

RULES AND REGULATIONS
FOR
CLOVER LEE, A CONDOMINIUM
Updated 2023

1. The walkways, greens, sidewalks, entrances, passages, and courts surrounding the buildings shall not be obstructed or used for any purpose other than ingress to and egress from the Units. Specifically, no bicycles, tricycles or toys of any kind shall be left in any of the above areas.
2. The Unit Owners shall not cause anything to be hung, displayed or placed on the exterior walls, doors or windows of any Building without the express prior written consent of the Association, except that seasonal decorations may be displayed for a maximum period of four (4) weeks. No clothes lines, reels, poles or frames, etc., similar devices shall be erected or allowed on any porches or balconies of any Unit.
3. No exterior of any Building shall be decorated or furnished by any Unit Owner in any manner without the prior consent of the Association, which consent may be granted or refused in the sole discretion of the Association, except that seasonal decorations may be displayed for a maximum period of four (4) weeks.
4. Each Unit Owner shall keep his Unit and patio to which he has sole access in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, windows or balconies thereof, any dirt or other substances.
5. Except for the installation of satellite dishes of a maximum width of 18" and attached to the rear of a Unit, no radio or television aerials or antennae of any kind, including satellite dishes, shall be installed by Unit Owners on or outside their respective Units, and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of any Building, except such as shall have been approved in writing by the Association which approval may be granted or refused in the sole discretion of the Association; nor shall anything be projected from any window of any Building without similar approval. No sign of any kind shall be displayed to the public view on any unit or improvement thereon except a one-family name sign of not more than 144 square inches or one temporary sign of not more than two square feet advertising the property for sale or rent. No such sign shall be illuminated. Notwithstanding the provisions hereof, the Declarant may use any signs it deems necessary in the marketing of the Units to the public.
6. No wagons, bicycles, scooters or similar vehicles on any part of the Common Elements shall be permitted except in recreational or storage areas, if any, designated as such by the Association and except that patios may be used for their intended purposes.
7. No Unit Owner shall make or permit any disturbing noises in any Building, or do or permit anything to be done therein which will interfere with the rights, comforts or conveniences of the other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a phonograph or a radio or television set or other loudspeaker in such Owner's Unit between the hours of 12:00 midnight and the following 7:00 a.m., and in no event shall practice or suffer to be practiced either vocal or instrumental music for more than two hours in any day or between the hours of 6:00 p.m. and the following 9:00 a.m.

8. No tank for storage of ten (10) gallons or more of gas or liquids may be maintained in any area.
9. No nuisance shall be allowed upon the Property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the Condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No Unit Owner shall permit any use of his Unit or make any use of the Common Elements that will increase the cost of insurance on the Property.
10. No improper, noxious, unsightly, immoral, offensive or unlawful use shall be made of the Property nor any part of it, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the Property shall be the same as the responsibility for the maintenance and repair of the property concerned.
11. No animals, livestock or poultry of any kind shall be raised, bred or kept in any Unit, except that dogs, cats or other domesticated household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose and provided that not more than three (3) pets in the aggregate may be kept in any Unit. Each Owner shall be responsible for the control of his or her domesticated household pets and shall be responsible for cleaning up after his or her pet. In the event of failure of Owner to properly clean up after his or her pet, the Association may take whatever action is necessary to clean up after the pet of Owner and may surcharge Owner for the reasonable costs thereof.
12. All plumbing fixtures or other water apparatus in the buildings shall not be used for any purpose other than those for which they are designated, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any water closets or other apparatus in a Unit shall be repaired and paid for by the Owner of such Unit.
13. No occupant of any Building shall send any employee of the Association from the property on any private business.
14. The agents of the Association and any contractor or workman authorized by the Association may enter any Unit or Building at any reasonable hour of the day for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests or any other reasonable purpose.
15. No vehicle belonging to a Unit Owner or to a member of the family, or guest, tenant, agent, visitor, licensee or employee of the Unit Owner, shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from any Building or the parking areas and ramps by another vehicle. The Unit Owners, members of their families, guests, tenants, agents, visitors, licensees and employees will obey the parking regulations posted at the parking areas and ramps and any other traffic regulations promulgated in the future for safety, comfort and convenience of the Unit Owners.
16. Complaints regarding the service of Buildings shall be made in writing to the Association.

17. No garbage cans, ice, milk bottles or mats or other articles shall be hung from the windows, patios or placed upon the window sills. Nor shall any linens, clothes, clothing, curtains, rugs or mops be hung from or on any of the windows, doors, patios or balconies. Clothes and other articles shall not be dried or aired from a window, from a patio or from a balcony.
18. Unit Owners, their families, guests, servants, employees, agents, visitors, or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any Building.
19. A patio or balcony may be covered by an acceptable awning; however, this awning must be a type which must be approved by the Association or Declarant in writing. No other enclosures, decorations or landscaping is permitted on any patio or balcony without the consent in writing of the Association.
20. No Unit Owner or any of his agents, servants, employees, licensees or visitors shall at any time bring into or keep in his Unit any flammable, combustible or explosive fluid, material, chemical or substance except for normal household use. No kerosene or propane space heaters or other combustible space heaters will be permitted.
21. If any key or keys are entrusted by a Unit Owner or by any member of his family, or by his agent, servant, employee, licensee or visitor, to any employee of the Association, whether for such Unit Owner's Unit or an automobile, truck or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and the Association shall not be liable for injury, loss or damage of any nature whatsoever, directly or indirectly, resulting therefrom or connected therewith.
22. ~~Any car remaining in any parking area fifteen (15) days after expiration of the current inspection sticker that has not been moved within the 15 day period will be towed away at the Owner's expense.~~
 - a. All vehicles are required to display a current PA Inspection sticker. Any vehicle remaining in any parking area fifteen (15) days after expiration of the current inspection sticker will be towed away at the owner's expense.
 - b. Overflow parking spaces may not be used to store vehicles. Vehicles that are not used as primary vehicles that are parked in overflow spaces for more than seven days will be subject to a fine and towing at owner's expense.
23. Any Unit Owner desiring to plant flowers, trees or shrubs on any portion of the Common Elements or Limited Common Elements must obtain written permission from the Association before doing so, except in the flower beds directly in front of and behind said Unit.
24. No boats, boat trailers, campers, recreational vehicles, which shall include, but not be limited to, snowmobiles, all-terrain vehicles, etc., or trailers of any type, shall be permitted on the Property, except in an area which may but not need not be designated by the Association.
25. Garbage shall be placed securely in plastic bags and deposited in the provided dumpsters or at a designated location near the Unit for pick-up on designated days. No garbage, refuse, rubbish or cutting shall be deposited on any Common Element, street, sidewalk or parking area unless the Association deems trash collections to be appropriate; then trash may be placed outside no earlier than 6:00 p.m. the night prior to the collection. Containers provided by the Unit Owners shall not be placed on any

street, sidewalk, parking area or Common Element except when necessary for collection and shall regularly be kept in a location which is unobtrusive to view from any other portion of the Property.

26. Permanent occupancy of one (1) – bedroom Units is limited to two (2) persons and two (2) – bedroom Units is limited to four (4) persons.
27. No storage sheds or fencing of any type, other than those provided or approved by the Association, shall be placed upon the Common Elements.
28. The Association reserves the right to make such rules and regulations from time to time as may be deemed necessary for the safety, care and cleanliness of the Buildings and Property and for securing the comfort and convenience of all occupants thereof.