

RULES, REGULATIONS AND GUIDELINES

REVISED MAY 1, 2023

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

INDEX

SECTION I – ARCHITECTURAL STANDARDS & PROCEDURES

**FORM: Newtown Gate Townhouse Owners Association
Architectural or Landscape Request (to be submitted
with all requests, whether new or replacement)**

I-I Architectural Changes and Additions

- A. Architectural Alterations
- B. Natural Gas Pipelines for Gas Fireplace Logs
- C. Signage
- D. Satellite Dishes
- E. Bird Feeders
- F. Outdoor Maintenance
- G. Garage Doors
- H. Original Townhouse Components, Finishes and Suppliers

II. Attic Ventilating Fans

III. Exterior Lighting

- A. General
- B. Garage Lighting
- C. Exterior Fixtures (Other than Spot Lights or Flood Lights}
- D. Spot Lights or Flood Lights
- E. Walkways and Landscape Lighting

I-IV Landscape Enhancements

- A. General
- B. Planting Beds
- C. Planting of Trees
- D. Number and Placement of Trees
- E. Planting Guidelines and Suggested Specimens
- F. Patio Construction
- G. Fence and Fence Extensions
- H. Retractable Awnings Over Patios

INDEX (CONTINUED)

I-V Skylights

I-VI Storm Doors

I-VII Replacement Windows & Storm Windows

I-VII Replacement Windows & Doors for Tri-Section Units Three (3) Panel

SECTION II – GENERAL USE RESTRICTIONS

- A. General
- B. Animals and Pets
- C. Exterior Accessories and Toys
- D. Garbage/Trash Disposal
- E. Tennis Courts (Master Association Rules)

SECTION III – LEASING AND TENANTS

- A. Leasing Rules and Regulations
 - Exhibit “A” Information Form

SECTION IV – VEHICLES AND PARKING

- A. Vehicle Prohibitions
- B. Parking Restrictions & Speed Limits
- C. Abandoned Vehicles

SECTION V – DELINQUENCIES, VIOLATIONS & FINES

- A. General
- B. Townhouse Owner Responsibility
- C. Notification Procedure
- D. Violation and Fine Policy

SECTION VI – DELINQUENCY COLLECTION PROCEDURES

RESOLUTIONS:

- A. Prohibiting porta pottys, effective 2/17/2020
- B. Prohibiting Hot Tubs, effective July 20, 2020
- C. Upkeep of the property, effective 1/11/2021
- D. Exception to no storage containers on the patio, effective 2/11/2021
- E. Gas Grills, effective 3/1/2022
- F. Home Electronic Vehicles (EV), effective 3/14/2022
- G. Prohibiting yard/garage sales, effective 10/1/2022
- H. Raising fines for making exterior change without approval, effective 5/8/2023

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

SECTION I-I - ARCHITECTURAL CHANGES AND ADDITIONS

A. Architectural Alterations:

1. Each Townhouse Owner is responsible for the maintenance and repair of the interior of his/her unit. Such installation repair, maintenance or replacement shall not impair the structural integrity of the building or adversely affect any adjacent unit.
2. Proposed changes to any unit, lot or common area on the property within the Jurisdiction of the Newtown Gate Townhouse Owners Association shall be submitted to and approved, in writing, by the Board prior to the start of any work. No building, fence, wall, improvement or other structure or any exterior addition or alteration thereto shall be commenced, erected, maintained or used upon any Townhouse Lot until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing, as to harmony of external design and as to location, by the Board of Directors or the architectural Control Committee of the Association.
3. There are four (4) approved colors of CERTAINTEED Monogram D4 Vinyl Siding– Sterling Gray, Charcoal Gray, Oxford Blue and Flagstone. Adjacent (side-by-side) townhomes in the same 4-unit building are NOT ALLOWED to use the same color. However, the new Sterling Gray vinyl siding will be allowed adjacent to a unit with the current Gray aluminum siding. Residents may petition the HOA Board for exceptions to this policy.
4. The existing slope or configuration of the property shall not be altered; nor shall any structure or retaining wall be erected; or any other activity taken which retards, changes, or otherwise interferes with the natural flow of surface drainage waters; or which created erosion or sliding problems.
5. Requests for architectural alterations must be submitted to the Management Company, and written approval received from the Townhouse Association Board of Directors (Board) before work commences.
 - a. Townhouse Owners are responsible for assuring that alterations meet municipal requirements, as well as the current requirements of the Newtown Gate Townhouse Owners Association Rules, Regulations and Guidelines.
 - b. It is the responsibility of the Townhouse Owner to obtain a copy of the Rules, Regulations and Guidelines from the Management Company, and to follow the section(s) pertaining to proposed alterations. When work is contracted, it is the responsibility of the homeowner to assure that the Contractor's work is completed, as approved by the Board.
 - c. **Any Townhouse Owner making an architectural change or replacement without Board approval will receive a fine in the amount of \$500.**

6. No Townhouse Owner shall paint or alter any exterior portion of his/her dwelling without the written consent of the Board.
 - a. Existing colors of siding, trim, garage door, front door and privacy fences must adhere to the specific colors and materials as detailed in the Rules and Regulations.
 - b. No screened or enclosed patios, porches of any kind or decks are permitted.
 - c. Indoor/outdoor carpeting is not permitted on patios, or any outdoor location in the Newtown Gate Townhouse community.
 - d. Flower boxes may not be affixed to the unit building facade.
 - e. No storage buildings, containers, receptacles, structures, sheds, either portable or permanent, may be installed on the Townhouse lot property.
 - f. No lamp posts, fences (except for approved privacy fences between properties), storage containers, dog houses, basketball backboards, or other structures or adornments shall be erected or placed upon any lot, or common area.
 - g. No existing fence (except for repainting of fence in same color), enclosure, walkway, or curbs shall be painted, written on, used to mount a sign, removed, marked, or otherwise defaced.
 - h. No garage shall be converted to a den or other living quarters.
 - i. No swimming pools shall be permitted on the property. Temporary wading pools, five feet or less in diameter may be placed in the rear of the house on the Townhouse Owner's property on a seasonal basis. They may be used only on the Townhouse Owner's lot or patio. When not in use, wading pools must be stored inside the Townhouse Owner's garage or house.
 - j. No fire pits, chimineas or torches of any kind are permitted.
 - k. No solar panels are permitted.
 - l. Hose boxes are allowed in the rear of the townhouse lot only and may not exceed 19" (height) x 19" (width) x 17" (diameter).
 - m. Porta pottys are strictly not allowed for any reason. All construction must be done allowing the use of a working indoor bathroom.
 - n. No portable generators are allowed in the townhomes. Permanent generators must be approved by Newtown township and all permits and pertinent paperwork presented to the board for final approval. No construction can begin until final board approval. Each request will be evaluated on a case by case basis.
 - o. The use of hot tubs is prohibited in Newtown Gate Townhouse Owners Association.

B. Natural Gas Pipelines for Gas Fireplace Logs:

1. No horizontal gas pipeline may be installed along the exterior of any unit, unless buried underground, except where the unit gas line is at the chimney (Essex Model). Gas line extension must be painted gray to match existing gas line. No installation may be made without prior approval of the Board.

2. Vertical installation will be permitted in the elbow between the chimney and the house if there is no other method of bringing the gas into the unit for the fireplace. Such installation shall be covered with framing approved by the Board. Framing must be painted to match the closest adjacent surface; either the siding of the house or white to match the trim.
3. The Townhouse Owner must present details of the proposed installation for approval of the Board before work commences.
4. It is the responsibility of the Townhouse Owner to assure that gas pipeline installations meet all pertinent fire and safety codes. Permits must be obtained from the township, if applicable.
5. Gas pipeline may not be installed for any other purpose except for gas logs in the existing fireplace.
6. Contractor installing a gas pipeline will be required to present the Townhouse Owner with a current Certificate of Liability insurance, which must be included with the Architectural Request Form.

C. Signage:

1. A single sign advertising the unit "For Sale" may be placed inside a window of the unit and may not be illuminated.
2. No other signage of any kind is permitted, either on the owner's property or in the common areas.

D. Satellite Dishes:

1. Satellite dishes are permitted, but must be limited to a maximum diameter of one meter, and should be installed in the best location and manner to be unobtrusive without interfering with operation.

E. Bird Feeders:

1. Small bird feeders, not to exceed two (2), will be permitted on a homeowner's property, provided they are placed in a planting bed, or hung from a tree; and provided they blend in with the natural surroundings.
2. Bird feeders may not be placed in the grassy area, as they will inhibit lawn mowing.

F. Outdoor Maintenance:

1. Approved additional planting beds shall be maintained by the unit owner. If a unit owner fails to maintain said-planting beds or adds unauthorized plantings, the Association will maintain the-plantings and/or remove unauthorized plantings at the Unit Owner's expense. No additional planting beds shall be added without the prior written consent of the Board (I-IV).
2. Townhouse Owners are responsible for watering new plantings, grass, shrubs and trees during a drought or limited rain period.
3. Dead trees and shrubs on a lot may be removed by the Association, if the Townhouse Owner fails to do so. The Association has the option to replant said trees and shrubs and bill the Townhouse Owner at cost.
4. Townhouse Owner shall not fill, plant, cultivate, roll, cut, fertilize or otherwise treat common areas except in accordance with the instructions issued from time to time by the Board. Walks will not be wetted, obstructed, or used other than for ingress or egress.

G. Garage Doors:

1. Garage doors must be maintained in good condition by unit owners.
2. Garage door replacements may be either flat or 4x4 raised panel in the current color.

H. Original Townhouse Components, Finishes and Suppliers:

1. The Board of Directors and the Management Company are not responsible for any errors or omissions in this information.
2. Exterior Components and Finishes

- a. Exterior Paint:
Sherwin-Williams
GRAY (Garage Door & Privacy Fence)
Latitude
Flat
FORMULA

CCE COLORANT	0Z	32	64	128
B1-Black	-	7	-	1
R2-Maroon	-	-	1	1
Y3-Deep Gold	-	2	-	-

Quart
K64WOO651

- a. Front Door - The three (3) color options are Rookwood Red (#2802), Inkwell (#6992) and Rainstorm (#6230). Sherwin Williams formulas are below. Other paint brands may be used if they conform to and match the three (3) approved colors.

ROOKWOOD RED (Front Door)

LATITUDE

SEMI-GLOSS

FORMULA

CCE COLORANT	0Z	32	64	128
B1-Black	-	41	-	1
R2-Maroon	-	56	-	-
R3-Magenta	6	30	1	1

ONE GALLON

K62T00654

INKWELL (Front Door)

LATITUDE

SEMI-GLOSS

FORMULA

CCE COLORANT	0Z	32	64	128
W1-White	-	22	-	1
B1-BLack	6	60	-	1
G2-New Green-	-	45	1	-

ONE GALLON

K62T00654

RAINSTORM (Front Door)

LATITUDE

SEMI-GLOSS

FORMULA

CCE COLORANT	0Z	32	64	128
W1-White	-	44	1	-
B1-BLack	2	42	1	1
G2-New Green-	-	20	-	-
L1-Blue	4	20	1	1

ONE GALLON

K62T00654

Sherwin Williams

White Enamel Undercoat - House Trim Primer White

Super Satin Latex Semi-Gloss - House Trim

- b. Roof Shingles – Dimensional 235 lb Only
 Manufacturer – TAMKO or GAF
 Color: TAMKO Slate Tone Gray or GAF Timberline Williamsburg Slate

- c. Stucco Color: Sherwin Williams Dover White (#6385)
Instead of stucco, two alternate options are available (Interior units only): Brick Veneer or Azek sheets.
Glen Gery Thin Brick Veneer – Aspen White Wirecut
OR White 5/8” Azek Sheet with 5/4x4 Azek trim framing sheets at corners and above and below windows, traditional finish.
Mortar to be used for pointing: Type N, S or M cement, hydrated mason’s lime (if needed), yellow bar sand, water *NO COLOR ADDED*
- d. Windows - White double-hung, standard or cottage-style, with or without window grids.
- e. Front Door – Six Panel Colonial Style
- f. Rear Door – Atrium Door – Slider or French Style
- g. Stone Veneer – ELDORADO Shadow Rock Chesapeake Stone
Mortar to be used for pointing: Type N, S or M cement hydrated mason’s lime (if needed), yellow bar sand, water *NO COLOR ADDED*
- h. Siding – CERTAINTEED Monogram D4 Vinyl Collection
Siding Color Options (4) – Sterling Gray / Charcoal Gray / Oxford Blue / Flagstone (REFERENCE COLOR CHOICE POLICY IN SECTION 1-1, A3)
F
ALL MATERIALS ABOVE TO BE INSTALLED PER MANUFACTURER’S SPECS

These Guidelines have been revised and approved by the Board of Directors of the Newtown Gate Townhouse Owners Association on January 15, 1998; and replace the “Rules and Regulations No. 1 Regarding Architectural Standards and Procedures” (last amended in March 1995) and all previous issues of this regulation. This revision was approved by the Board of Directors on May 1, 2022. This revision was approved by the Board of Directors on May 1, 2023.

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

SECTION I-II - ATTIC VENTILATING FANS

The Newtown Gate Townhouse Association will review all requests from townhouse owners for the installation of attic ventilating fans. All proposed installations must be submitted and approved by the Board of Directors of the Newtown Gate Townhouse Association prior to the commencement of any construction. Approval granted will be for a period of ninety (90) days, after which a new request must be submitted. Listed herein are the general conditions and guidelines.

1. The exterior dome of the attic ventilating fan is to be low profile, and as such must not exceed ten (10) inches in height from roof surface.
2. The maximum diameter of the exterior dome must not exceed twenty-four (24) inches.
3. The placement of the attic ventilating fan unit is permitted on the rear slope of the roof only.
4. The fan unit should be centered horizontally on the roof and vertically between one to three feet from the peak of the roof.
5. The exterior dome color must be aluminum (silver), gray, or dark brown.
6. Any outside contractor performing this work must provide to the unit owner a valid CERTIFICATE OF INSURANCE, covering, but not limited to LIABILITY AND WORKERS COMPENSATION PROTECTION. This certificate must be included with the homeowner's request package to the Management Company.

These Guidelines, as approved, and as may be amended from time to time, are a supplement to the Newtown Gate Townhouse Association Rules and Regulations, adopted November 2, 1989, and amended and approved 4 January 1994; and replace the Attic Ventilating Fan Guideline amendment dated June 1993. This revision was approved by the Board of Directors on September 18, 1997.

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

SECTION I-III - EXTERIOR LIGHTING

A. GENERAL

1. ALL requests shall be submitted using an Architectural/Landscape Request form and shall include a picture or facsimile of the fixture. The Request shall specify or illustrate the specific location of the proposed lighting fixture on the unit and/or lot. ALL lighting fixtures (including garage and others) should be installed as to not produce glare or intrusion into other Townhouse Lots
2. ALL requests for proposed exterior lighting changes, modifications and enhancements must be submitted to the Management Company, for review and approval by the Board of Directors (or Architectural Control Committee) BEFORE any work commences.
3. Approval of *any* request shall be limited to the work specifically described within the submitted request. All work on an approved request must be completed within ninety (90) days following the Unit Owners receipt of the approval. Any changes from the original request or additional proposed changes MUST be submitted to the Board of Directors (or Architectural Control Committee) as an addendum to the request.
4. The Board of Directors reserve the right to limit the number of fixtures installed on any unit or Lot or to deny any lighting fixture deemed to be offensive or inconsistent with the character of the community.
5. Owners are responsible for any damage that may result to units, buildings, lots or underground utilities from any lighting installation. Any such damage shall be repaired within 30 days from the time the damage occurs, and shall be repaired in manner satisfactory to the Board of Directors.

B. GARAGE LIGHTING

1. Fixtures may be centered above the garage or side mounted, dependent upon the model site location, and elevation of the unit relative to other units.
2. A fixture installed above the center of the garage is to be located such that the top of the fixture shall not exceed 18" above the top frame of the garage. The fixture is to be centered using the side frames of the garage door as guides. Only one fixture is permitted at this location.
3. Fixtures mounted on the sides of the garage are to be installed so that the top of the fixture shall not be above the top frame of the garage and the fixture shall not block address numbers. The distance from the side frame of the garage shall not exceed 10" from the center of the fixture body. One fixture is permitted on each side of the garage for a maximum total of two fixtures.

C. EXTERIOR FIXTURES (Other Than Spot Lights or Flood Lights)

1. No address number, drain spout, fire box, or other building component on the building may be moved to install any light fixture.
2. All fixtures for patio, garage, or front door locations are to be brass or brass finish, black wrought iron or black finish, verdigris, or white finish. Fixture shall be traditional coach-style, in keeping with those installed by the developer.
3. Fixtures shall not exceed 18" from the top to the bottom of the fixture.
4. Total illumination for each fixture is not to exceed the equivalent of a 60-watt incandescent light bulb or equivalent.

D. SPOT LIGHTS OR FLOOD LIGHTS

1. Spot lights or flood lights must be installed with motion detectors (no exceptions) with the light extinguishing within two minutes.
2. All lights must be directed only on the unit or the lot.
3. Fixtures shall contain no greater than two socket units, and total illumination for each socket is not to exceed the equivalent of 100 watts white illumination or equivalent.
4. No unit shall have more than two fixtures.
5. Location: Fixtures may be installed at the peak of the garage, centered above the garage door, or centered above the patio door framing at the rear of the unit

E. WALKWAY AND LANDSCAPE LIGHTING

1. All walkway or landscape ground lighting fixtures, electrical or solar, must be installed in an approved landscape bed.
2. Landscape lighting bulbs must be white or clear only.
3. Ground lights are to be of the low voltage (12 volt) variety and the fixtures shall not exceed six (6) inches in size (including stem) and shall not exceed an installed height of twelve (12) inches above the ground. Total walkway lights not to exceed twelve (12).
4. All ground fixtures must be black or dark green in color.
5. Low voltage ground flood lights are permitted, but shall not be directed to cause a nuisance to other units. All such lights must be installed in an approved landscape bed.
6. Lamp posts of any type are prohibited.

These Guidelines, as approved, and as may be amended from time to time, are a supplement to the Newtown Gate Townhouse Association Rules and Regulations, adopted November 2, 1989, and amended and approved 4 January 1994; and replace the Exterior Lighting Guidelines amendment dated October 7, 1991. This revision was approved by the Board of Directors on February 13, 2017.

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

SECTION I-IV - LANDSCAPE ENHANCEMENTS

A. GENERAL

1. The purpose of these guidelines is to encourage the beautification of the individual townhouse properties, leading to homeowner and community enjoyment, and improved property values.
2. All landscape enhancement requests shall be submitted to the Management Company in writing, and shall include the following:
 - a. A scale drawing showing width and depth of beds, the location and names of all shrubbery and trees (exclusive of seasonal plants), and an accompanying list showing name, number to be installed, and height and width at maturity.
 - b. Details of any additional proposed installations including edging, landscape stone, or lighting (in accordance with Exterior Lighting Guidelines).
3. All requests for proposed landscape enhancements must be submitted to the Management Company for review and approval by the Board of Directors BEFORE work commences. Each landscape enhancement request will be reviewed with consideration given, but not limited to, other lot owners property and views, density and size of plant materials, ease of maintenance, and harmony with existing landscaping.
4. Approval of any request shall be limited to the work specifically described within the submitted request. All work on an approved request must be completed within ninety (90) days following the Unit Owners receipt of the written Board approval. Any changes to the submitted proposal MUST be submitted to the Management Company as an addendum to the request.
5. The Association Board of Directors reserves the right to deny or require modification of any request deemed to be offensive or consistent with the character of the community or with these guidelines.
6. It is the responsibility of the Townhouse owner to assure that all required information is included with all requests. Requests which are not completed according to these guidelines will be returned without approval to the homeowner.
7. Owners are responsible for any damage that may result to buildings, lots or underground utilities from any such landscape installation. Any such damage must be repaired within 30 days and in a manner satisfactory to the Association Board of Directors.

8. Townhouse Owners, using a landscaping contractor, are responsible for obtaining a Certificate of Liability insurance from the contractor which must be submitted as part of the landscape request.
9. Any damage to neighboring privately owned or common area property shall be repaired or restored within thirty (30) days of occurrence by either the contractor or the Townhouse Owner for whom the work was performed, or both.
10. Townhouse Owners are responsible for removing and replacing any dead plant material, annuals or parts of perennials that die at the end of the planting season (November 15) from the landscape beds.
11. Driveway widening (of any type) and/or installation of planting beds along driveways is prohibited.
12. No beetle traps (bags) are permitted on homeowner's property or on any common areas or streets.
13. No artificial flowers of any kind are permitted in any garden bed, pot, planter or other container.

B. PLANTING BEDS

1. Planting beds are permitted along all building foundations. All owners are required to maintain the landscaping on their lot in an acceptable fashion that is, at a minimum, keeping with the original intent of the neighborhood. Each individual yard should be designed to blend into the community as a whole. Any additions in the planting beds must be of an "earth tone" color and complimentary to the resident's exterior and community as a whole.

Property maintenance shows courtesy and respect to neighbors and the surrounding Community. Additionally, it helps to maintain higher property values. Any owner or member of the Association has the right to complain if another member is not in compliance or not properly maintaining is or her grounds and landscaping. Owners renting their homes are responsible for the upkeep of their property since their renters have no relationship with the HOA or Board.

Any designs in the planting beds not in keeping with the original intent of the landscaping design and without approval WILL be required to be removed.

Additional requirements are as follows:

2. At the rear and side of the unit and along the privacy fence, the beds shall not exceed thirty-six (36) inches in depth.

- a. At the front of the unit (facing the court):

End Units - Beds may fill the space between the building and the sidewalk. Beds may be installed along the sidewalk from the entry door to where the sidewalk changes direction and may not continue around the turn to the front of the unit. The maximum width of the beds is thirty inches (30").

Middle Units Beds may extend along the entire front sidewalk to a maximum width of thirty (30) inches. Beds may be planted between garage and walk.

- b. At the side of the building on end units, beds may be planted between the building foundation and the walk. Where no walk exists, the beds shall not exceed thirty-six (36) inches from the building foundation.
- c. Shrubs which are planted in foundation planting beds must be kept trimmed to a maximum height of forty-eight inches (48").
- d. Shrubs which are planted along sidewalks must be kept trimmed to a height of thirty-six (36) inches, and maintained to provide a minimum space of twelve (12) inches from edge of shrub to edges of adjacent shrubs.
- e. Ornamental trees or tall shrubs may be used individually in foundation planting beds, at the inside and outside corners of the unit, and in deep planting beds. Ornamental trees/tall shrubs must be kept trimmed to a maximum height of eight (8) feet, and must meet all other criteria in Section E.3 "Ornamental Trees".

2. Patio Planting Beds

- a. Patio planting bed installations must abut the patio with no grassy area between the bed and patio, must not exceed thirty-six (36) inches in depth, and may not extend beyond the end of the privacy fence.
 - b. Shrubs which are planted in patio planting beds must be kept trimmed to a maximum height and width of thirty-six (36) inches. A minimum space of twelve (12) inches must be maintained between the outside edges of all shrubs to preclude the appearance of fencing.
 - c. Ornamental trees used in plant beds around patios must be at least ten (10) feet on center from other ornamental trees to preclude the suggestion of fencing. Ornamental trees under twenty-four (24) inches in foliage width at maturity, may be used in clusters of three (3) trees maximum. Trees at each end of a cluster must meet the spacing requirement of ten (10) feet on center from other ornamental trees.
3. Air Conditioner Clearance: Planting beds around air conditioner compressors shall allow a minimum space of 12 inches from existing pads when planting materials are mature.
4. Weed Barrier: All planting bed enlargements or additions shall be installed using landscape weed barrier material to be placed underneath mulching material. Such weed barrier material shall be placed underneath any ornamental rock installations.
5. Mulch: Mulch must conform to the color and type of mulch used by the Contractor for the Association (double-ground shredded hardwood black bark mulch).

6. Edging: All planting bed enlargements or additions must provide a defined edge or use approved edging materials to separate the bed from turf areas. The following are approved for use as landscape border material:
 - a. Unpainted River Rock – Minimum 4 inches and maximum 10 inches in width and maximum 4 inches in height.
 - b. Decorative Landscape Edging Stone - Minimum 4 inches in width and maximum 4 inches in height. No landscaped beds, including drainage areas abutting grass areas may contain decorative landscape stone which is less than 4 inches in width, unless such stone is installed behind an approved landscape border. The purpose is to mitigate loss or damage to Unit Owners property or contractor equipment and to prevent personal injury.
 - c. Black vinyl edging – Maximum 4 inches above grass line.
 - d. Unpainted pressure treated wood or landscape ties – Maximum 6 inches above grass line.
 - e. Formed decorative concrete block in neutral colors – matching the existing community stone work.
7. Maintenance of Planting Beds
 - a. Front and side planting beds will be maintained by the Association contracted landscaper.
 - b. Rear planting beds and landscape beds surrounding patios must be maintained by the homeowner. This includes yearly mulching, trimming, weeding, and replacement of dead plants.
8. Vegetable gardens are not permitted.

C. PLANTING OF TREES

Each Townhouse Owner will be permitted to plant trees on their property and/or in the common areas adjacent to their properties, with prior written approval, as follows:

1. The homeowner will take full responsibility for planting and maintenance of new trees on the homeowner's property. All trees planted by the homeowner, which subsequently die, are to be replaced by the homeowner, who will bear all related costs.
2. All tree planting requests will be evaluated on an individual submittal basis, considering model of home and location of other plantings on the property, and in the adjacent common area(s). The following guidelines are established to guide homeowners in preparation of acceptable landscaping plans and written requests to the management company.

D. NUMBER AND PLACEMENT OF TREES

Totals do not include small ornamental trees which are planted in beds adjacent to the house or patio. These are covered under E.3, "Ornamental Trees".

1. Inside Units:

The homeowner will be permitted a maximum of two (2) trees in the rear (patio facing) of the house.

2. End Units

The homeowner will be permitted a maximum of three (3) trees in the rear (patio facing) of the house.

3. New Trees in Common Areas

a. A homeowner may request permission to plant new trees in the common area(s) immediately adjacent to the homeowner's property. Properties adjacent to Fountain Farm Road may be permitted side trees to afford privacy and noise control if the lot size and shape allow. These requests will be considered by the Board on an individual basis).

5. Tree Root Systems

a. Trees may not be planted with root systems that may grow above the ground and impede mowing.

E. PLANTING GUIDELINES AND SUGGESTED SPECIMENS

1. Deciduous Trees

- a. Must be a minimum of fifteen feet (15') from center of tree to house.
- b. Must be planted a minimum of ten feet (10') on center from neighboring property lines and other trees. Small or narrow trees approved by the Board for clustering may be planted closer to each other as determined by the Board on an individual basis.
- c. No fruit-bearing trees shall be planted.
- d. Suggested Specimens:

Amur Maple	Japanese Maple
Birch	Mountain Ash
Redbud	Star Magnolia
Crabapple (non- fruit bearing)	Weeping Cherry
Crape Myrtle	Red Sunset Maple
Dogwood	October Glory Maple

2. Evergreen Trees

- a. At maturity, height may not exceed fifty feet (50') and width at maturity may not exceed twenty feet (20').
- b. Must be planted a minimum of ten feet (10') to center of tree from house, patio, or privacy fence.
- c. Must be planted a minimum of ten feet (10) on center from all other evergreen or deciduous trees.
- d. Must be planted at least ten feet (10') from neighboring property lines, so as not to encroach upon neighboring properties at maturity.
- e. Suggested Specimens:

Colorado Blue Spruce	Longstalk Holly
Eastern Red Cedar	Norwegian Pine
Hemlock	Rocky Mountain Juniper

3. Ornamental Trees

The term, "ornamental trees" includes dwarf conifers, dwarf deciduous trees, and tall shrubs over four (4) feet in height for purposes of these guidelines.

- a. At maturity, height may not exceed eight (8) feet, and width may not exceed four (4) feet.
- b. When used in plant beds around patios, ornamental trees must be at least ten (10) feet on center from other ornamental trees to preclude suggestion of fencing. Ornamental trees under twenty-four (24) inches in foliage width at maturity, may be used in clusters of three (3) trees maximum. Trees at each end of a cluster must meet the spacing requirement of ten (10) feet on center from other ornamental trees.
- c. Suggested Specimens: All varieties which grow to a maximum height of eight (8) feet at maturity and a maximum width of four (4) feet may be used. Homeowner is responsible for seeing that trees and shrubs selected meet the established criteria.

TREES (Dwarf Versions Only)

Dwarf Conifers (many varieties)	Red Leaf Plum
Hinoki Cypress	Red Twig Dogwood
Japanese Split Leaf Maple	Seminole Crap Myrtle
Purple Leaf Sand Cherry	Weeping Norway Spruce

TALL SHRUBS

Barberry (Red Leaf)
Blue Girl/Blue Boy Holly
Burning Bush
Butterfly Bush
Compact Holly

Hibiscus/Rose of Sharon
Hydrangea
Lilac Bush
Rhododendron

F. PATIO CONSTRUCTION

All proposed patio expansions must be submitted to and approved by the Board of Directors of the Newtown Gate Townhouse Owners Association prior to the commencement of any construction. The Newtown Gate Townhouse Association considers the addition of a patio/patio expansion to unit owners lot to be a "landscape enhancement" and as such must be constructed in conformance with all municipal codes and regulations, and with *Section A. Landscape Enhancement Guidelines*. In addition, the following guidelines pertain to patio construction:

1. In addition to requirements previously stated in this section, ALL requests for patio expansions must include:
 - a. A copy of the "as built plot plan" (given to homeowner at settlement or available from the township offices).
 - b. A detailed scaled drawing of the proposed expansion showing the location, dimensions, construction materials, including all base and surface materials, and any and all other pertinent information relating to the installation of the patio.
 - c. If the patio project is to be installed by a contractor, a copy of the contractor's certificate of liability insurance must be included in the request proposal.
 - d. All incomplete requests will be returned for completion and resubmission.
2. NO DECKS WILL BE ALLOWED (wooden or any like material).
3. Materials and Colors
 - a. Materials: All approved patios, such as individual bricks or pavers and stamped concrete must be installed over a proper support and drainage bed of crushed rock and sand. NO blacktop patios will be permitted.
 - b. Colors: Only neutral colors of gray, white, terra cotta or beige/tan are permitted for the surface materials.
4. Construction
 - a. No patio shall be constructed in any easement, or in such manner that it blocks any drainage or swale, or that it blocks or redirects the flow of storm water from the unit owner's lot.

- b. All patios must be one level only. The Board may consider individual requests for two level patios where ground level conditions clearly do not allow for a single level patio.
- c. No new patio construction may be higher than eight (8") inches from the existing patio elevation, and may not be higher at any point than the existing elevation of the first floor slab. All patios must slope away from the unit with a minimum pitch of 1/4" per foot.
- d. Except where rain downspouts empty directly onto plant beds, downspout extensions of non-perforated rigid or flexible 4" tubing shall be buried beneath the patio to a depth of 16" and shall slope away from the unit with a minimum pitch of 1/4" per foot. The buried extension beyond the outer edge of the patio shall extend well into the yard and shall be of perforated pipe. It is commended that a rock bed be placed beneath the perforated section to facilitate drainage.
- e. If a retaining wall is required for the patio construction, the height of the wall shall not exceed twelve inches (12") above the existing lawn grade.
- f. If a privacy fence does not exist between the applicant homeowner's unit and the adjoining unit, the applicant **MUST** construct a privacy fence identical to those supplied by the builder, or with extension approved by the Board (see "G" *PRIVACY FENCES*).
- g. No patio (including surrounding plant beds) shall project past the end of the existing, new, or extended privacy fence or within fifteen feet (15') of the rear property line. Maximum depth from rear house foundation to the edge of the patio may not exceed fourteen feet (14'), except that Essex models may continue the patio to the rear entrance setback, covering or replacing the builder-installed concrete patio.
- h. No patio shall be constructed in any side yard areas, nor may any patio project past the side wall of the house for an end unit installation.
- i. No patio shall be closer than three (3) feet to a side lot line with the exception of covering over or replacing an existing patio which already encroaches on the three-foot setback.
- j. Patios may not be constructed so as to leave any grass area between patio and foundation. However plant beds not to exceed three (3') feet in depth may be used and must meet the requirements of "B. *PLANTING BEDS*".
- k. Wood lattice covers used to screen air conditioning units must be approved by the Board. Covers shall be as small as possible, without blocking required circulation area at top and sides of air conditioning unit. Lattice air conditioner covers may not be designed to serve any other purpose, such as planters or serving bars.

Wood lattice screens used in front of the townhome unit to shield meters must be approved by the Board and no other type of screens will be permitted. Lattice screens shall be small and in a size to meet screening needs, and shall not block access to meters by inspectors.

Wood lattice covers and screens may be allowed to gray naturally, or shall otherwise be painted gray to match the privacy fence (See Exterior Components and Finishes).

5. Patios MAY NOT be screened in, enclosed, roofed or fenced. Retractable awnings must meet the requirements of *I-IV-H. Awnings*.
6. Patio approvals are valid for ninety (90) days after written notification of approval by the Board of Directors of the Townhouse Owners Association. It is the responsibility of the homeowner to comply with all municipal regulations that apply to patio construction.

G. PRIVACY FENCES AND FENCE EXTENSIONS

1. **NEW PRIVACY FENCES:** Where no fence exists between units at the rear of the townhouse, homeowners may install fences for privacy or to meet patio extension requirements. Fences must be totally on the homeowners property and must match the existing privacy fences within the Newtown Gate Townhouse complex.
 - a. There are two approved sizes for new fences:
 1. Length: Nine (9) feet (9') in length
Height seven (7) feet in height at edge of fence closest to the house, sloping to a height of four feet six inches (4'-6") at the outer edge of the fence.
 2. Length: Twelve feet (12') in length.
Height seven (7) feet in height at edge of fence closest to the house, sloping to a height of three feet six inches (3'-6") at the outer edge of the fence.
 - b. The requesting homeowner is responsible for checking the plot plan to establish the property line which is generally the center of the common wall between two connecting townhomes.
2. **FENCE EXTENSIONS:** Where a current nine-foot fence exists, homeowners may install fence extensions, provided the fence is entirely on the Townhouse Owner's property. If the fence in question is partially or fully on the neighboring property, all work must be approved in writing to the Townhouse Owners Association by the neighboring property owner.
 - a. Installation: The fence extension must be securely fastened to the outer end of the existing fence and appear to be a continuation of the fence with a supporting post at the outer end of the fence of the same type used on the original fence. The top rail of the existing fence must be replaced with a continuous rail spanning the entire length of the extended fence.
 - b. Size of fence extensions.
 1. Length: Three (3) feet in length
 2. Height above ground surface: Exact match (approximately four (4) feet six (6) inches where extension abuts to existing fence.
 3. Slope: Slope of fence extension must continue exact slope of existing fence resulting in an ending fence height of approximately three (3) feet six (6) inches (3'-6"),
3. **Materials & Lumber Sizes:** Wolmanized frame Posts (4"x4") with cedar stringers (2" x 4"), and top rail (1"x 6"). Fence boards (1"x4") on both sides are to be installed alternately {shadow box style}.

4. Finish:
 - a. Wood Preservative: Prior to painting, all surfaces of privacy fences and fence extensions should be treated with a water-repellent preservative especially formulated for exterior wood.
 - b. Paint: After wood preservative has been allowed to dry thoroughly, all surfaces of privacy fences and fence extensions must be painted with same or equal to existing finish; Sherwin Williams (Gray). Paint coverage must be total with no light and dark areas

H. RETRACTABLE FABRIC AWNINGS OVER PATIOS

1. Installation of retractable fabric awnings over patios may be approved by the Board of Directors of the Newtown Gate Townhouse Owners Association if they meet the following guidelines as set forth in this amendment to *Section I-IV LANDSCAPE ENHANCEMENTS*.
2. All awning requests shall be submitted to the Management Company in writing and shall include the following documentation. All requests which are incomplete will be returned to the requester with no action taken.
 - a. Completed *Architectural & Landscape Request Form* and a copy of the As-Built Plot Plan of unit provided to you at settlement (copies available at Newtown Township municipal building).
 - b. A scale drawing showing width and depth of awnings, existing or proposed patio configuration, outline of back of *unit*, existing fences, trees, planting beds and rear property line.
 - c. Rear elevation of townhouse, showing exact location and size of box which would contain the closed awning. This must be done by the contractor supplying and installing the awning, and must include details of method of installation, location of studs used for support; and description, configuration and measurements (hardware) to be used to support the awning.
3. All requests for proposed awning installations or any landscape enhancements must be submitted to the Management Company and approved in writing by the Board of Directors, before work commences.
4. Approval of any request shall be limited to the work specifically described within the submitted request. All work on an approved request must be completed within 90 days following the Townhouse Owner's receipt of the written Board Approval. Any changes to the submitted proposal must be submitted to the Management Company as an Addendum to the request.

5. The Board of Directors reserves the right to deny or require modification of any request deemed to be offensive or inconsistent with the character of the community or with these guidelines.
6. This guideline pertains to retractable fabric awnings over patios only. Awnings will not be permitted in any other locations, and no other materials will be permitted. Only one awning per unit will be allowed.
7. Awning Sizes and Configurations:
 - a. An awning may not exceed the size of the patio over which it is located, and may not protrude beyond the existing or extended privacy fence(s).
 - b. Awning installation height must be 12" from the bottom of the Hood & Roller Assembly Box, to the top of first story window frame or patio door frame; except for the Essex, where awnings in the setback may be installed on the apron between the top of the patio door and the bottom of the eyebrow window.
 - c. Awning support poles, if used, must rest on the patio surface, and may not encroach on lawns or in planting beds. Plant poles must retract into the awning when the awning is closed.
 - d. Mechanisms to retract awnings may be electrical or manual.
8. Installation of Awnings:
 - a. Awnings must be installed by a professional awning installer. A copy of current Certificate of Liability Insurance must be accompany all requests.
9. Maintenance of Awnings:
 - a. Awnings must be retracted when not in use.
 - b. Awnings are to be kept clean and in good repair by the homeowner.
10. Awning Materials, Colors and Design:
 - a. All awnings installed in the Newtown Gate Townhouse Community must be of the following colors. materials. and design.

Hardware & Hood: White
 Sunsetter Awnings/Tahoe Collection
 Color: River Rock #6964

These Landscape Enhancement guidelines were revised, approved, and adopted by the Board of Directors of the Newtown Gate Townhouse Owners Association on January 15, 1998. These guidelines replace Section IV Landscape Enhancements revised on 9/28/95, and amended on 2/12/96. 4/1/97 and 2/13/17.

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

SECTION I-V SKYLIGHTS

The Newtown Gate Townhouse Association will review all requests from townhouse owners for the installation of roof-mounted skylights. All proposed installations must be submitted and approved by the Board of Directors of the Newtown Gate Townhouse Association prior to the commencement of any construction. Approval granted will be for a ninety (90) day period, after which a new request must be submitted. Listed herein are the general conditions and guidelines.

1. The maximum number of skylights permitted on any units is two (2).
2. The rough opening of a skylight must not exceed two feet by six feet.
3. The skylight may be vented or non-vented.
4. No bubble glass skylights will be permitted.
5. The exterior finish must be either brushed bronze or black.
6. A shade with a neutral, (i.e. white or beige exterior facing color is permitted).
7. The unit owner or unit owner's contractor, is responsible for obtaining all necessary permits, if any, from the Newtown Township Municipal Authorities.
8. **Any outside contractor performing this work must provide to the Townhouse Owner a valid CERTIFICATE OF INSURANCE, covering, but not limited to LIABILITY AND WORKERS' COMPENSATION PROTECTION. This certificate must be included with the Townhouse Owner's request package to the Management Company.**

These Guidelines, as approved, and as may be amended from time to time, are a supplement to the Newtown Gate Townhouse Association Rules and Regulations, adopted November 2, 1989, and amended and approved 4 January 1994; and replace the Exterior Lighting Guidelines amendment dated June 1993. This revision was approved by the Board of Directors on September 18, 1997.

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

SECTION I-VI STORM DOORS

The Newtown Gate Townhouse Owners Association will review all requests from townhouse owners for the installation of front or rear storm doors. All proposed installations must be submitted and approved by the Board of Directors of the Newtown Gate Townhouse Association prior to the commencement of any construction. Approval granted will be for a ninety (90) day period, after which a new request must be submitted. Listed herein are the general conditions and guidelines.

1. All storm doors, independent of location, must be of the "FULL VIEW style, except that the screen door insert may have a horizontal bar, not to exceed three (3) inches in height at the middle to provide additional support for the screen.
2. The maximum height of the lower kick plate is not to exceed fourteen (14) inches.
3. Storm doors may be extruded or solid core aluminum, or wood frame construction.
4. White is the ONLY color approved for storm door installation.
5. Except for lock assemblies, no decorations, scroll work, or ornamental attachments will be allowed.

These Guidelines, as approved, and as may be amended from time to time, are a supplement to the Newtown Gate Townhouse Association Rules and Regulations, adopted November 2, 1989, and amended and approved 4 January 1994; and replace the Exterior Lighting Guidelines amendment dated October 7, 1991. This revision was approved by the Board of Directors on September 18, 1997. This revision was approved by the Board of Directors on May 1, 2023

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

SECTION I-VII REPLACEMENT WINDOWS & STORM WINDOWS

The Newtown Gate Association will review all requests from townhouse owners for the replacement of windows or installation of storm windows.

All proposed installations must be submitted and approved by the Board of Directors of the Newtown Gate Townhouse Association prior to the commencement of any construction. Approval granted will be for a ninety (90) day period after which a new request must be submitted. Listed herein are the general conditions and guidelines.

1. All replacement windows & storm windows (hereinafter referred to as windows) must fit the existing openings.
2. All windows must be white and have clear glass.
3. All windows must be designated as Maintenance-Free and should be made of materials that do not require painting or other maintenance on the outside of the home.
4. All windows must be double hung and should match existing window sash-type.
5. Windows- must not change the existing appearance.
6. Exterior trim must match existing exterior trim.

These Guidelines, as approved, and as may be amended from time to time, are a supplement to the Newtown Gate Townhouse Association Rules and Regulations, adopted November 2, 1989, and amended and approved January 4, 1994; and replace the Exterior Lighting Guidelines amendment dated October 7, 1991. This revision was approved by the Board of Directors on March 15, 2000.

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

**SECTION I-VIII REPLACEMENT WINDOWS & DOORS FOR TRI-SECTION UNITS THREE
(3) PANEL**

The Newtown Gate Townhouse Owners Association will review all requests for exterior changes or replacements proposed by townhouse owners. All proposed installations must be submitted and approved by the Board of Directors of the NGTA prior to commencement of any construction. Approval granted would be for a ninety (90) day period, after which a new request must be submitted. Listed herein are the general conditions and guidelines.

1. Owners have two options:

- A. Both options must fit existing openings
- B. Must be white and should be of wood, aluminum, vinyl, or fiberglass; must have door in center panel.
- C. Must have full glass door and glass must be clear and made for door and window use.

Option (A) Replace with existing type unit

Option (B) Replace entire unit with center door full glass and windows on each side. Windows must be double hung and match existing type windows on house. See Section I-VII Replacement Windows & Storm Windows.

Windows should be placed to line up with existing windows on your unit and a raised panel should be placed under each window.

All panels must be solid white.

Once again, as with all changes or replacements performed on the outside of the townhouse unit, written approval must be obtained by the owner from NGTA Board prior to start of construction.

These Guidelines, as approved, and as may be amended from time to time, are supplement to the Newtown Gate Townhouse Association Rules and Regulations adopted November 2, 1989 and amended and approved March 2, 2004. This revision was approved by the Board of Directors on March 2, 2004 and February 13, 2017.

NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES
SECTION II GENERAL PROPERTY USE RESTRICTIONS

A. GENERAL

The dwelling unit, lot, common elements, and limited common elements shall be used only for the respective purposes for which they are intended, without hindering or encroaching upon the lawful rights of other unit owners. The term "Townhouse Owner" for the purposes of these Rules and Regulations shall mean any unit owner, lessee, sub-lessee, guest, family member, or occupant of any unit; and any licensees, agents or employees thereof.

1. Each Townhouse Unit shall be used for residential living purposes only. No business, industry, trade, or commercial enterprise of any kind shall be commenced, erected, maintained, operated, or conducted out of any Townhouse Lot, or on any part of the Townhouse Lot, greens, common element or limited common element.
2. No unit owner shall decorate or alter the exterior portion of his/her unit without prior written consent of the Board, except that seasonal and holiday decorations may be displayed.
3. All windows and sliding glass doors must be covered with curtains, drapes, shades, blinds or the like, that are either white, or off-white facing the street. Coverings such as sheets are permitted on a temporary basis, and must be replaced with permanent coverings within ninety (90) days of occupancy.
4. No outside shades, windows, awnings, exterior window guards, ventilators, fans, air conditioning units, or like devices shall be used in or about the windows or outside the building except those which have been approved by the Board.
5. Nothing shall be shaken, thrown or discarded from the windows, doors or patios.
6. No drying or airing of any clothing, bedding, or other articles shall be permitted on any part of the unit or upon any of the lots, common elements, or from or upon any patio. No clothes hanging devices such as lines, reels, poles or frames shall be erected at any time on any lot, common element or limited common element.
7. No noxious, unsightly or offensive, or unlawful use will be made of the property, or any part thereof, and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction thereof will be observed.
8. No noxious, unsightly, or offensive activity, including vehicle repairs, shall be conducted on the property, nor shall anything be permitted to be done thereon which may become an annoyance or nuisance to the residents of Newtown Gate.
9. No unit owner shall use, permit to be used, bring into, or keep in any unit or on any lot, common element or limited common element any flammable, combustible or explosive material, fluid, chemical or like hazardous substance, except for normal household use.
10. It is resolved that homeowners are responsible for the general upkeep and maintenance of the exterior of their home which includes landscaping. All exterior should always meet the standard of appearance of the original home. For example, patios, siding, stucco, doors, privacy fences must be power washed, cleaned, painted accordingly.

11. No above-ground tank for storage of gas or liquids may be placed on any lot or in any common area. Small tanks for outdoor grills are permitted.
12. No Townhouse Owner shall supervise, direct, or attempt to assert control over agents, contractors, or employees hired by the Board or Managing Agent to perform any function or service or on behalf of the Association.
13. Any complaints regarding the maintenance or condition of the common elements or limited common elements shall be directed to the Managing Agent.
14. Any complaints regarding actions of the Board, officers of the Association, or other Townhouse Owners must be submitted in writing to the Managing agent.
15. No Townhouse Owner shall make, consent to or permit any disturbing noises anywhere in or on the property, or permit anything to be done therein or thereon which will violate any local ordinance pertinent to noise, and disturbance, or which will interfere with the rights, comforts, or convenience of other unit owners.
16. No outside radio antennas or aerials shall be erected on a Townhouse Lot. attached or hung on the exterior of any building, except by or with prior written permission of the Board.
17. Gas Grills are limited to propane hookup, and no permanent connection/hookup is allowed.

B. ANIMALS AND PETS

1. No animals, livestock, or poultry of any kind shall be raised, bred, or kept in any unit, on any lot or on any part of the property.
2. Dogs, cats, or other domesticated household pets may be kept within the Townhouse Lot provided that they are not bred, maintained, or kept for any commercial purposes. No more than two (2) pets may be kept in any individual unit.
3. Pets may not be staked on or to the lot, common elements or limited common elements. Pets shall not run loose and must be leashed and controlled by the Townhouse Owner (or owner's delegate) when outside of the Townhouse Owner's unit.
4. The Townhouse Owner (or owner's delegate) must ensure that their animals and pets are under control at all times, so as not to cause offense, or be a nuisance or to frighten or harass other residents.
5. The Townhouse Owner (or owner's delegate) of said pet is responsible for immediately cleaning up any animal waste deposited by his or her pet on any lot, the common elements, or limited common elements. Animal waste must be properly wrapped and disposed of in proper trash receptacles. Pet owners must also be responsible for any damage their pets may cause to property, and injury to any person or other pets.

C. EXTERIOR ACCESSORIES AND TOYS

1. No swimming pools shall be permitted on the property. Temporary wading pools, five feet or less in diameter may be placed in the rear of the house on the Townhouse Owner's property on a seasonal basis. They may be used only on the Townhouse Owner's lot or patio. When not in use, wading pools must be stored inside the Townhouse Owner's garage or house.
2. Each Townhouse Owner shall keep his/her patio in a state of neatness and cleanliness. No bicycles, toys, tools, ladders, garbage bags, lawn ornaments, or the like may be stored or left on any patio or on any part of the common element. Outdoor tables and chairs may remain set up on the patios.
3. Nothing may be erected, including, but not limited to, swing sets, seesaws, rope bridges, playhouses, basketball hoops or the like.
4. Firewood may not be stacked on or against any common elements that would be damaged by its storage, including privacy fences, and retaining walls. Firewood shall be stored in wrought iron or wood loops, or other appropriate storage racks and shall be stored only on the Townhouse Owner's patio. No more than one-half cord is permitted.

D. GARBAGE/TRASH DISPOSAL

- 1, No trash shall be deposited on any portion of the property, including any lot, street, sidewalk, or parking area earlier than at dusk on the night before trash pick-up. All trash (garbage, refuse, rubbish, and cuttings) shall be double-bagged unless placed in an appropriate closed container, in which case a single bag will suffice. Containers so authorized or provided shall not be placed in full view, except when necessary for collection, and shall be regularly kept in a location which is obstructed from view from any other portion of Newtown Gate within 24 hours after trash pickup.
2. No Townhouse Owner will litter or place waste or debris on the common elements or limited common elements.

These Guidelines were revised and approved by the Board of Directors of the Newtown Gate Townhouse Owners Association on January 15, 1998; and replace the "Newtown Gate Townhouse Association Rules and Regulations adopted November 2, 1989; "Rule and Regulation No. 3 Regarding General Use Restrictions".

E. TENNIS COURTS (Master Association Rules and Regulations included for information purposes only. Tennis courts are controlled by the Newtown Gate Master.

1. The tennis courts are the exclusive use of Newtown Gate residents. Guests are permitted only if a resident is among those playing.
2. Tennis may commence daily at 8:00 a.m. and may continue until sunset.

3. When players are waiting, court time is limited to a maximum of one (1) hour playtime on a first-come, first-serve basis. The hour playtime commences and ends on the hour. (Noon, 1 p.m. and 2 p.m., etc.) even if play begins after the start of the hour.
4. Only tennis sneakers are permitted. Shirts must be worn at all times. Shorts or sweat pants must be worn at all times.
5. No food or alcoholic beverage is permitted on the tennis courts.
6. Only the playing of tennis is permitted on the courts. No skateboards, bicycles, roller skates, radio-controlled cars, etc., are allowed.
7. All players are asked to observe proper tennis etiquette. No loud or obnoxious behavior will be tolerated.
8. Those persons waiting to play must wait outside the tennis court fence.
9. No pets are allowed on the courts.
10. Children must be accompanied by an adult.

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

SECTION III - LEASING AND TENANTS

A. LEASING RULES

The following substantive rules are to be followed with respect to any Townhouse Unit leased at Newtown Gate.

1. Leases for Units shall not be for a term of less than one (1) year.
2. The maximum number of individuals who shall be entitled to lease any Townhouse Unit or occupy any leased Townhouse Unit shall not be greater than the maximum permitted by any applicable ordinance or regulation.
3. Notwithstanding foregoing, in all events, occupancy of any Unit shall comply with all applicable laws, ordinances and codes and substantive rules and regulations of Newtown Gate.
4. The owner of the unit must provide the Association with a complete copy of the lease, naming all occupants.
5. Exhibit "A" – Information form must be completed and provided to the Association for each new renter.

EXHIBIT "A"
INFORMATION FORM
NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION. INC.

UNIT OWNER: _____

UNIT NO. _____

TELEPHONE:(H) _____ (C) _____

E-MAIL: _____

NAME OF RENTER(S) (All tenants on lease should be listed):

Telephone:(H) _____ (C) _____

E-Mail: _____

SPOUSE OR COHABITANT'S NAME: _____

CHILDREN'S NAMES AND AGES: _____

LEASE TERM: _____ PROPOSED STARTING DATE: _____

RENEWAL OPTIONS, IF ANY: _____

AUTOMOBILE MAKE & YEAR: _____ LICENSE NO: _____

OTHER PERTINENT INFORMATION: _____

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

SECTION IV - VEHICLES AND PARKING

A. VEHICLE PROHIBITIONS

1. No commercial or other non-passenger vehicle of any type, and no unlicensed motor vehicle of any type shall be permitted to remain overnight on the property unless garaged, other than as may be used by persons currently performing services or improvements to the property. A commercial vehicle includes such vans, mini-vans, pick-up trucks and other vehicles which contain lettering, signs, or other forms of advertising of a commercial nature and purpose.
2. No trailers, trucks, tractor trailers, mobile homes, motor homes, campers, motorcycles, pick-up trucks, or the like, shall be stored or left unattended on the common elements or limited common elements.
3. No boat of any type shall be permitted on the Townhouse Lot for more than fourteen (14) days, unless garaged or screened in a manner acceptable to the Board of Directors.
4. No repair or maintenance of any vehicle is allowed on the common elements, limited common elements, or upon any Townhouse Lot.

B. PARKING RESTRICTIONS & SPEED LIMITS

1. No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from any building or the parking areas and ramps by another vehicle.
2. All parking regulations, speed limits, and any other parking and traffic control signs posted on the property, or any other parking or traffic regulations as may be promulgated by the Board will be strictly obeyed.
3. No parking is permitted on any Court, except in designated off-street visitor spaces. Township fire regulations do not allow parking on the courts in Newtown Gate; however, parking is permitted on Fountain Farm Lane.
4. Vehicles shall not be parked or stored in the off-street visitor spaces for more than seven (7) consecutive days.
5. Vehicles must be maintained so as not to damage the parking areas (i.e., leaking oil, gas, or other fluids).
6. Semi-trailers or other moving vans shall not be parked in the common areas overnight.

C. ABANDONED VEHICLES

1. An abandoned vehicle is any vehicle that does not have a current registration, a current license plate, or is in a non-operative condition or a vehicle which has not been moved from common element for seven (7) consecutive days.
2. The owner of an abandoned vehicle will be identified by Management through the Pennsylvania Vehicle Registration Files.
3. The Board shall send to the last registered owner of said vehicle a certified letter stating that he/she has five (5) days from the date of the letter in which to remove the vehicle from the common elements; or the vehicle will be towed at the owner's expense. Additionally, said letter shall provide the towing date, name, address and phone number of the towing service and the approximate charges that will be incurred.
4. Each abandoned vehicle shall be posted with a sticker indicating that the vehicle will be towed if not moved within five (5) days.
5. If the vehicle is not moved at the end of the five-day period, said vehicle will be removed from the common elements at the owner's expense.
6. All costs and expenses (including attorneys' fees) incurred in connection with the removal and storage of an abandoned vehicle shall be the responsibility of the owner and shall be a lien against the vehicle and owner.
7. In addition to the remedies available to the Board for violations of this Rule, the Board may seek any and all available legal remedy against any Townhouse Owner or vehicle owner who violates this Rule, as may be authorized by prevailing law.

These Guidelines, as approved, and as may be amended from time to time, are a supplement to the Newtown Gate Townhouse Association Rules and Regulations, adopted November 2, 1989, and amended and approved 4 January 1994; and replaces Rule and regulation No. 2, Regarding the Procedure for Vehicles and Parking. This revision was approved by the Board of Directors on March 19, 1998.

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION, INC.
RULES, REGULATIONS AND GUIDELINES**

SECTION V - DELINQUENCIES, VIOLATIONS & FINES

A. GENERAL

1. The Rules and Regulations and Declaration of the Newtown Gate Townhouse Association are for the safety, welfare, and enjoyment of the Townhouse Owners, and to protect the quality and beauty of your investment, your property and your privacy.

B. TOWNHOUSE OWNER RESPONSIBILITY

1. It is the responsibility of all Townhouse Owners to read and be familiar with the Rules and Regulations, Regulations and Declaration of the Newtown Gate Townhouse Association. All Townhouse Owners are required to follow the Rules & Regulations and Declaration, and to see that all members living within the household or visiting same shall follow and abide by the Rules & Regulations and Declaration.
2. Failure to read or be familiar with the Rules & Regulations and Declaration of the Newtown Gate Townhouse Association will not be acceptable as an excuse for failure to abide by same. If a Townhouse Owner does not understand any of the Rules & Regulations or the Declaration, then it is the Townhouse Owner's responsibility to submit a written request for clarification to the managing agent. Said request should state the specific section or paragraph and the confusion or misunderstanding concerning same. A Townhouse Owner's failure to submit a written request for clarification will be deemed a waiver of any defense of confusion, misunderstanding or failure to understand the Rules & Regulations or Declaration.
3. All Townhouse Owners are deemed to be in possession of a copy of the Rules & Declaration Regulations and Declaration governing the Newtown Gate Townhouse Association. It is the Board of Directors' understanding that all Townhouse Owners received copies of same at the time an Agreement of Sale was executed, time of settlement of the unit, and at any time revisions are made and published. If any Townhouse Owner is not in possession of these documents, then it is the responsibility of the Townhouse Owner to contact the managing agent and request a copy of same. Failure of a Townhouse Owner to contact the managing agent and request these documents within of the date of the letter forwarding this Notification and Fine Policy (the document which you are now reading), is deemed a waiver of defense that you were not in possession of the Rules & Regulations or Declaration.

C. NOTIFICATION PROCEDURE

1. Either the managing agent and/or the Board of Directors. its designated committee or representative. will notify the unit owner in writing, forwarded via regular U.S. Mail, setting forth and describing the violation with reasonable particularity and reference to the applicable section of the Rules & Regulations, or Declaration. This notification shall be considered the FIRST NOTICE AND WARNING.

D. VIOLATION AND FINE POLICY

If a unit owner receives a FIRST NOTICE AND WARNING letter, then that unit owner SHALL correct and/or remove the violation within ten (10 days), or within the timeframe specifically enumerated within the Rules & Regulations or Declaration stated within the letter. Failure of the unit owner to correct and/or remove the violation within the prescribed time will result in one of the following actions:

1. CONTINUING NATURE VIOLATION - If the violation is of a continuing nature (i.e. placement of or use of lights which do not conform to Lighting Standards, improper flower bed, improperly parked vehicle, use of an unapproved sign, etc.), the owner will be charged a daily fine of \$10.00 per day per violation plus costs. The daily fine will continue and will be cumulative until such time as the violation is corrected. If after 30 days, the violation is NOT corrected, The Board of Directors shall have the authority and may elect to proceed with legal remedies in accordance with the provisions of the Declaration. Such legal action includes, but is not limited to obtaining a judgment for the monies owed and placing a lien against the unit and property. Additionally, all legal fees, interest, court costs, other fees, and all other monies to which the Association is entitled, under the laws of the Commonwealth of Pennsylvania, shall be assessed to and the responsibility of the Townhouse Owner.
2. PER OCCURRENCE VIOLATION - If the violation is of a per occurrence nature (i.e., unleashed pet, failure to remove pet solid waste (excrement), etc.) the following fine schedule will be implemented:

Same Violation		Different Violation	
1 st Offense	1 st Notice/Warning	1 st Offense	1 st Notice/Warning
2 nd Offense	\$100 Plus Costs	2 nd Offense	\$100 Plus Costs
3 rd Offense	\$200 Plus Costs	3 rd Offense	\$200 Plus Costs
4 th Offense	\$300 Plus Costs	4 th Offense	\$300 Plus Costs
5 th Offense	\$400 Plus Costs	5 th Offense	\$400 Plus Costs
6 th Offense	and each occurrence thereafter \$400		

3. NOTIFICATION OF VIOLATION

- a. When a Townhouse Owner is notified of a violation, that FIRST act which results in the notification becomes the standard against which all other violations are judged for fine purposes. If a unit owner continues to violate the same Rule, then all acts which follow the FIRST act are considered "Same Violation" occurrences. If, however, a Townhouse Owner violates any other Rule, Regulation or the Declaration, then all other violations, regardless of repetition, will be considered "Different Violations" and will NOT change or supersede acts which fall under the "Same Violation" schedule.
- b. In the event a fine has been assessed, the unit owner will be notified in writing, forwarded via regular U.S. Mail and Certified Mail, and such notice shall include the fine assessed, the date the violation began or occurred and all other information to enable the Townhouse Owner to be advised of their conduct.

4. LEGAL REMEDIES FOR FAILURE TO PAY FINES

- a. After 30 days, if a fine which has been assessed is not paid in full, the Board of Directors shall have the authority and may elect to proceed with legal remedies in accordance with the provisions of the Declaration. Such legal action includes, but is not limited to, obtaining a judgment against the monies owed and placing a lien against the unit or property. Additionally, all legal fees, interest, court costs, other fees and all other monies to which the Association is entitled under the laws of the Commonwealth of Pennsylvania, shall be assessed to and be the responsibility of the unit owner.
- b. Any violations may result in the suspension of voting rights for a period not to exceed sixty (60) days following the last day the violation occurred (refer to Article IV, Section 4.17 of the By-Laws).
- c. The fine procedures set forth in this section shall not be exclusive of other rights and remedies which may be available to the Board of Directors or Association as set forth in the Declaration.

5. APPEAL PROCEDURE

In the event the Townhouse Owner either does not understand the violation notification or believes that an error has been made in the notice, the owner has the right to request a clarification and/or file an appeal and request by written submission to the managing agent within **ten (10) calendar days from the date on the notice**. Upon receipt of the request for clarification and/or objection, all time requirements will be tolled. The Townhouse Owner will then contact the managing agent, contact the managing agent, who will set up a date and time for the Townhouse Owner to come before the Board to state their reasons why the notification was in error. The Board will allow each Townhouse Owner no more than fifteen (15) minutes to explain their position (the time can be extended for exceptional circumstances). The Board will then make a ruling, with said ruling considered **FINAL**. If the Board of Directors determines that a violation occurred, all time requirements will once again run and continue from the time when tolled.

6. TOWNHOUSE OWNER RESPONSIBILITIES

- a. If a Townhouse Owner does not understand all or any portion of this document, then it is the Townhouse Owner's responsibility to submit a written request to the managing agent stating the specific section(s) or paragraph(s), and the confusion or misunderstanding concerning same.

SECTION VI - DELINQUENCY COLLECTION PROCEDURES

1. Association dues (common expense assessments) are payable monthly, and are due of the first of each month.
 - a. First Month -
Mid-month late notice sent if payment if not received by the 15th of the month.

End of month - delinquency reminder letter sent detailing assessment and late charge due.
 - b. Second Month
Mid-month late notice sent if payments is not received by the 15th of the month.

End of month - delinquency letter sent detailing assessments and late charges due. Unit owner given ten days to pay or collection action will be taken.
 - c. Third Month
Mid-month - District Court Civil Complaint filed for collection of three (3) months of dues and late charges, and acceleration of fees according to Newtown Gate Townhouse Association Supplemental Declaration, Page 11, Section 6.S(a).
2. Approximately thirty (30) days after filing of this complaint, the Association will receive a Default Judgment. The date of the judgment can be affected by problems with service of the complaint. If the complaint needs to be served by constable, the default hearing date will be extended. In addition, if the defendant (owner) elects to defend against the complaint, the hearing date will be extended further.
3. Once the Association receives judgment, the owner will be sent a letter confirming the judgment and giving the owner thirty (30) days to pay the entire balance due to the Association. During this thirty (30) day period, the defendant may also appeal the judgment.
4. If the judgment is not appealed and payment is not received within the thirty (30) day period, the Association may now execute on the judgment. Methods of execution include execution sale of personal possessions, attachment of bank accounts, sequester of rent in cases of investor ownership, or foreclosure on the unit.
5. If the defendant appeals the judgment, the case is given to an attorney to transfer the case to County Court and to answer the appeal. The defendant must then respond to the Answer of Appeal. If no response is made, the Association will again enter a default judgment against the owner. This process takes approximately 60-90 days from the date of appeal. After waiting the thirty (30) day period, the Association may proceed with execution on the default judgment.

6. If the defendant responds to the Answer of appeal, the case is scheduled for an Arbitration Hearing. This takes approximately 90 days. If the Arbitration Board awards judgment to the Association, we must wait the thirty (30) day period and may then proceed with execution on the judgment. If the defendant appeals the Arbitration Judgment, the matter is then scheduled for trial at the County level. This would take several months.

This revision supersedes and cancels previous regulations dated December 1, 1989 and January 10, 1995; and becomes part of the Newtown Gate Townhouse Association Rules, Regulations, and Guidelines as revised and approved by the Board on May 1, 2022.

**NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION
ARCHITECTURAL OR LANDSCAPE REQUEST**

NAME(S): _____ DATE: _____

ADDRESS: _____

TELEPHONE: _____ EMAIL: _____

ATTACHED IS A DETAILED DESCRIPTION OF WORK TO BE REVIEWED as well as detailed scaled plans, illustrations and sketches for review showing locations, colors, sizes and materials in compliance with the Newtown Gate Townhouse Owners Association Rules, Regulations and Guidelines, and all subsequent amendments and revisions.

Work will be performed by: _____.
(If work is to be performed by a Contractor, a copy of a current Certificate of Liability Insurance must accompany this request).

I/We, the Townhouse Owner(s) have read and understand the Newtown Gate Townhouse Association Rule, Regulations and Guidelines as they pertain to this request and have reviewed the drawings and specifications to assure that they meet the guidelines.

I/WE agree to be totally responsible for the entire installation, maintenance, upkeep and replacement (as necessary) for the above requested improvements. I/We agree not to deviate in any way from the approved specifications. This agreement will be included in any Agreement of Sale that I/We may enter into for the above stated Townhouse Unit.

DATE: _____

SIGNATURE: _____

DATE: _____

SIGNATURE: _____



Townhouse Owners Association

**RESOLUTION OF THE EXECUTIVE BOARD
PROHIBITING PORTA POTTYS AS FOLLOWS:**

The undersigned, being all of the members of the Executive Board of Newtown Gate Townhouse Owners Association, a Pennsylvania domestic nonprofit corporation (the "Corporation"), do hereby consent in writing to the adoption of the following resolution in accordance with the bylaws of the Corporation and the Nonprofit Corporation Law:

Be it resolved that portable pottys are prohibited in the Newtown Gate Community. All construction must be done allowing the use of a working indoor bathroom.

THIS RESOLUTION IS EFFECTIVE FEBRUARY 17, 2020

IN WITNESS WHEREOF, we have executed our written consent

this 17th day of February, 2020.

Chet Zamboni Patricia Manjak
Therese Carl Edward H. Carl

Filed with the undersigned as Secretary of the Corporation as of the day and year aforesaid,

Kathryn Sue White
Secretary



Townhouse Owners Association

**RESOLUTION OF THE EXECUTIVE BOARD
PROHIBITING HOT TUBS AS FOLLOWS:**

The undersigned, being all of the members of the Executive Board of Newtown Gate Townhouse Owners Association, a Pennsylvania domestic nonprofit corporation (the "Corporation"), do hereby consent in writing to the adoption of the following resolution in accordance with the bylaws of the Corporation and the Nonprofit Corporation Law:

Be it resolved that hot tubs are prohibited going forward from this date in the Newtown Gate Community.

THIS RESOLUTION IS EFFECTIVE JUNE 30, 2020.

IN WITNESS WHEREOF, we have executed our written consent

this 20th day of July, 2020.

Patricia Manzak Christine
Edward H. Val Therese

Filed with the undersigned as Secretary of the Corporation as of the day and year aforesaid,

Kathryn Lee White
Secretary



Townhouse Owners Association

**RESOLUTION OF THE EXECUTIVE BOARD
AUTHORIZING MODIFICATION OF GENERAL PROPERTY AS FOLLOWS:**

The undersigned, being all of the members of the Executive Board of Newtown Gate Townhouse Owners Association, a Pennsylvania domestic nonprofit corporation (the "Corporation"), do hereby consent in writing to the adoption of the following resolution in accordance with the bylaws of the Corporation and the Nonprofit Corporation Law:

Responsible for the upkeep of their property.

It is resolved that homeowners are responsible for the general upkeep and maintenance of the exterior of their home which includes landscaping. All exterior should always meet the standard of appearance of the original home. For example, patios, siding stucco doors, privacy fences must be power washed, cleaned, painted accordingly.

THIS RESOLUTION IS EFFECTIVE JANUARY 11, 2021

IN WITNESS WHEREOF, we have executed our written consent

this 11th day of January, 2021.

Christ Zumbro Therese J. Carl
Edward H. V. V. Catherine L. Manjak

Filed with the undersigned as Secretary of the Corporation as of the day and year aforesaid,

Kathryn Lee White
Secretary



Townhouse Owners Association

**RESOLUTION OF THE EXECUTIVE BOARD
AUTHORIZING MODIFICATION OF GENERAL PROPERTY AS FOLLOWS:**

The undersigned, being all of the members of the Executive Board of Newtown Gate Townhouse Owners Association, a Pennsylvania domestic nonprofit corporation (the "Corporation"), do hereby consent in writing to the adoption of the following resolution in accordance with the bylaws of the Corporation and the Nonprofit Corporation Law:

Exception to the no storage containers left on patio.

A modification to the no storage of containers, receptacles, either permanent or portable rule is being made to allow for specific furniture items that have storage capacity within it. This would include acceptable benches and tables as long as it resides on the existing patio area only and has been approved by an architectural request form. When requesting a furniture item, a picture should be included along with its measurement. This does not include separate Rubbermaid style storage item, nor handmade storage boxes. Once approved the new storage furniture must be maintained as if in new condition. Failure to do so will result in fines or request to remove.

THIS RESOLUTION IS EFFECTIVE FEBRUARY 11, 2021

IN WITNESS WHEREOF, we have executed our written consent.

this 11th day of February, 2021.

Filed with the undersigned as Secretary of the Corporation as of the day and year aforesaid,

Secretary



Townhouse Owners Association

**RESOLUTION OF THE EXECUTIVE BOARD
AUTHORIZING MODIFICATION OF GENERAL PROPERTY AS FOLLOWS:**

The undersigned, being all of the members of the Executive Board of Newtown Gate Townhouse Owners Association, a Pennsylvania domestic nonprofit corporation (the "Corporation"), do hereby consent in writing to the adoption of the following resolution in accordance with the bylaws of the Corporation and the Nonprofit Corporation Law:

Gas Grills are limited to propane hookup, and no permanent connection/hookup is allowed.

It is resolved that homeowners are responsible for the general upkeep and maintenance of the exterior of their home which includes landscaping. All exterior should always meet the standard of appearance of the original home. For example, patios, siding stucco doors, privacy fences must be power washed, cleaned, painted accordingly.

THIS RESOLUTION IS EFFECTIVE MARCH 1ST, 2022.

IN WITNESS WHEREOF, we have executed our written consent

this 1st day of March, 2022.

Chet Zand
President NGTEA
Kathryn White, Secretary
Theresa [Signature]
[Signature]

Filed with the undersigned as Secretary of the Corporation as of the day and year aforesaid,

Secretary



Townhouse Owners Association

**RESOLUTION OF THE EXECUTIVE BOARD
AUTHORIZING MODIFICATION OF GENERAL PROPERTY AS FOLLOWS:**

The undersigned, being all of the members of the Executive Board of Newtown Gate Townhouse Owners Association, a Pennsylvania domestic nonprofit corporation (the "Corporation"), do hereby consent in writing to the adoption of the following resolution in accordance with the bylaws of the Corporation and the Nonprofit Corporation Law:

Home Electric Vehicle (EV) Charging stations cannot be installed outside the home. EV Chargers must be installed inside your garage, preferably close to your electrical panel and be installed only by a licensed electrician.

It is resolved that homeowners are responsible for the general upkeep and maintenance of the exterior of their home. All exteriors should always meet the standard of appearance of the original home. Any installations inside your home should be installed safely and properly.

THIS RESOLUTION IS EFFECTIVE MARCH 14, 2022

IN WITNESS WHEREOF, we have executed our written consent

this 14th day of March, 2022.

Chet Zambra President
Newtown Gate Townhouse Assoc.

Debra Nanzak

Timothy Carl

Kathryn J White

Filed with the undersigned as Secretary of the Corporation as of the day and year aforesaid,

Secretary



Townhouse Owners Association

**RESOLUTION OF THE EXECUTIVE BOARD
PROHIBITING YARD/GARAGE SALES AS FOLLOWS:**

The undersigned, being all of the members of the Executive Board of Newtown Gate Townhouse Owners Association, a Pennsylvania domestic nonprofit corporation (the "Corporation"), do hereby consent in writing to the adoption of the following resolution in accordance with the bylaws of the Corporation and the Nonprofit Corporation Law:

Be it resolved that yard/garage sales are prohibited going forward from this date in the Newtown Gate Townhouse Community.

THIS RESOLUTION IS EFFECTIVE Oct 1, 2022.

IN WITNESS WHEREOF, we have executed our written consent

this 21th day of September, 2022.

Chet Zaryba
President Townhouse Assoc.

Patricia Manjak

Trusty's Seal

A. COOPER

Filed with the undersigned as Secretary of the Corporation as of the day and year aforesaid,

Kathryn Sue White
Secretary



Townhouse Owners Association

**RESOLUTION OF THE EXECUTIVE BOARD
RAISING THE FINE FOR MAKING AN ARCHITECTURAL CHANGE WITHOUT BOARD
APPROVAL:**

The undersigned, being all of the members of the Executive Board of Newtown Gate Townhouse Owners Association, a Pennsylvania domestic nonprofit corporation (the "Corporation"), do hereby consent in writing to the adoption of the following resolution in accordance with the bylaws of the Corporation and the Nonprofit Corporation Law:

The fine for making an Architectural change or replacement without prior board approval is being raised from \$250 to \$500.

THIS RESOLUTION IS EFFECTIVE 5/8, 2023.

IN WITNESS WHEREOF, we have executed our written consent

this 5th day of May, 2023.

Chet Zambke, President Mary J. Michaels
Thurston Paul Patricia Mangano

Filed with the undersigned as Secretary of the Corporation as of the day and year aforesaid,

H. Peaslee
Secretary