doors must be caulked to stucco and/or brick using caulk that matches the window/door frame color.

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- Windows installed into wood window box openings must not change the original dimensions of the window box.
Prior to installation, the proposed windows/doors must be reviewed by the Architectural Committee and subsequently approved by the Board. A “Request for Architectural Change” form, signed indemnity agreement, sample of the window/door frame color, and a brochure showing the proposed window/door style should be included with the request to the Architectural Committee. A color sample and window design are needed with the request.

A list of installers and manufacturers is on file with the Management Company. Homeowners are not bound by this list. Any other manufacturer meeting the guidelines can be used.

N. Commercial Enterprise

1. Commercial signs, stands or any other business related equipment (such as commercial vans, trucks and trailers) are prohibited on any Unit, Lot, Private Yard or on any Common Area.

O. Vehicles

1. All motor vehicles must be currently licensed and maintained in proper operating condition, so as not to be a hazard or nuisance by noise, exhaust or appearance.
2. Major vehicle repairs are prohibited in driveways, parking pads, roadways, Lots, Private Yards, or Common Areas.
3. “For Sale” signs are permitted on the interior window of vehicles as long as the vehicle is registered and operating.
4. Operation of motor vehicles, including but limited to mini-bikes, trail bikes, dune buggies or snowmobiles, is prohibited on sidewalks, Private Yards, Common Areas or Lots.
5. Parking of trailers, mobile homes, campers, motor homes, boats or trucks exceeding ½ ton capacity is prohibited on any Private Yard, Lot, parking pad or Common Areas.

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6. Parking or the operation of any vehicle on sidewalks, Private Yards, Common Areas or Lots is prohibited.
7. The overnight parking of any vehicle on the Clubhouse parking pad area is prohibited.

P. Pets

1. Generally recognized house pets, in reasonable numbers, may be kept or maintained within a Unit provided such pets are not kept or maintained for commercial purposes.
2. All pets must be kept under the control of their owner at all times and shall not become a nuisance to other residents.
3. All household pets must be leashed in accordance with West Norriton Township ordinances.
4. Pet owners shall be responsible for any disturbance, damage or injury cause by their pet to any person, other pets, or property.
5. Pet owners shall be responsible for the immediate removal of their pet's solid wastes from the Common Areas, Private Yards, Lots streets, and/or sidewalks.
6. Exterior animal shelter structures (including but not limited to dog houses) are prohibited.
7. Dog runs, in-ground anchors or overhead cables for the attachment of an animal chain or lead are prohibited.
8. Unattended pets left outdoors for any amount of time is prohibited.
9. In-ground pet waste containers, reservoirs or "holding tanks" are prohibited.

Q. Trash and Recyclable Materials

1. The storage, collection and disposal of trash and recyclable materials shall be in compliance with:

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- a. the rules and regulations established by this Section:
 - b. the ordinances and regulations adopted by the Township of West Norriton including, but not limited to, Ordinance No. 506, being known as the Municipal Waste Collection and Residential Recycling Ordinance; and
 - c. any regulation established by the sanitation contractor servicing the Community.
2. Except as provided by Section Q, paragraph 3, the storage at any time of trash, trash receptacles (including trash bags), recyclable materials or recyclable materials containers on the exterior of any Unit (i.e., on, behind or under decks, patios, shrubs and/or porches) is prohibited.
 3. Household waste or refuse, and recyclable materials containers, shall be placed in front of the Unit for collection not earlier than **6:00pm** on the night **prior** to the scheduled collection day and removed not later than **12:00midnight** on the day of the scheduled collection.
 4. Trash and/or recyclable materials containers placed at the curb for collection shall not exceed fifty (50) pounds and shall not be placed or located on the street.
 5. “Pick up” or removal of bulk items (e.g., televisions, refrigerators, furniture, bedding), or any refuse classified as “hazardous waste” by any governmental authority or by the sanitation contractor servicing the Community, shall be arranged by the Member directly with the sanitation contractor. Any and all additional charges and/or fees for the collection or removal of the same shall be the sole responsibility of the Member.
 6. The “dumping” or disposal of trash or recyclable materials, ground debris (tree limbs, grass clippings, dead shrubs, plants, etc.) in any area of the Community is prohibited. Only bagged garden and landscaping clippings, trimmings and weeds may be stored on the rear patio or deck for up to 48 hours prior to trash collection.
 7. The burning within the Community of trash, leaves or any other material is prohibited.

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8. All trash receptacles, other than trash bags and all recyclable materials containers must be identified with a street address.
9. All recyclable materials containers must remain with the Unit when a Unit is sold.
10. Items for collection by charitable organizations may be placed in the front of the Unit on the day of the scheduled collection.

R. Exterior Seasonal Decorations*

1. Holiday decorations may be displayed only during the period from Thanksgiving day through the third week of January.
2. Traditional holiday decorations other than those displayed between Thanksgiving through the third week of January may be displayed only 14 days prior to the holiday and must be removed within 7 days of the observance of the holiday.
3. The Board reserves the right to require the removal of decorations which, in its sole discretion, the Board deems inappropriate.

S. Pool, Pool Area and Tennis Courts

1. Membership:
 - a. Only Members and resident relatives thereof shall be permitted a Pool Membership.
 - b. For Pool Guest Pass information, refer to the yearly pool guidelines or contact the Management Company.
 - c. The Management Company will provide pool tags to each Member at the commencement of each pool season. Members may transfer their pool tags to their lessee(s).
 - d. The Pool Membership of any Member who is delinquent in excess of sixty (60) days in the payment of any charges, fees, fines, or assessments owing to the Association shall be

*** Items/ Architectural Changes marked with an asterisk do not require prior approval.**

suspended until such time as those charges, fees, fines, or assessments have been paid to the Association in full.

2. Personal Injury, Property Damage and Liability:
 - a. **ALL MEMBERS ARE ADVISED THAT THE ENTIRE POOL AND TENNIS COURT AREAS ARE SUBJECT TO ERRANT GOLF BALLS THAT MAY CAUSE SEVERE PERSONAL INJURY. MEMBERS SHALL BE RESPONSIBLE FOR ADVISING THEIR GUESTS/ LESSEES OF THE RISK OF PERSONAL INJURY IN THE POOL AND TENNIS AREAS ARISING FROM GOLF BALLS.**
 - b. Any Member or resident relative thereof, guests, and/or lessee(s), agrees and covenants, by acceptance of their Pool tag(s) or Guest Pass(es), and by their use of the Pools, that neither the Association, Board, nor Management Company shall be responsible for any personal injury or property damage arising from, or caused by, errant golf balls.
 - c. Neither the Association, Board, nor Management Company assumes any responsibility for lost or damaged property, nor for any accident or personal injury to any person occurring in the Pool Area that arises from, or is attributable to, the negligence of any person or entity.
 - d. Members shall be responsible for damage to the Association's property caused by them, their lessee(s) or guests. The costs of damage shall be charged to the Member's account and subject to collection in the same manner as other fines, fees, charges and/or assessments.
3. Access:
 - a. No person shall be allowed access to the Pool Area at any time when a lifeguard is not on duty.
 - b. Members or their lessee(s) shall present their Pool Tag(s) to the Lifeguard on duty upon entry to the Pool Area, and shall

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wear or otherwise display the same at all times while present in the Pool Area.

- c. Guests shall only be allowed access to the Pool Area if accompanied by a Member and upon presentation to the Lifeguard on duty of a valid Guest Pass. Members shall be responsible to the Association for the conduct of their lessee(s) and/or guests.
- d. All persons under the age of fourteen (14) years shall not be permitted access to the Pool Area unless accompanied by a parent or legal guardian.
- e. All persons shall sign the Association's Pool Register each time upon entry into the Pool Area.
- f. **Any person not adhering to any rule or regulation applicable to the Pool Area, or who fails to comply with any request or direction of the Lifeguard or any member of the Board shall, in addition to being subjected to the applicable fine, be immediately ejected from and denied further access to the Pool Area for the remainder of the Pool Season.**
- g. For the protection of all persons using the Pools, use of and access to the Pools by any person with any communicable diseases, conditions, or skin sores is prohibited.

4. General Rules of Use and Conduct:

- a. The Lifeguard then on duty shall have complete control and charge of the Pool Areas. Any request made by the Lifeguard at any time shall have the same force and effect as, and shall be enforced in the same manner as, any of the rules and Regulations of the Association specifically set forth herein.
- b. Proper swim attire shall be worn by all persons at all times, including children and infants. Inappropriate swim attire includes, but is not limited to. "cut- off" jeans.

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- c. Children shall not be permitted in any Pool wearing a diaper.
- d. All children still in diapers must wear rubber pants in addition to a diaper at all times while in the Pool Area.
- e. Glass containers of any sort or type are prohibited.
- f. Running, pushing, wrestling or ball playing is prohibited.
- g. Any and all diving is prohibited.
- h. Smoking is prohibited.
- i. Pets are prohibited.
- j. Spouting of water, expectorating, or cleaning of the nose or throat is prohibited.
- k. Balls, rafts of any kind or character, and any other floating lounge or chair of any nature are prohibited.
- l. The wearing of street shoes is prohibited.
- m. Standing, sitting on another's shoulders, dunking, or any other conduct that the Lifeguard deems inappropriate is prohibited.
- n. The use of profane or abusive language is prohibited.
- o. Alcoholic beverages are prohibited.
- p. The playing of radios or other musical devices is prohibited unless connected to or used with earphones.
- q. Any person using the Pools without the benefit of a life preserver or other personal flotation device may be required at the discretion of the Lifeguard to pass a swimming test.
- r. Bicycles, skateboards, roller skates or other similar wheeled devices are prohibited.

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- s. Association pool chairs and furniture may not be reserved and shall be available for use only on a first-come, first-served basis.

5. Tennis Courts

- a. The tennis courts are for tennis only. Any other use (such as for street hockey, bicycle riding, skate boarding, roller blading/skating, etc.) is prohibited.
- b. Rubber soled shoes must be worn at all times.
- c. Glass containers are prohibited within the fenced boundaries of the courts.
- d. Playing shall be limited to one (1) hour when others are waiting.
- e. All trash shall be deposited in the proper receptacles.
- f. Proper tennis etiquette shall be observed at all times.

T. Non-Owner Occupied, Leased or Rental Units

- 1. The lease or rental of any Unit for transient or hotel purposes is prohibited.
- 2. No portion less than all of any Unit shall be leased or rented for any period.
- 3. The lease or rental of any Unit to any person or entity for an initial period of less than twelve (12) calendar months is prohibited.
- 4. The lease or rental of any Unit in any manner other than by written agreement, which contains specific provisions requiring the lessee(s) to comply with and be bound by the Governing Documents and these Rules, is prohibited.
- 5. Each Owner/Member shall, within thirty (30) days of the lease or rental of any Unit, provide to the Management Company a

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confirmed copy of the executed rental/lease agreement, together with an acknowledgement signed by the lessee(s) verifying that the lessee(s) was provided by the Owner/Member with current copies of all Governing Documents and these Rules, together with the name address and telephone number of the Management Company.

- 6 The Owner of any Unit that is or becomes vacant shall, within thirty (30) days after the vacancy occurs, provide to the Management Company the address at which the Member then resides or at which the Member can be contacted.

U. Miscellaneous

1. Free-standing flagpoles are prohibited
2. Exterior clothes drying apparatus, including but not limited to, clotheslines are prohibited.
3. Free-standing bird feeders must not interfere with lawn care. Any bird feeder must not create or cause a nuisance to neighbors. Free-standing bird baths are prohibited
4. Statues, sculptures, replicas or any other ornament of any kind or character are prohibited.
5. All personal belongings except outdoor furniture, barbecue grills and picnic tables must be stored indoors. Lawn furniture and picnic tables must be stored on the patio, deck or inside the Unit.*
6. Firewood shall be stored in the rear of the Unit on the patio or ground-level deck only, and shall be neatly stacked at all times.*
7. A traditional brass door knocker not to exceed 4x8 inches is permitted on the front door.
8. Outdoor light fixtures may be replaced with a brass colonial fixture not to exceed 10x18 inches.
9. The storage on the exterior of any Unit of any construction materials, tools or equipment for more than 6 weeks is prohibited without prior approval of the Board.

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10. Detached structures of any kind are prohibited.
11. The Board reserves the right to require the removal of any inappropriate item.
12. Solar lights are not permitted.

**WESTOVER CROSSING GENERAL RULES,
REGULATIONS AND ARCHITECTURAL STANDARDS
December, 2003 (Rev I: April 2004)**

BE IT HEREBY RESOLVED THAT THE [ABOVE] GENERAL RULES, REGULATIONS, AND ARCHITECTURAL STANDARDS ARE HEREBY ADOPTED THIS 19th DAY OF NOVEMBER, 2003, TO BECOME EFFECTIVE AT 12:00 MIDNIGHT ON THE 20th DAY OF NOVEMBER, 2003.

BE IT FURTHER RESOLVED THAT THE “ARCHITECTURAL GUIDELINES AND STANDARDS” DATED JULY, 2000 AS AMENDED, SHALL BE AND HEREBY ARE RESCINDED EFFECTIVE 11:59 P.M. ON THE 19th DAY OF NOVEMBER, 2003.

The undersigned, Secretary and Members of the Board of Directors, hereby ATTESTS that the above Resolution was duly adopted and passed by the Board of Directors by unanimous vote on the 19th day of November, 2003, at its regularly scheduled meeting duly declared and noticed in accordance with the Bylaws of the Association.

Signed Board President

Dated

Signed Board Vice-President

Dated

Signed Board Secretary

Dated

Signed Board Treasurer

Dated

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