

RULES AND REGULATIONS OF COLUMBIA COURT PLANNED COMMUNITY

The following Rules and Regulations, which are contained in Article XVI of the Declaration, are also provided here separately for easy reference.

16.1. Rules and Regulations. This Article constitutes the Planned Community's Rules and Regulations which govern the use and occupancy of the Units and Common Facilities and which take the place of separately recorded restrictive covenants.

16.2. Unit Use. Units are restricted to duplex semidetached residential use as depicted on the Plans, and may not be used for any other purpose by Unit Owners or future Unit Owners. No Unit Owner may permit its Unit to be used or occupied for any prohibited purpose.

16.3. Unit Alterations. No alteration, installation, removal, reconstruction or repair may be made to a Unit in violation of any applicable law, ordinance, governmental rule, regulation or order.

16.4. Structure Requirements. No structure may be constructed other than a duplex semidetached dwelling solely for residential use. The residence must be of design, material, color, construction and landscaping compatible with the Planned Community. No structure having an exterior finish other than brick, stone, wood, drivit, stucco, vinyl or aluminum may be constructed on any Unit unless the Association or its designated committee approves the other finish in writing. The standard for compatibility is in the sole discretion of the Association or its designated committee. No trailer, tent, shack, shed, barn or other outbuilding may be constructed or maintained on any of the Units, either temporarily or permanently, without the prior written approval of the Association. No residence of a temporary character may be erected on any of the Units. Minimum living area is 1,400 square feet.

16.6. Driveways. All vehicles to be parked on a Unit will be parked on the hard surfaced driveway, and not on grassed areas. All driveways must be surfaced with asphalt, concrete or macadam in conformance with the requirements of the Borough.

16.7. Storage, Parking – Vehicles. The Unit may not be used for the outdoor parking or storage of:

- (a) Motor vehicles which are inoperable, or which do not have a valid current registration and inspection certificate.
- (b) Commercial or non-passenger vehicles of any type, except for loading or unloading purposes, or on-site construction. Commercial or non-passenger vehicles include, but are not be limited to:

- (1) trucks of one (1) ton capacity or larger;
- (2) tandems;
- (3) tractor trailers;
- (4) tractors (semi);
- (5) other commercial or cargo-moving vehicles or equipment, providing such category does not include trucks of a capacity of less than one (1) ton;
- (6) buses, omnibuses and other vehicles capable of transporting people, having the capacity to transport fifteen (15) or more people.

Mobile homes, trailers, recreational vehicles and boats may not be used for human habitation, but may be stored on Units, provided that they are parked on paved areas to the side or rear of the Units.

16.8. *Storage –Non vehicles.*

- (a) One storage or utility shed may be constructed on each individual Unit, subject to approval by the Association or its designated committee. General style and appearance of the shed should be consistent with the unit. A foundation of gravel, asphalt or concrete is required for all sheds. Specifically prohibited are fabric structures, tents and quonset huts. Approval of the CCHOA Board does not constitute meeting any building code requirements or local ordinances. Residents are also required to seek any other required permits and approvals.
- (b) Refuse containers provided by Unit Owners may not be placed on streets, sidewalks or parking areas, except when necessary for collection, and must regularly be kept in a location on the Unit which is unobtrusive and screened from view from other portions of the Planned Community.
- (c) No tank for the storage of ten (10) gallons or more of gasoline or other flammable liquid may be maintained on any Unit.

16.9. *Barriers.*

- (a) No fences or walls may be erected on any Unit, except as approved by the Association or its designated committee. Fences will be at least three feet tall but may not exceed six feet in height. Chain link fences are NOT permitted.
- (b) No structure, planting, shrubbery or other obstruction may be placed on any Unit so as to block the clear view of traffic on any street.

Approval of the CCHOA Board does not constitute meeting any building code requirements or local ordinances. Residents are also required to seek any other required permits and approvals.

16.10. Antennas, Signs. No outside radio antennas, television antennas or satellite broadcast receiving dishes exceeding thirty (30) inches in diameter may be erected on any Units or Common Facilities, except as approved by the Association or its designated committee. No signs of any kind may be displayed to public view on any Unit or approved by the Association or its designated committee.

16.11. Swimming Pools. No aboveground swimming pools are permitted. Any in-ground swimming pool must be located to the rear of the dwelling and must fencing of proper height for the safety of the Community.

16.12. Swing sets and other play equipment All personal playground equipment will be erected in the rear of the Unit unless enclosed behind a fence.

16.13. Animals. No animals, livestock or poultry of any kind maybe kept, raised or bred on any Unit, except that dogs, cats or other domesticated household pets may be kept, provided that they are not kept, raised or bred for any commercial purpose. No more than two (2) pets in the aggregate may be kept on any Unit unless otherwise authorized by the Association. Pets must be housed indoors, and Owners must conform to all local ordinances and regulations applicable to pets. Unit owners are required to clean up after their pets in a timely manner to prevent pet odors from invading neighbor's yard activities. Unit owners are also required to "scoop" as they walk their pets out of respect for the Community. Any Unit Owners found to be out of compliance will be subject to fines of up to \$25.00 per incident as deemed reasonable by the Board.

16.14. Activities. No noxious, unsightly or offensive activities, including vehicle repairs, may be conducted on any Units, Common Facilities or streets. No activities may be conducted on any Units, Common Facilities or streets which are an annoyance or nuisance to other Unit Owners.

16.15. Utility Connections. All private and public utility lines and pipes will be installed underground and supplied only through the underground distribution system. All Storm water Easements and drainage swales as noted on the Plans and/or existing watercourses and their existing configuration must remain undisturbed, provided however, that the contiguous Unit Owner may mow the foregoing area. No shrubbery or plantings other than grass may be planted in these areas unless the contiguous Unit Owner obtains prior written approval from the Association and any applicable governmental agency.

16.16. Court Yard Guidelines. In order to reserve the pavilion please visit www.columbiacourt.us and download the designated reservation form and submit to one of the CCHOA Board Members. Reserved dates will be posted on the website. There is no rental fee; however a \$50 deposit is required to reserve the pavilion. Deposit will be returned providing the area meets inspection after use. You must collect and dispose of your own trash for your event (please bring your own trash bags and take the bags off the premises after the event). Electric and water are available upon request and water is for clean-up use only.

As a courtesy for all home owners, reservations may only be made for one event at a time. Please note that the Court Yard will be available to all residents even during your scheduled event (ie: basketball court, play equipment, etc.). Pavilion is closed from dusk to dawn. Due to the close proximity of your neighbors, please be respectful of your noise level. There is no smoking or alcoholic beverages permitted in the pavilion or court yard play area. Pets are also not allowed in the pavilion or court yard play area.

16.17. Court Yard Play Area Guidelines. Please use the pathway into the Court Yard; do not cut through neighbors' lawns to get into the play area. Their private property needs to be inspected. Playground equipment is designed for children ages 2-12. Adult supervision is required. The Court Yard is closed from dusk to dawn. Two gray trash cans are provided on the premises; please utilize them for your trash.

Additional Rules and Regulations concerning the use and enjoyment of the Property, not in conflict with the provisions of the Declaration, may be promulgated from time to time by the Executive Board, subject to the Association's right of revision. Copies of the amended Rules and Regulations will be promptly provided to all Unit Owners following their adoption.