

**RULES AND REGULATIONS
OF COLUMBIA COURT PLANNED COMMUNITY
ADENDUM RATIFIED 10/6/23**

- **16.22. *Condition of Unit Property.*** All Unit owners shall ensure that each Unit is well kept and maintained at all times, in accordance with the Borough of Sinking Spring regulations. In addition, all Unit owners shall comply with the following minimum standards:
- Grass must be regularly mowed and not permitted to exceed a height of eight (8) inches.
- Fences must be kept in good condition and repair. Good condition and repair means, without limitation, that posts are not more than 10 degrees past 90 degrees from the ground, there are no missing pickets or in-fill boards, all doors and latches work properly, and the fence is not peeling, covered in mold, moss or algae or otherwise unsightly in appearance.
- All bushes and trees shall be reasonably pruned to match the general condition of bushes and trees on neighboring Units.
- There shall be no brush piles or other piles of yard waste on a Unit for more than two (2) days.
- The exterior of each Unit shall be kept free of trash except for trash placed in trash receptacles.
- No Unit owner shall permit the unsightly growth of mold, moss, algae, or other organic matter on the exterior of improvements located within a Unit.