E. ALTERATIONS / ADDITIONS TO BUILDINGS AND GROUND

1. Any and all improvements or changes to the exterior of homes must be submitted in writing to the Management Company by filling out an Exterior Modification Form. This application will be evaluated by the Executive Board of Directors and either approved or denied. The Board reserves the right to inspect the exterior modifications after completion.

2. No awnings or window guards shall be placed on any window or door except those approved in writing by the Executive Board of Directors.

3. All window treatments, whether by draperies, shades or other items visible from the exterior, must show white or neutral in color.

4. Unit owners or their tenants must care for and maintain all private planting, including trimming and weeding of beds within a fifteen (15') perimeter of the unit.

5. Underneath decks must be weed free year round.

6. Storm/screen door must be "full view" and almond in color to match the trim of the house. Written approval by the Board must be obtained prior to installation.

7. No air conditioning units or fans are to be placed in any window.

8. No radio or television equipment may be used by any resident of any Unit that would interfere with radio or television reception in any other home.

9. Only one antenna or satellite dish shall be permitted per unit. No satellite dish may be greater than eighteen (18") in diameter or as allowed by FCC Regulations. No antenna shall be installed on the exterior of any unit unless the unit owner can demonstrate that it cannot receive a reasonably acceptable signal with internal installation. Any such structure may be installed only on a unit or Limited Common Element (such as deck) servicing that unit. Written approval by the Board must be obtained prior to installation.

10. Exterior light fixtures for the front of the houses are "Carriage" or "Box" style lanterns in antique or polished brass. Exterior light fixtures for the rear of the units are to be black, bronze, brass, or puter. Exterior light fixtures must be shielded to prevent glare or annoying emission of light that unreasonably affects any other unit. Written approval by the Board must be obtained prior to installation.

ISSUE #1

11. Mulching and Weeding must be done prior to **June 15th** of each year. Violations after this date will be subject to immediate fine.

12. Garage doors and door trim must be painted Sherwin-Williams Antique White Flat Latex

MARKUP #1 ->

MARKUP #1 · POTENTIAL STATUTE CONFLICT — BOARD & COUNSEL REVIEW

Sec. 12 (p. 4): Fining provision permits the imposition of fines without advance written notice and a statutory opportunity to be heard.

Statutory / Legal Reference: 68 Pa.C.S. § 3302(a)(11) (UCA)

Statutory Comparison: Under 68 Pa.C.S. § 3302(a)(11) (UCA), a Pennsylvania unit owners' association has the statutory power to levy reasonable fines for violations of the declaration, bylaws, and rules and regulations of the association only "after notice and an opportunity to be heard." Provisions authorizing automatic, summary, or unilateral fines without prior notice and a hearing opportunity conflict with mandatory Pennsylvania statutory due process. Note for review: also look for any subsequent recorded amendment or standalone Fining/Enforcement Policy not included in the uploaded documents that may already supersede or cure this provision.

CURRENT WORDING IN DOCUMENT:
Violations after this date will be subject to immediate fine. Garage doors and door trim must be painted Sherwin-Williams Antique White Flat Latex CHADWICK Rules & Regulations Page 4 Adopted August 2002

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Pursuant to 68 Pa.C.S. § 3302(a)(11) (UCA), no fine or disciplinary penalty shall be levied against any Unit Owner unless and until the Executive Board has provided the Unit Owner with prior written notice of the alleged violation and a reasonable opportunity to be heard before the Executive Board or its designated hearing tribunal.