BEACON HILL CONDOMINIUM ASSOCIATION

REGULATIONS REVISION AUGUST 15, 2022

WHEREAS, the Executive Board of Beacon Hill Condominium Association is empowered to govern the affairs of the Condominium Association pursuant to Article VII, Section 7.16 of the Bylaws. Specifically ***Section 716 (O)*** of the Bylaws states that the Executive Board shall have the power to adopt and amend their rules and regulations from time to time and when approved by appropriate resolutions shall be binding on the Owners and occupants of the Units, their successors in title and assigns.

WHEREAS, it is the intent that this revision shall be applicable to all Owners, tenants, and guests, invitees or any others who have vehicles entering upon the Common Element areas or Limited Common Element areas and this resolution shall remain in effect until ***otherwise*** rescinded, modified, or amended by a majority of the Executive Board.

NOW, THEREFORE, BE IT RESOLVED THAT THE Beacon Hill Condominium Association regulations last revised August 15, 2022, as hereby adopted by the Executive Board, shall include:

I. VEHICLE AND PARKING RULES

1. Parking will be on a first come, first served basis. **Limit one vehicle per unit to be parked along the curb in front of the buildings.** Said vehicle must be utilized on a regular (moved at least once every seven (7) consecutive days) basis. Any additional vehicles must be parked in overflow parking, NOT along the curb in front of a neighboring building. Visitors must be directed to park in overflow parking. Storage and/or the covering of vehicles is prohibited anywhere in Beacon Hill. Vehicles violating these rules are subject to fine and/or towing at the owner's expense.
2. Parking or driving any vehicle on lawns and/or tended ground of Beacon Hill is prohibited.
3. Loading or unloading of moving vans, delivery vans, trucks or cars is restricted to parking areas only. The Unit Owner shall pay all costs of damage to Common Areas caused by the move.
4. Parking is strictly prohibited on East Village Road or Stoneyford Road.
5. Parking of the following vehicles is permitted on Beacon Hill property, but must meet the following requirements:
   a. Passenger Car or Van – a motor vehicle designed for carrying ten passengers or less, primarily used for the transportation of persons. Station wagons, SUV's and pick-up trucks (utilized as passenger vehicles) are included.
   b. Motorcycles – the vehicle code defines a motorcycle as a motor vehicle having a seat or saddle for the use of the rider and (1) designed to travel with not more than three wheels in contact with the ground or (2) designed to travel on two wheels in contact with the ground which is modified by the addition of two stabilizing wheels on the rear of the motor vehicle. Motorcycles or motorbikes on any location other than designated parking areas are prohibited. Motorcycle owners must place a wood or metal plate under the kickstand when parking it in Beacon Hill in order to protect the asphalt.
6. **Unauthorized Vehicles**- Parking of the following vehicles is prohibited and such vehicles are subject to towing as per Section IV of the Enforcement Policy.
   a. Recreational Trailer – a recreational trailer is a trailer designed, adapted, and used exclusively for recreational purposes. This class includes boat, camping, livestock, house and semi-trailers.

b. Trailer – a vehicle designed to be towed by a motor vehicle.
c. Boats/Snowmobiles/All-Terrain-Vehicles/Sea-Do's/Jet Skis/Similar Recreational Vehicles
d. Commercial Vehicles – commercial vehicles of any kind are not permitted to be parked overnight. Commercial vehicles are defined as those vehicles having external signage/lettering and/or those vehicles regularly containing implements and materials used in trades or businesses and/or utilized for transporting goods or passengers for compensation.
e. Trucks – any truck larger than a three-quarter ton pick-up is not permitted in the community. No trucks of any size that display commercial lettering or are otherwise commercial vehicles per the above are permitted.

8. Moving vans are permitted to be parked on the property for a maximum of 24 hours and must notify the Management Office in advance and receive approval for where the van will be parked.
9. **Handicap Spaces** – Handicap parking spaces are provided for the convenience of residents who have a valid Handicap Placard or Handicap License Plate as space is available, or in accordance with the provisions of the Fair Housing Act. Resident requesting the addition of a Handicap parking spot near their unit may provide a copy of documentation from the Department of Motor Vehicles or evidence from a medical professional, healthcare provider, service agency, etc. verifying the need for an assigned parking space.
10. **Abandoned Vehicles** – Vehicles without up-to-date inspection stickers and/or a proper license plate are abandoned vehicles. Vehicles that are inoperable and/or left on Beacon Hill property for more than 30 days without being moved are also considered abandoned vehicles. Abandoned vehicles will be towed as per Section IV of the Enforcement Policy. (Section 3353 of the Commonwealth of Pennsylvania Vehicle Code).
11. Vehicle maintenance and/or repair (including, but not limited to, washing) shall not be permitted in the development.
12. Violators of these Rules and Regulations are subject to fines and/or towing at the discretion of the Executive Board, and the vehicle owner shall be liable for the cost of the towing and storage of the vehicle, and the Unit Owner of the Unit to which the vehicle was brought is responsible for any fines imposed under these Rules and Regulations.

II. PET POLICY

1. Only one domesticated dog or cat is permitted per Unit.
2. Said pet must be leashed or carried and under the control of a responsible person at all times when outside of the individual Unit, within Limited Common Elements and/or Common Elements.
3. Pet Owners must clean up any waste left by the pet on the Common Elements, Limited Common Elements or anywhere on the exterior of the Unit.
4. Pets may not be tied, tethered, or otherwise secured to doorknobs, railings, posts, balconies, or other stationary object in the exterior of the Unit, Limited Common Elements and/or Common Elements.
5. Pet damage to the grounds shall be repaired at the pet Owner's expense, and pet Owners are solely responsible for any property damage, injury or disturbances which the pet may cause or inflict.
6. Northampton Township Ordinances must be followed. All pets must be inoculated and licensed according to Pennsylvania Law. The Association reserves the right to report any violations of Northampton Township Ordinances and Pennsylvania Law to the Dog Warden, local law enforcement and/or municipal authorities.

7. No pet shall not be left on patios, balconies or outside of the individual Unit unattended.

III. BUILDINGS

1. All exterior window coverings, such as shades, liners or draperies, shall be white.
2. Window treatments visible from the exterior shall be limited to the following: Drapes and/or curtains, blinds, or window shades.
3. Coverings not mentioned above shall not be permitted within the Condominium.
4. Unit Owners must have prior written consent from the Executive Board to make any exterior changes and/or additions to the Common Elements or Limited Common Elements, and/or for any work that may require access to, over or through the Common Elements and/or Limited Common Elements or which may involve potential risk of damage to the Common Elements, Limited Common Elements or other Units. All contractors hired by the Owner must be licensed, bonded, and provide a certificate of insurance (with Beacon Hill Condominium Association as an Additional Insured) holding Beacon Hill Condominium Association and its Executive Board and their agents not liable for any damage or injuries, as well as a satisfactory release of liability and indemnification from and against any claims asserted for loss or damage to person or property. Architectural Control Committee (ACC) forms may be picked up at the Management Office or found on the Beacon Hill website. In addition to the above, prior written approval must be obtained for any/all exterior work, including but not limited to, the following: balcony work of any kind, windows, doors, storm doors, patio enclosures, landscaping etc. ACC request approvals are in effect for six (6) months after approval date. Upon expiration, the Unit Owner must resubmit their request for approval.
5. Window air conditioners and window fans are prohibited.
6. Use of Wood stoves, gas, kerosene, coal burning, any other non-electric stove, heater, or freestanding device is strictly prohibited inside a unit.
7. Installation of exterior antenna or satellites to the Common Elements is prohibited. Subject to Federal Communications Committee ("FCC") regulations, permission for satellite dishes must be obtained before installation by submitting an Architectural Control Committee request form.
8. Front entry porch lights must be lit at night. Exterior light photocells shall be maintained in working condition by Unit Owners.
9. Balconies, patios, porches and entranceways are not for storage. Items permitted to remain on balconies and patios are lawn furniture (that is maintained in good condition and repair) and potted plants. Storage of any other items is strictly prohibited. Lawn furniture and storage items are not permitted on front porches or at front door entranceways.
10. Draping or hanging of clothes, blankets, rugs, laundry etc. on patios, fences, balconies, porches, Common Element areas or otherwise on the exterior of the Unit is strictly prohibited. Enclosures of any kind are prohibited on patios or balconies.
11. Grills of any type are prohibited on balconies, patios, and Common Element and/or Limited Common Element areas.
12. The storage of flammable materials such as kerosene, gasoline, propane or any other petroleum or flammable materials is prohibited in the Unit, Limited Common Elements, or Common Elements.
13. Homeowners must maintain fences in good condition including paint and structure. Homeowners requesting privacy fences must obtain permission by submitting an Architectural Control Committee request form. Fence specifications: Maximum length 21 feet: Maximum width 12 feet: Minimum height 5' 0", Maximum height 6' 0". The Board,

at its discretion, may deviate from these dimensions where conditions warrant due to the varied layout configurations that exist throughout the community as relates to window locations, landscape beds, optimal positioning of the fence etc. Fence locations are only allowed immediately adjacent to the patio.

14. All Beacon Hill exterior doors are to be painted white and maintained in good condition. All main doors must be replaced with the exact door, i.e. those in buildings #2, 4, 6, 8, and 12 are to have glass grids in the door. The remaining buildings must have glass grids in the door for units 10, 12, 14, and 16. The other units shall have solid white doors. Submission of an Architectural Control Committee request form and approval of the Executive Board is required.
15. All storm doors must be white. The preferred configuration is the frame around the door being no more than 4". The kick plate should extend no more than halfway up the height of the door (which allows for "self-storing" type screen doors.) Submission of an Architectural Control Committee request form and approval of the Executive Board is required.
16. All windows and sliding glass doors must have the same white grids as the item being replaced. Submission of an Architectural Control Committee request form and approval of the Executive Board is required.
17. No exterior signs except a single non-illuminated name and/or unit number sign on the door to a Dwelling Unit are permitted without prior written Executive Board approval. Existing building standard unit number signs must be maintained.

IV. COMMON ELEMENTS

1. Drinking of alcoholic beverages is strictly prohibited in the Common Element Areas.
2. Littering on the Common Element Areas is prohibited.
3. Grilling of any type is prohibited in the Common Element Areas.
4. Riding bicycles or similar recreational equipment (such as scooters, skateboards, etc.) on the lawns and planting beds is prohibited.
5. Any damage caused by Occupants or their guests to the Common Element Areas, including, but not limited to, buildings, staircases, railings, light fixtures or siding shall be repaired at the expense of the Unit Owner.
6. All rubbish must be carefully disposed of by using commercial receptacles located on the grounds. Please use the appropriate dumpster for trash or recycling. Please cut to reduce size &/or flatten oversized containers before putting inside the dumpsters. Do not throw plastic bags into the recycling dumpster, as they must be recycled another way.
7. Items that cannot fit into the receptacles (furniture, appliances, water heaters, air conditioners, TVs etc.) will be picked up on Thursday. Please leave these items near the dumpsters. The dumpsters will not be emptied if there is anything in front of or leaning on them, so please do not block access in this way.
8. Our garbage disposal company, Leck, has procedures that must be followed in order for them to pick up mattresses and box springs. Please review the document on the Beacon Hill website for more information.
9. The garbage and recycling dumpsters are provided for normal household waste. The use of these dumpsters or surrounding areas for commercial construction trash is strictly prohibited.

V. LANDSCAPING

1. The planting, pruning or removal of any perennials, annuals, shrubs, trees or any other plants is prohibited, except in the area of an approved private planting bed. Owners will be charged the cost of any necessary remediation if they fail to comply with this rule.

2. Lawn or garden ornamentation of any kind is prohibited.
3. Vegetable gardens are prohibited in pots or any other form on balconies, patios, entryways, private planting beds, and Common Elements and/or Limited Common Elements.

VI. LEASED UNITS

1. A copy of the Lease and a Lease/Tenant Addendum must be submitted to and approved (as to form only) by the Association before tenant occupancy, along with a processing fee check in the amount of $50.00. Any delay or failure to submit a signed Lease and Lease/Tenant Addendum to the Association will result in an initial fine of $100.00. Additional, increased fines will be issued every 30 days for continued non-compliance. The fine for the 2nd offense will be $200.00. If the Lease and Lease/Tenant Addendum remains un-submitted after 60 days, a third fine will be issued in the amount of $300.00 until the Lease and Lease/Tenant Addendum is submitted or until the tenant has vacated the Unit and the Association has been properly notified. Note that if the form of Lease is rejected by the Association, or if the Tenant continues to occupy the Unit after notice has been received that the Tenant vacated the Unit, fines will continue to accrue until compliance is achieved.
2. Leases shall be for a term of not less than twelve (12) months. The Association shall be notified in writing if and when a Lease is terminated or renewed.
3. Tenants are subject to and must strictly comply with the Declaration, By-Laws and the Rules and Regulations of the Association, as the same may be amended from time to time.
4. The Unit Owner must pay all monthly fees, fines, special assessments or other assessments when due and is responsible for all fees, fines and assessments made against the Unit and/or the Tenant. All such fees are collected in the same manner as assessments.

RESOLVED AND ENACTED by the Executive Board of Beacon Hill Condominium Association this 15th day of August, 2022:

Attest: Beacon Hill Condominium Association

By: Dolores Ingram
Dolores Ingram, Secretary

By: Lee Colletti
Lee Colletti, President