

COMPILATION OF
RULES AND REGULATIONS
OF
AVONDALE SPRINGS AT WALLINGFORD
10/1/03

The following are the Rules and Regulations of Avondale Springs at Wallingford Condominium Association taken from the Declaration of Condominium:

1. *Garbage and Recycling Containers.*

- a. Containers must be hidden from view in garage alcoves or stored within unit, except on designated days for pick up.

2. *Miscellaneous Items.*

- a. Miscellaneous items such as toys, tools, garden supplies and equipment, shall not remain outside of the unit at any location for more than twenty-four (24) hours.
- b. Large items placed outside for Township pick up shall be placed outside no sooner than twenty-four (24) hours prior to such regularly scheduled pick up.

3. *Signs.*

- a. A single non-illuminated unit number sign as provided shall be the only unit identifying sign allowed on each unit. Small decorative items shall be permitted.
- b. Only one "For Rent" or "For Sale" sign shall be allowed to be placed in a unit for observation for the general public, the sign measuring no more than one-hundred square inches, installed within the front window of the unit.

4. *Window Coverings.*

- a. All installation of draperies, blinds, curtains or any other window coverings on unit windows or sliding glass doors shall have only white linings or other white material facing outside of the individual unit.

5. *Use of Unit.*

- a. In accordance with the present zoning ordinances of the Township of Nether Providence, the only permitted use of a unit is residential.
- b. No commercial, industrial, recreational or professional activity not permitted by present zoning shall be carried on in any unit at any time.

6. *Common Elements.*

- a. No unit owner or lessee is permitted to make any alterations to the common elements, change the appearance of the common elements or change the exterior appearance of the unit without the prior written approval of the Association.
- b. No unit owner or lessee may obstruct the common elements in any manner.
- c. Except as expressly provided in the Declaration of Condominium, no unit owner or lessee may store anything in or on the common elements or the limited common elements without the prior written consent of the Association, to include propane tanks larger than those ordinarily affixed to and used for outdoor grills.
- d. No television or electronic receiving device shall be affixed to the outside of any unit without the written approval of the Association.
- e. No tents, outside storage sheds, doghouses or other outbuildings or above ground pools shall be built or placed on common or limited common elements unless same are temporary in nature, and are removed within a twenty-four (24) hour period.

7. *Limited Common Elements.*

- a. Unit owners are responsible for all maintenance, repair and replacement associated with the patios located to the rear of each unit.
- b. Any patio surface, whether concrete, brick, paving stone or wood, shall not extend beyond the limit of the privacy walls extending from the unit.

8. *General.*

- a. Each unit shall be maintained by the owner in a safe, clean and sanitary manner and condition, shall be kept in good order and repair and used and maintained in accordance with all applicable restrictions, conditions, ordinances, codes and the Declaration of Condominium of Avondale Springs of Wallingford, its Bylaws and Rules and Regulations.

Article IV, Definitions;
Article VII, Description of Units
Article VIII, Common Elements and Limited Common Elements
Article XVI, Use Restrictions; Leasing of Units

RULES AND REGULATIONS - PARKING

1. *Parking in the Complex.*

- a. Parking shall be restricted to the west side (golf course side) of Niblick Lane.
- b. No parking shall be allowed on either side of Niblick Lane between 609 and 615, both sides, as area is designated a fire lane for fire engine usage; unless owner of vehicle is available to move vehicle on an immediate basis upon direction of fire or police authorities.
- c. No parking from Avondale Road to top of hill on Niblick Lane on north side of driveway entrance to 660 Niblick Lane and south side to 665 Niblick Lane.
- d. On-street parking hours shall be from 5:00 p.m. to 8:00 a.m. only. All other hours, vehicles must be parked on exterior parking pad or within each individual units garage area.
- e. Visitors must park at unit they are visiting or on exterior pad located on east side of Niblick Lane across street from Units 641 to 651.

2. *Types of Vehicles Allowed.*

- a. Only four wheeled passenger vehicles designed to transport persons for private purposes.
- b. Excluded/not allowed are commercial trucks, vans (other than passenger vans) mobile homes, trailers, boats, pickup trucks, motorcycles and commercial vehicles of any kind with commercial lettering thereon, which shall be allowed if parked entirely within the garage of a unit, with the

garage door closed.

3. *Enforcement.*

- a. The Association reserves the right to cause all improperly parked vehicles to be towed at owner's expense.
- b. Written warnings may be placed upon the offending vehicle.
- c. For a second violation, a written letter will be sent to the offending owner's home address.
- d. A third violation will result in the towing of the offending vehicle.
- e. Vehicles parked in the fire lanes will be subject to towing on an immediate basis.

Article XVI, 16.2 (m) Use Restrictions, Declaration of Condominium of Avondale Springs at Wallingford

RULES AND REGULATIONS - UNIT LEASES

1. A Unit Owner who intends to lease a unit must forward a copy of the proposed lease to the Executive Board at least two (2) weeks prior to the anticipated date of occupancy of the Lessee. All leases must be in writing for a term of not less than one (1) year and approved by the Condominium Association Board, which approval shall not be unreasonably withheld.
2. The Lease must provide the name, address and telephone number of the proposed Lessee, the terms of the Lease and the names of all persons who shall occupy the unit. Occupation of such unit shall be by not more than the maximum permitted by law for such dwelling unit.
3. The Lease must contain a statement, signed by the Lessee, acknowledging receipt of a copy of the Declaration of Condominiums of Avondale Springs at Wallingford, Bylaws and current Rules and Regulations of Avondale Springs, to be provided to Lessee by Unit Owner, and that Lessee and all occupants agree to abide by these governing documents. The statement shall also include information to Lessee that non-compliance with the governing documents may result in the issuance of an eviction notice from the Unit Owner at the request of the Executive Board of the Association.

4. Any violation of the community's Rules and Regulations by a Lessee, or the unit's occupants, will result in a fine being assessed against the Unit Owner, not the Lessee, in accordance with the Rules Enforcement Procedure as adopted by the Executive Board.
5. A Unit Owner's non-compliance with this Regulation, e.g. not submitting a copy of any proposed lease to the Executive Board two weeks prior to the occupancy by Lessee, will result in the assessment of a \$25.00 rules violation assessment. An additional fine of \$5.00 per day will be assessed for each day that a Lease is not received after notice, or the violation continues.

Article XVI, Leasing of Units, Declaration of Condominium of Avondale Springs at Wallingford

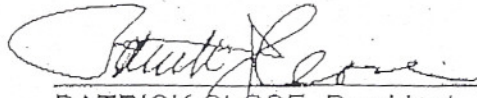
RULES AND REGULATIONS - PETS

1. No animals of any kind shall be kept or bred in any unit except the following:
 - a. One (1) domesticated dog
 - or
 - b. One (1) domesticated cat.
2. No pet shall be permitted to run loose or uncontrolled in or on the common elements.
3. Pet owners shall keep their pets on a lease at all times when the pet is outside of the unit.
4. Pet owners shall immediately clean up any waste left by their pet on the common elements.
5. The tying of any pets to or upon any of the common elements is prohibited.
6. Dogs and cats shall be registered with the Manager of the Association.
7. Dogs shall display on their collar a Delaware County registration tag and owner's identification.

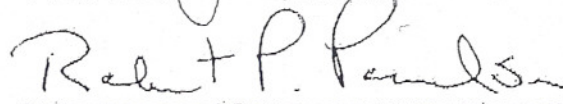
Article XVI, 16.2 (k) Use Restrictions, Declaration of Condominium of Avondale Springs at Wallingford.

Any and all previously published Rules and Regulations notices are hereby repealed that are; in any manner, inconsistent with the Rules and Regulations herein set forth.

BY THE ASSOCIATION BOARD:



PATRICK CLOSE, President



ROBERT POWELSON, Secretary