

HOMEOWNER/ASSOCIATION RESPONSIBILITIES

HOMEOWNER

Each homeowner is responsible for the repair and maintenance of their townhome and the real estate they own. If the property is not maintained, the Association may after due notice to the homeowner, fine the owner until said maintenance is performed.

Homeowners are encouraged to keep lawn maintenance up to the standards as outlined in the Lower Macungie Township Ordinance. Grass or weeds shall not exceed 8 inches in height.

The trees that are located in the front of each property shall be maintained by the homeowner; however, the replacement of any tree shall be the responsibility of the Homeowners Association unless the damage to the tree is the result of the homeowner's negligence or lack of care.

Landscaping on Common Ground is not permitted. There shall be no amending or alterations made to Common property by any Homeowner. Any homeowner who does not adhere to this will be asked by the Board to return the common property to its original state at the Homeowners expense.

Homeowners shall obtain a Permit from the Lower Macungie Township building before erecting a fence or shed.

ASSOCIATION

The Association is responsible for the maintenance of:

Common Area Landscaping

Which includes mowing, chemical applications, reseeding and mulching trees.

Snow Removal

This includes sidewalks, along the common areas and the parking lots located at either end of the development.

Playground Maintenance

Which includes maintenance of playground equipment and play area?

PARKING/VEHICLE RULE

The **speed limit** throughout the development is 20 miles per hour. We ask that all homeowners adhere to this to ensure the safety of the children in the neighborhood.

Curbside parking obstructing a U.S. Mailbox is not permitted. Doing so will interfere with your neighbor from getting their mail. Homeowners are responsible for adherence of this policy by their guests, etc.

Non-operating, un-inspected, or unlicensed vehicles are not permitted in parking areas. Dead storage of a vehicle of any kind is not permitted.

No motor vehicle including but not limited to minibikes, snowmobiles and motorcycles may be driven on Common Ground.

No boats, trailers, ATV's, self contained RV's, campers or mobile homes may not be parked in the common area parking lots. These vehicles may not be allowed to protrude into the sidewalk if parked in the homeowner's driveway.

The common area parking lots shall not be used to store boats, trailers, self contained RV's, campers or mobile homes.

Commercial Vehicles will not be permitted to park in the common area parking lots.

No activity such as, but not limited to, maintenance, repair rebuilding, dismantling, repainting or service of any kind of vehicle, trailer or boat may be performed or conducted on the common elements in the development.

Definitions:

Dead Storage – Any vehicle not used for more than 30 days is considered dead storage.

Non operating – An vehicle that is not able to leave the parking lot without being towed

PET RULE

All pets must be leashed when not in a fenced yard on their owner's property. All pet owners are responsible for control of their animals at all times.

Owners may walk their pets on all Common Grounds, however owners are responsible for clean up of all pet waste on common ground and personal property.

All pet waste is to be deposited in the owners personal trash receptacle.

Please do not allow your dog to bark for long periods of time. There is a Township ordinance in place with regard to barking and will be enforced by the Executive Board.