

RYAN'S RIDGE

CONDOMINIUM ASSOCIATION

RULES & REGULATIONS



DILUCIA
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COMMUNITY RULES AND REGULATIONS

**Adopted by the Board of Trustees of Ryan's Ridge
as per our Association By-Laws**

All unit owners and all tenants shall be given a copy of these Rules and Regulations. It is the owner's responsibility to provide a copy of these Rules and Regulations for each and every new tenant and to ensure every effort is made to that they are enforced. Each unit owner and every tenant agrees to be bound by such Rules and Regulations and agrees to such sanctions as may be imposed for failure to comply with these Rules and Regulations. The Board of Trustees reserves the right to impose fines and penalties. This set of Rules and Regulations is in addition to the Master Deed and By-Laws; and in some instances extends the scope of those restrictions.

These Rules and Regulations are published for the benefit of all who reside in and visit our Ryan's Ridge Community. Condominium/Townhouse living may be new to many of you and will require some adjustment, sacrifice, indulgence and cooperation by all. Owners are elected to the Board of Trustees and to committees. They may see it fit to change and/or modify this booklet from time to time. Your input and cooperation are vital to the successful administration and future growth and betterment of the Ryan's Ridge Community experience.

1. Maintenance Fees. Following is a partial list of items your monthly Association fees and fines imposed are used to pay for:

- A. Maintenance of common areas and landscaping
- B. Maintenance of all buildings exteriors
- C. Electricity of all common area lighting
- D. Association Insurance (Fire/Property Damage, etc.)
- E. Garbage/Trash remove (bulk trash is an extra charge)
- F. Snow removal when necessary
- G. Professional management services
- H. Legal and accounting services
- I. Maintenance or recreational facilities (Pool)
- J. Reserve replacement fund for future maintenance

- The monthly Association fee is invoiced monthly, due and payable in full on the day of the each month. A late charge is imposed, if payment is not received by the 15th of each month payment is late. Legal collections will proceed for all ongoing overdue delinquency payments. Bank fees(I.E. returned checks, etc.) Will imposed to your account in accordance with the Master Dees and By-Laws

2. OCCUPANCY

- A. A non-resident owner is responsible for the conduct of his/her resident tenants who in turn are responsible for the conduct of their guests.
- B. Restrictions of maximum occupancy must be in accordance with the Galloway Township occupancy ordinance which information can be obtained from the municipal complex on Jimmy Leeds Road
- C. A copy of all new and renewed lease agreements between owner and tenants should be forwarded to the management company as they are completed.
- D. Owner /tenants who are going to be absent from their units for a period of forty eight(48) hours or more are encouraged to notify the property management company; leaving and address and/or telephone number where they may be contacted in case of an emergency.

3. COMMUNITY

- A. All owners/tenants shall immediately report any breakage's, damages or needs for repair to the management company. Complaints should be registered through the management company in writing so has to be filed for future references. All unit owners/tenants are responsible for the actions of their children and guests should any damages occur. Costs of repairs will be imposed to the accounts of those found responsible. If any vandalism occurs from anyone outside the community; we prosecute to the full extent and hopefully will be reimbursed for the cost of the repairs necessary. Everyone should be aware at all times throughout the community to ensure a safe environment for all those of our community.

4. NOISE RESTRICTIONS

- A. As a matter of neighborly courtesy and in accordance with the Galloway Township noise ordinance; the playing of radios, televisions, stereo equipment, musical instruments, recorders or any activity that disturbs or becomes a nuisance to neighbors is strictly prohibited. Violators may be imposed a fine by both the Galloway Township Police and the Ryan's Ridge Association..
- B. Discharging of fireworks and/or firearms of any type on the property is strictly prohibited and against the law.

5. CURFEW

- A. The Galloway Township curfew law will be enforced, children under the age of eighteen (18) are not permitted out in the common areas(courtyard/Michael Drive/Pool) from 9:30 pm until 6 am unless accompanied by an adult twenty-one (21) years or older.

6. SPEED LIMIT

- A. The speed limit on Michael Drive is ten (10) mph; within the courtyards the maximum speed is five (5) mph. Violators will be subject to fines and ticketing by the Galloway Township police department, who are authorized to patrol our community and enforce speed limits and parking regulations.

7. BUILDINGS

- A. Each unit is prewired for cable television reception. Connection and expense to connect is the responsibility of each unit owner/tenant and must be arranged directly with the local cable company. No antenna of any type or satellite dish is permitted on the roof s/sides of any buildings.
- B. After thirty (30) days of taking residence; window covering shall not consist of paper bags, plastic bags, newspapers, sheets, blankets or any other inappropriate window coverings.
- C. In accordance with the New Jersey State Fire Code regulations; no propane gas and/or open flame grills may be used or stored within ten (10) feet of any exterior walls of buildings, on any balconies or patio areas above ground level. This also applies to any tank or container storage of gas/propane or other flammable material in unit storage closets. Any fines the Association may receive from the local municipality enforcement agencies will be passed on in their entirety to the unit owner/tenant in violations of the laws.
- D. The installation of clotheslines, hammocks, the tying of ropes, wires or other items to trees and bushes, on/or from buildings; over or under common areas is prohibited. No laundry, garments, rugs, towels, blankets or other materials are to be hung from balconies, patios, windows, trees, bushes, railings or on any exterior portions of any buildings.
- E. Balconies, patios and foyers are to be kept clear of packages, boxes or other objects of any kind that obstructs the normal flow of transit, create a hazard or create an unpleasant appearance.
- F. Any modifications to any exterior surface of any buildings are strictly prohibited. This includes mounting or attaching any item that may damage the integrity of any exterior surfaces.
- G. Combination screen and storm doors are permitted if they are dark brown in color and imitate the original equipment.
- H. Front entry glass doors and back sliders must be replaced when necessary with original design and color specific to original equipment.
- I. Patios and balconies should not be used as storage areas. Appropriate outdoor lawn/patio furniture, umbrellas, grills (see 7c) and potted plants are permitted. No Flammable materials of any kind are to be used/stored on balconies or concrete floor surface off the back glass slider doors.
- J. Wooden/fiberglass decks or storage sheds are strictly prohibited in the back of any unit.
- K. Patios may be constructed only of patio designed brick/concrete sections. No concrete foundations of any type are permitted. Patios should be constructed to be level to or no more than four (4) inches above ground level. Obviously no construction can be built of any balconies.
- L. Fireplace chimneys should be cleaned on a yearly basis by a professional who will then certify that fireplace can be operated. Prior to new owner/tenant occupancy; as of May 1st 2002 as per Galloway Township ordinance; Fireplaces must be certified by a professional.
- M. Be sure to disconnect hoses and shut off outside water valves located within your townhouse unit prior to freezing conditions. Also maintain a constant 55 degrees temperature inside the units during winter months whether occupied or non-occupied.

8. PET RESTRICTIONS

- A. Pets are not permitted to run loose or uncontrolled at any time or anywhere within Ryan's Ridge common area or grounds
- B. Pets must be on a leash at all times when they are outside the owner/tenant residence.
- C. All pets must be cleaned up after immediately by the owner of such pet(s).
- D. The tying of pets to trees, bushes, cars, benches , railings, doors or any other item or parts of the building units exterior is strictly prohibited.
- E. The installation pens, fences, pet houses or other such items which are designed to contain, house or restrain pets in or around the buildings patios, balconies or other areas is strictly prohibited.
- F. No owner/tenant shall keep or maintain any animal as a pet that habitually barks/cried as to disturb the public peace.
- G. The number of pets permitted per unit; whether a townhouse or condominium unit; will be determined by the unit owner within reasonable limits.
- H. Please be considerate of fellow residents and guests when walking your pets in common areas and grounds.

- I. (#8 continued) Pets are strictly prohibited in and around the pool area at any and all times throughout the year.
- J. The pets' owners will be held strictly responsible for and all actions of their pets. Each unit owner is responsible to ensure that their tenants abide to all pet restrictions; ultimately the unit owner will be held responsible for any and all actions of their tenant's animals/pets.

9. POOL AREA

- A. All children shall not be left unattended at the pool area and must be supervised at all times by a responsible adult.
- B. All children under the age of fourteen (14) must be accompanied by an adult at least eighteen (18) years of age or older.
- C. No alcoholic beverages of any type or glass bottles are permitted in or around the pool area at any time.
- D. No horseplay, running, jumping, diving or playing ball are permitted in or around the pool areas at any time.
- E. Rafts, floats or blowup toys are strictly prohibited in the pool. The only exceptions would be floatation devices used by small children to keep them afloat (arm devices or wearable tubes) an adult at least eighteen (18) years of age or older must stay within arms' reach of any child using a floatation device(s).
- F. Prior to entering the pool; all persons must shower.
- G. No eating, drinking or smoking are permitted within three (3) feet of the pool. All cigarettes/cigars and trash must be placed in their proper receptacles. (not on the ground or in the woods)
- H. No loud playing of any audio equipment will be permitted.
- I. No pets are permitted in or around the pool areas at any time.
- J. Dispose of all trash in the proper manner. If no receptacle available; then take it with you. Recycle restrictions apply.
- K. Persons suspected of being under the influence of drugs and/or alcohol shall be prohibited from the pool areas.
- L. Ryan's Ridge Condominium Association or the property management company are not responsible for lost or stolen items.
- M. Abusive/profane language is strictly prohibited.
- N. A lifeguard may or may not be on duty at all times. "Swim at your own risk," and please assist in the event of an emergency. There is a pay phone on the pool shed which enables anyone to dial "911" at any time of any emergency without charge.
- O. Any person showing evidence of a communicable illness shall not be permitted to enter the pool.
- P. If an owner/tenant, their children or guests do not abide by the pool rules and regulations listed and/or posted, or who do not follow the instructions of the lifeguard on duty, the lifeguard has the full authority to deny and/or expel anyone's use of the pool facility.
- Q. Guests are permitted in the pool; but they must have been invited by a unit owner/tenant at least eighteen (18) years of age or older; guests are limited to two (2) persons per unit and the unit owner/tenant is responsible for their guests.
- R. No more than four (4) children per unit under the age of fourteen (14)(including guests) can enter the pool and must be accompanied by an adult at least eighteen (18) years of age or older.
- S. The pool is locked up and closed down from Labor Day through Mid-June. It is reopened mid-June through Labor Day. The management company and the Board of Trustees have key access at the present time. During "Pool Open Season," each unit will have "Key" access to the pool gate; **but the pool gate must remain locked at all times regardless is someone is using the pool or not; whether a lifeguard is on duty or not. Evening hours the pool lock will be changed by a Trustee, lifeguard or a management company representative to ensure no access to potential swimmers. In the morning the lock will be changed back to the "day" lock for resident access.**
- T. Additional rules and regulations may be posted at the pool other than what appears here. All are expected to be followed.

10. GROUNDS AND COMMON AREAS

- A. No commercial signs of any nature are permissible throughout the common areas.
- B. Swimming pools are not permitted to be used in the front of or behind any unit; or on any common grounds area within the community.
- C. No vehicles shall be parked in any way that obstructs or blocks access to a parking space, dumpster containment, recyclable center, courtyard or Michael Drive.

- D. Owners/tenants are reminded that they will be held responsible for any parking violations by their guests/visitors.
- E. Bulk trash items should not be left at the dumpster container without prior notification to the property management company. There is an additional charge for removal of bulk items and the cost will be passed on to the unit owner/tenant responsibility. Failure to comply will result in fine along with the cost of removal. We suggest you arrange with the delivery/installation person(s) to remove old items when new items are delivered; or arrange removal on your own. Bulk trash items consist of carpeting/padding, large appliances (refrigerators, stoves, dishwasher and washer/dryer, heating/cooling units, furniture and lighting fixtures of any type).
- F. Littering of any type is strictly prohibited at all times.
- G. Owners/tenants are not permitted to place trash or trash receptacles in common areas or outside of their unit.
- H. The removal /destruction of trees, bushes or other foliage presently existing on Ryan's Ridge grounds; whether dead/alive is strictly prohibited without prior approval of the Board of Trustees and/or the management company.
- I. Bicycles, toys (any), trunks, boxes, lawn furniture, cooking grills, machinery or equipment of any kind are not to be stored on balconies and/or patios.
- J. Bicycles, skateboards, roller-skates/blades, big wheels or any similar recreational devices or apparatus may not be operated on any landscaped/grassy areas or in the immediate proximity to parked owner/tenant vehicles. Damages incurred will be the responsibility of those who caused the damages.
- K. Defacing or destruction of common areas, grounds or buildings and any items that are directly related to them is strictly prohibited. Violators will be fined and/or prosecuted to the full extent the law allows. Children should be kept from climbing trees, digging in landscaped and common area grounds. Parents are reminded that they will be held responsible for the actions of their children.
- L. The Association is responsible for landscaping maintenance. Portions of the common area grounds are serviced by an automatic sprinkler system under the control of the landscaping contractor. Residents are prohibited from making any adjustments to the sprinkler system.
- M. The Association is responsible for all common area lighting poles. If any pole light is noticed to be out; please notify the management company immediately for repair/replacement.
- N. Garden hoses should be stored in a neat orderly fashion.
- O. Owners/tenants are permitted to add appropriate plantings to the foundation areas of their units. Once plants are installed, the entire foundation area becomes the responsibility of the unit owner/tenant to maintain. The foundation area is defined as the area extending from foundation a distance of three (3) feet. Decorative potted plants are allowed on balconies and patios and in the rear of the townhouses within fifteen (15) feet of the buildings. Any other plantings in the rear of the units must be approved in advance by the Board of Trustees and/or the management company to prevent unintentional damages to the underground wiring and plumbing.
- P. The throwing of trash, garbage or recyclables outside or alongside the disposal installations provided for such is strictly prohibited. All garbage, trash or other waste must be placed in sanitary, leak-proof plastic trash bags and deposited in trash dumpster. Any trash/garbage they may drop while transporting should be picked up immediately and disposed of. Dumpster locations are for daily trash, garbage or recyclable only. All one time trash items (i.e. furniture, carpet, fixtures, appliances, etc.) are to be removed at owners/tenants expense (see 10E) further, all owners/tenants shall abide by all local recycling ordinances and place respective items in their designated containers.
- Q. Fire wood may not be chopped or split on concrete patio entries, doorways, parking areas and in front of townhouse units. Chopping/splitting is allowed in the area directly behind the individual units. Any and all wood deliveries must be made curbside in the unit owners/tenants assigned parking space. The firewood must be brought to the rear of the units within twenty-four (24) hours. All firewood stored in the exterior of any townhouse shall be stored in a metal designed rack for that purpose. The rack may not exceed a quarter (1/4) cord of wood six (6) inches above the ground and shall be located no less than two (2) feet from the building's exterior wall. Furthermore, any such rack shall be located within the horizontally extended lines of the owner's/tenant's assumed separator walls of the unit occupied by the person (s) storing the firewood. Additional firewood may be stored in the rear of the townhouse units no more than fifteen (15) from the exterior walls of the unit; neatly stacked not to exceed one (1) full cord of wood and at least six (6) inches above the ground surface.
- R. With the exception of changing a flat tire or washing/waxing a vehicle, no other type of vehicle maintenance is permitted within the Ryan's Ridge Community
- S. Vehicles that are illegally parked, require visual maintenance, appear abandoned, are not under current registration, licensed, and up to date inspection, current plates and in operable condition that remain on

the Ryan's Ridge property for the period of seventy-two (72) hours or more will be towed at the owner/tenant full expense. Every effort will be made by the Board of Trustees and the management company prior to towing. Continual violators and ongoing infractions will result in fines imposed by the Board of Trustees.

- T. No commercial vehicles, boats, trailers, campers or motorhomes are permitted on the Ryan's Ridge Community grounds at any time for any reason except for the following: Loading or unloading purposes or servicing of the property itself or one of the communities units. "Commercial Vehicle" shall specifically refer to vehicles that exceed seven (7) feet in height or 2 and one half (2-1/2) tons of gross weight, as well as any vehicle exceeding the approximate size of a passenger sedan. Additionally, a "Commercial Vehicle" shall be any vehicle displaying commercial signs and/or lettering.
- U. Vehicles must be parked between the lines indicating a parking space. Parallel parking is permitted along Michael Drive for owners/tenants guests. The use of more than one parking space for a single vehicle is strictly prohibited and violators will be subject to fines.
- V. During snow removal times, residents and guest must cooperate with the contractor by moving their vehicles when required to do so by the plow operator(s).

****NOTE AS OF MARCH 31, 2002*****

LATE PAYMENT FEE FOR NON-PAYMENT OF ASSOCIATION FEES/BACK FEES WILL BE IMPOSED BY THE BOARD OF TRUSTEES TO YOUR ACCOUNT AT TWENTY (\$20) DOLLARS PER MONTH UNTIL ACCOUNTS ARE BROUGHT UP TO DATE.
FINES FOR VIOLATIONS OF RULES AND REGULATIONS WILL BE AS

- FOLLOWS :
- A. FIRST VIOLATION WILL BE TWENTY-FIVE (\$25) DOLLARS.
 - B. SECOND VIOLATION OF SAME NATURE SAME FINE AMOUNT
 - C. THIRD VIOLATION OF SAME NATURE FIFTY (\$50) DOLLARS
 - D. FOURTH VIOLATION OF SAME NATURE, SAME FINE AMOUNT.
 - E. FIFTH VIOLATION OF SAME NATURE ONE-HUNDRED (\$100) DOLLARS. CONTINUAL VIOLATIONS WILL INCREASE IN THE SAME ACCORDANCE AS ABOVE.
 - F. BY NOT PAYING FINES IMPOSED; LATE CHARGES WILL ALSO BE IMPOSED ON A MONTHLY BASIS UNTIL ACCOUNT IS UP TO DATE.

VIOLATORS OF THE RULES AND REGULATIONS WILL BE SUBJECT TO SUBSTANTIAL AND ON-GOING MONETARY FINES IMPOSED BY THE RYAN'S RIDGE BOARD OF TRUSTEE. SUCH FINES MAY BE LEVIED AUTOMATICALLY AT THE DISCRETION OF THE BOARD OF TRUSTEES AND WILL BE INCLUDED WITH MONTHLY INVOICING OF ASSOCIATION FEE AND ENFORCED THROUGH LEGAL MEANS OF THE ASSOCIATION COLLECTION POLICY. YOUR FULL COOPERATION IS BOTH IMPORTANT AND NECESSARY FOR THE FUTURE OF THE RYAN'S RIDGE COMMUNITY.