

**WEDGWOOD ESTATES COMMUNITY ASSOCIATION
RULES AND REGULATIONS – JUNE 2014**

To help provide some guidance to our homeowners and residents, we have developed this handbook to outline our community rules, regulations and etiquette. If you are currently renting out your property, we have also shared this with your tenants in an effort to help ensure a friendly community environment exists for all residents of Wedgwood. We are hoping by compiling this handbook, that we will encourage everyone to work together to make our community the best it can be, and one we are all proud to call home.

ARCHITECTURAL CONTROL & DESIGN REGULATIONS

The Board of Directors (BOD) must approve any modifications, additions or alterations to the exterior of your home. This shall encompass both the structural and landscaping integrity of the community. It will regulate the exterior design, appearance, and location of the property improvements thereon, in such a manner as to promote those qualities that will enhance the value of the properties, and create and preserve an attractive harmonious design within the community.

No buildings, sheds, privacy walls, decks, patios, or other structure(s) shall be commenced, erected, or maintained upon the properties nor shall any exterior additions or alterations be made; until the plans and specifications showing the nature, kind, shape, type, materials, color, and location of same has been submitted and approved in writing. BOD decision will be driven by the governing documents, harmony of external design, location in relation to surrounding structures, and topography. The BOD will respond within 30 days after said plans and specifications have been submitted in writing, for BOD approval. Dues must be current for any decision to be made on architectural items. Any submission from units that are behind in dues will be unconditionally disapproved.

Any exterior alteration, modification or change to an existing building must have the approval of the BOD before any work is undertaken. Examples of such projects include, but are not limited to, decks, porches, patios, siding, patio covers, etc. Any exterior alteration, modification, or change to an existing building shall be compatible with the original design character of the building. Only exterior materials existing on the parent structure or compatible with the architectural design character of the community will be approved. Exterior color changes will be approved only if the proposed color is in harmony with the other existing homes in the community or if the color is similar to the colors originally employed in the community.

Proof of property lines rests with the owner. It is the owner's responsibility to provide proof that the requested changes or modifications will fall within their deeded boundaries.

SUBMISSION PROCESS –

- 1) Submit a request including the plans/drawings, specifications, and materials list for the desired architectural change to the WECA office. The description of the project shall include all information necessary for the BOD to take action. Necessary data shall include the height, width, length, size, shape, color and location of the proposed improvement. Photographs or sketches of similar completed projects are an aid to the BOD's consideration and may be required for major alterations. Detailed drawings of proposed improvements must be submitted with your written request on proper forms. If proposed alteration affects the existing drainage patterns, the proposed drainage pattern must be included (written approval from adjacent homeowners is also required in this instance).
- 2) The BOD will review the request at the next monthly meeting. If approved, the Board will issue a letter of approval. If disapproved, a written explanation will be given. If a proposal is rejected, the applicant is free to request reconsideration, and is encouraged to present new or additional information which might clarify the request or demonstrate its acceptability. The BOD may then offer an alternative acceptable proposal. Formal written BOD approval, and if applicable, the appropriate township approvals and permits must be obtained, and they must be submitted to the WECA office, prior to commencement of work.
- 3) During construction, both the WECA BOD approval and township permits must be displayed so as to be visible from the street. Approval of any project by either the BOD or the Township does not waive the necessity of obtaining required approval or permits from the other. The BOD will not knowingly approve a project which is in violation of the Caln Township building or zoning codes.

GENERAL ARCHITECTURAL PROVISIONS – All subject to final approval prior to installation

DECKS – Decks must be no wider than the unit (inside the firewalls), and no deeper than 14', or the end of the shed. Decks must be kept maintained, and of a composite material color, or stained a color in harmony to the existing units. Color varying from brown, gray or white, must be approved prior to application. Railing height must be less than 42", and in accordance with township code.

HEDGES – Shrubbery or hedges may be used as an alternative to fencing. However, should the shrubs completely enclose your property; the lawn care becomes your responsibility, or you must clearly advise the office that you wish to have your yard cut, and allow open access to the yard crew on cut day. You are responsible for maintaining shrubbery and hedges as clearly defined in the rules and regulations.

MAINTENANCE (UNIT EXTERIOR) – We abide by the International Property Maintenance Code (2006), as adopted by Caln Township Ordinance 2008-5 (Amended 4-24-2008), for regulating the condition and maintenance of property, buildings and structures, and improvements thereon; providing standards for the conditions essential to insure that structures and properties are safe, sanitary and fit for occupation and use; and to assure a uniformly maintained community. Periodic random inspections are made on all units to ensure compliance. Any damaged exterior portion of the unit must be remedied, repaired or replaced within thirty (30) days of notification of violation, or fines will be assessed.

These violations include, but are not limited to:

- broken or damaged windows or doors, damaged screens
- broken or missing shutters
- missing or damaged shingles
- missing or damaged gutters or downspouts
- missing, damaged or hanging flashing, or firewall caps
- wooden siding peeling or curling, or visible holes
- excessive mold (large green or dark areas or prominent streaks on siding, stucco or shingles)
- unkept plantings, beds, gardens, shrubbery and hedges
- uneven & lifting sidewalks
- cluttered porches & decks, outside storage, hoarding

PRIVACY WALLS – Privacy walls, rear only, no larger than 6’ high and 8’ long or from the end of the firewall to the end of the shed may be considered in areas where your unit does not back up to the front of another court. Walls must be of composite material, or stained a color in harmony to the existing units.

SHEDS – Sheds are permitted in the community, but must first be approved as to size, material, color and placement, by the BOD. Colors of roof and siding must match the unit. Approval must be requested as outlined in Architectural Control & Design Regulations (Pg 1). Sheds in Phase 1 of the community (Ascot, Argyll, Appledore, Westbury, Astor & Bianca), must be in the same original footprint and style (brick surround, slanted roof) as sheds originally constructed with the unit. Maintenance of sheds falls under the same guidelines as the unit itself, and they must be maintained as such. Only (1) shed will be permitted per lot.

SIDING – Siding must be of the same type/style and remain in the same direction as originally constructed (i.e., vertical/horizontal). Wood siding may be upgraded to vinyl or aluminum, but aluminum siding must be maintained to avoid peeling of paint. Changes to the color of the siding must be to a color that already exists in the community, and must be approved prior to installation. All siding and stucco must be maintained to assure neat appearance. Peeling and or mold must be addressed timely.

GENERAL COMMUNITY RULES & REGULATIONS

BICYCLES & SCOOTERS – Many children play and ride bicycles in the Wedgwood parking lots. We are asking all homeowners and residents, to please remind your children, the parking lots are not playgrounds. Please have your children play in their own yard or in one of the common fields in Wedgwood. Remind children to be alert and aware of their surroundings while riding their bikes on the common streets. Playing in the streets is very dangerous, not only to the children but also to the many drivers who come in and out of Wedgwood, as well. Please remember, per PA DOT, all children under 12 years of age must wear a helmet, as operator or passenger. The use of grinders on bicycles is strictly prohibited.

BOARD MEETINGS – Board meetings are held monthly, the second Tuesday of the month, at 7:00PM. Homeowners are encouraged to attend. Meetings are not held in December.

BUSHES AND SHRUBS – Bushes and shrubs are the sole responsibility of the owner. They must be maintained to keep height under 6-1/2 feet, and not encroach upon adjoining neighbors’ property lines, common property, and/or sidewalks. If they run parallel to a sidewalk, they must be trimmed to keep the entire width of the sidewalk clear.

Bushes may not obstruct the vision of motorists making left or right turns from corner properties. Shrubs and bushes may not exceed (30) inches into intersection sight triangles or along township right of ways. Bushes and shrubs should be maintained in the spring and fall to keep them neat and clean. Any poison ivy growth, weeds, or seedlings, must be removed immediately to prevent spreading to neighboring properties, whether private or common.

The trimmings are not to be dumped in or at edges of the pond or marshes, in or along the edges of our wooded areas, on common grounds, or in the dense overgrowth bordering our property lines, or behind the line of shops in the front of the community.. Fines will be assessed to violators, without warning. All trimmings must be bagged and disposed of immediately at the Caln Township Building's collection site.

CAPITAL BUY IN FEE (CBI FEE) – On March 9, 2010, in an effort to work toward the future of our community, the Board approved the adoption of a Capital Improvement Fee for our community. The fee is assessed and collected at settlement from the Buyer. If you are planning on selling your unit, you are required to disclose this fee at sale. The fee is equivalent to the current annual assessment fee to eliminate the need to continuously change the amount of the Capital Improvement Fee over time. This CBI assessment will help to build our capital reserve, which will fund future projects to enhance our community.

CAR MAINTENANCE – Working on vehicles in Wedgwood courts is prohibited. The use of vehicle ramps is prohibited. Small repairs that can be completed in a single afternoon are allowed. No oil changes, fluid changes or repairs that may spill and/or damage the streets and/or community property, are permitted. No commercial detailing or car repairs are allowed.

CHILDREN'S TOYS AND PLAY EQUIPMENT – Please remind your children to not leave their bikes, scooters, toys, etc. on the sidewalks, in parking areas, or common grounds. We have had numerous thefts of bikes left outside unattended; unfortunately this is beyond our control, so please secure them inside when not in use.

Swing sets, outdoor gyms, sandboxes (portable covered only), trampolines, or the like are permitted only on owner's private lots, but must be maintained at all times. Liability for any/all injuries from use rests solely with the equipment's owner.

CLOTHES LINES – Permanent clotheslines are prohibited. Owners may hang clothes to dry, but lines have to be removed when not in use. We suggest use of folding clothes poles for ease of set up and dismantling. Please make sure that post holder is visible to lawn crew, to avoid damage to contractors equipment or your personal property.

COMMON GROUNDS USAGE – The front field (west side parallel to RT 30), and large fields adjacent to parking courts are available for use by all Wedgwood residents. Any owner wishing to use any part of the common grounds for picnics, barbeques, yard sales, must request permission prior to your event or gathering, by submitting a Common Grounds Usage Agreement form. This form is available on our website, or it can be mailed from the office. If the request is for a yard sale, the owner MUST display a copy of the approval form, along with required permit from Caln Township (no fee). This is to insure the authorities that approval was granted, and in an emergency, the owners contact information is readily available.

COMMUNITY ROOM RENTAL – The community room is available for rent 365 days a year on a first come basis. The fee for rental is very reasonable. Use of pool during your rental is an additional charge, and this charge will vary with the size of your party, as guest passes will be required, in addition to any additional lifeguard fees. This is a great way to save wear and tear on your home, and affords our owners the opportunity to entertain larger groups of family and friends. The room has been rented for business meetings, birthday parties, graduation parties, baby showers, wedding & anniversary showers, demonstrations, family reunions & holiday gatherings. Rental application is available on our website, or from the office.

COMPLAINTS & CONCERNS – All complaints or concerns regarding any matter in our community must be made directly to the office by email at - wedgwoodestates@verizon.net, or contact us through our website, at - www.wedgwoodestates.com. For owners without internet access you may contact us by phone at (610) 873-7208, or drop a note in the dropbox. We prefer all concerns are communicated in writing, with photos if possible.

CONTACT INFO – It is mandatory that all owners inform the office immediately of any change in contact information (phone, cell, email, etc), so our records are kept current and up to date in the event of an emergency.

We are attempting to keep all owners informed of events and happenings in the community by email and through the website as much as possible. If you do not have an email on file with the office, please make sure your contact

information is updated. There is a contact update form available for download on our website. Urgent matters are best emailed so all owners are notified as efficiently and quickly as possible.

CURFEW – Our community abides by Caln Township Ordinance 1999-2 (2-11-1999), Chapter 69, specifically;

S69-4 Curfew - "It shall be unlawful for any person under the age of 18 to remain in or upon any street, public place or establishment within the Township between 10:15 PM prevailing time and 6:00 AM prevailing time of the following day, except: In the summer, June 15 through September 15, 11:15 PM prevailing time and 6:00 AM prevailing time of the following day.

S69-6 Parental Responsibility - It shall be a violation of this chapter for a parent having legal custody of a minor to knowingly permit or allow such minor to be or remain upon any Township street, public place or establishment within the Township between the hours specified in § 69-4 above.

Curfew applies to all Wedgwood streets and common grounds.

DUES AND ASSESSMENTS – Monthly dues (assessments) are due on the 1st of the month. Unpaid dues at the end of the month are subject to both late fees and finance charges. Current fees are outlined in the Violation Fee Schedule attached (Schedule A). Statements of account are mailed monthly to every owner, after month end close. It is the owner's responsibility to make sure their account is paid timely, and any discrepancies are reported to the office within 15 days. If you are unable to pay your account due to financial hardship, it is your responsibility to contact the office to set up payment arrangements. Failure to do so will force further collection action, added legal fees to your account, and a lien being placed on your unit. Failure to pay after lien filing, may force sale of personal property to collect the balance due the association.

DRIVING ON COMMUNITY PROPERTY – No driving is permitted on community property. The operation of motorized vehicles of any kind, other than those hired to maintain lawns & common areas, shall be prohibited on any portion of common or private property, other than paved roadways or parking lots. Driving over curbs and sidewalks damages concrete work, and driving over lawns kills the grass and creates ruts. Repair of any damage to common or private property by vehicles, will be the responsibility of vehicle owner.

DROP BOX – There is a locked drop box on the left sidewall of the community center for owner and resident use to drop off payments, forms & correspondence. Contents are collected daily.

DUMPING – There is no dumping of ANY kind allowed on Wedgwood property. This includes any and all rubbish, old tires, trash, lawn debris & branches, Christmas trees, etc. DO NOT dump anything in or at edges of the pond or marshes, in or along the edges of our wooded areas, on common grounds, or in the dense overgrowth bordering our property lines, or behind the line of shops in the front of the community. Please do not empty trash or ashtrays from your vehicle into the parking lots. Please do not send your children to the bus-stop with disposable dishes. We must pay to have all trash and dumped items cleaned up. Fines will be assessed to violators, without warning. Violations are a finable offense (by both WECA and the township). All violations will be reported to Caln Township. Please help us keep our community clean.

DUMPSTERS, BAGSTERS AND PODS – Dumpsters, bagsters and storage pods are allowed on Wedgwood property. The WECA office must be informed in advance, of the placement and removal dates (30-day on site limit), and desired location of placement. If the office is not notified with this information, the dumpster, bagster or pod, will be towed from Wedgwood property at the homeowner's expense. Due to limited parking, and as a courtesy to your neighbors, placement of these items must be limited to one parking space, and cannot be a front row space, unless you park your vehicle in overflow spaces. Please confirm size of dumpster or pod with servicing provider, to assure it will fit in the single space allowed. Owner must be on site when delivery is made, to assure it is properly placed. Any damage to the parking space, court, or lot must be reported immediately, and the hauler will be responsible for repairs. If not reported immediately, the owner will be held liable for damages.

EMAIL CORRESPONDENCE – Email will be used for the majority of communications to the owners, if not mailed with monthly statements. Please be sure to update the office with any changes to your email address, so there is no delay in communications being received.

EMERGENCY – In the event of an emergency, our office is open Monday through Friday from 9AM to 2:00PM. After hours please contact the appropriate authorities, by dialing 9-1-1.

FENCES – Any fences installed without written BOD and township approval, will be removed by the Association, and any/all incurred costs of removal and property restoration, will be charged to the owners account. Homes built

with privacy fencing, backing up to the car dealership (Brighton Ct), the Rt 30 West businesses (Appledore Dr), and the junkyard (Ascot Ct), are the only lots exempt from the restriction, and all fencing must be maintained at all times.

FIELD USE – see common ground usage

FIREPITS & CHIMNEAS – Outdoor self-contained firepits and chimneas are permitted. Firepit or chimnea must be placed on your personal property, away from any structures, and adjoining neighbors properties. Fires are NOT permitted during drought or windy weather. Fires must be attended at all times. Fires must be extinguished before leaving area. After use of firepit or chimnea, ashes must be disposed of properly in an ash can or fire safe container, and disposed of with weekly trash pickup. Embers and or cooled ashes are not to be dumped on personal property or any common areas.

FIREWORKS - Fireworks are prohibited. Fireworks are dangerous and may cause serious damage to homes, personal property, and common grounds. They are also a real threat of fire. We understand some may consider fireworks fun, but please remember to be courteous to your neighbors with small children and/or pets. The loud noise can be very upsetting to small children, the elderly, and pets. Many surrounding areas offer free firework displays for your enjoyment. Sparklers are exempt, but please collect all wires and dispose of properly. Fines will be issued for violations, and the authorities will be contacted, with NO warning. Please call 9-1-1 and report any violators immediately, to assure the safety of your fellow homeowners, and protect our homes.

FLOWER BEDS, PLANTINGS AND GARDENS – Flower beds, plantings or gardens are prohibited on common property. Nothing may be planted within the Township right of way (along either side of Wedgwood Drive), or at street/court entrances as to block motorist vision exiting the entrances at corner properties.

Planting is encouraged on private lots, but must be maintained. Beds and plantings may not be overgrown or unkept. Beds, plantings and gardens must be clearly edged or defined, as to segregate from the lawn.

Major landscaping which would involve, but not be limited to, re-grading the lot/land/parcel must be approved by the BOD before any such modifications are undertaken. Proper drainage must be considered.

GAS, FUEL & COMBUSTIBLES – No unit is permitted to store any fuel or combustibles within the interior of the unit, or on front or rear porches. All fuel or combustibles must be stored in a secured shed. This is for the protection of your property as well as fellow homeowners.

GENERATORS – In the event of prolonged power outages, owners may feel free to use generators. However, please be considerate of your neighbors and only use the size generator you need to power necessities, and keep food from spoiling. Place generators as far away as possible from the bedroom windows of neighboring or adjoining units. Generators are noisy, and fellow homeowners already disgruntled by lack of normal conveniences may be trying to rest, or may have small children whose sleep is disturbed by the noise.

HEDGES – Hedges are permitted as a natural alternative to privacy fencing, as privacy fences are not permitted in Wedgwood. Hedges are the sole responsibility of the owner. Hedges must be maintained to keep height under 6-1/2 feet, and not encroach upon adjoining neighbors' property lines, common property, and/or sidewalks. If the hedge runs parallel to a sidewalk, they must be trimmed to keep the entire width of the sidewalk clear, with 8" setback from edge of walk. Hedges may not obstruct the vision of motorists exiting entrances at corner properties.

Hedges should be maintained regularly in the spring and fall to keep them neat and clean. Any poison ivy growth, weeds and tree seedlings, must be pulled regularly, to prevent spreading to neighboring properties, whether private or common.

The trimmings are not to be dumped in or at edges of the pond or marshes, in or along the edges of our wooded areas, on common grounds, or in the dense overgrowth bordering our property lines, or behind the line of shops in the front of the community.. Fines will be assessed to violators, without warning. All trimmings must be bagged and disposed of immediately at the Caln Township Building's collection site.

HOME BUSINESSES – Any home-based businesses must be compliant with township and state laws. No home-based business will be permitted daily use of parking spaces, as they are reserved for owners and residents.

HUNTING & TRAPPING – Hunting and trapping is prohibited on near Wedgwood property. This includes the use of dangerous traps or weapons, including but not limited to – traps, pellet guns, dart guns, air guns, bow and arrow,

cross bows, guns, rifles or the like. Trapping of nuisance animals is permitted provided the owner/resident complies with township and state laws for capture and release, or hiring of an expert for removal.

INSPECTIONS (WALKAROUND PROPERTY INSPECTIONS) – The WECA BOD conducts periodic walk-arounds to inspect common areas and maintenance of properties within Wedgwood Estates. Many homeowners have requested this be done on a regular basis, due to issues they are becoming aware of in their own courts, and the desire to clean up our community. All homeowners will be notified of any issues with their property. Deadlines will be given to remedy, and fines will be assessed for non-compliance.

KEROSENE HEATERS – The use of kerosene heaters for space warmth, is strictly prohibited. Smell emanates to adjoining units, and they present a serious threat of fire. When choosing a space heater, there are many safe options available. No space heaters are to be left unattended. If leaving your home, the space heater must be powered off.

LAWN CARE –

- Weather permitting - lawn care cutting begins at 8 AM on Thursdays (or in the event of rain, the next available day)
- All items must be removed from yards on lawn care days. All lawn furniture, lawn ornaments & lights (not in planting beds), kiddie pools, yard toys & games, sports equipment-badmitton/volleyball nets, horseshoes, trampolines, play houses & equipment, bikes, gardening supplies, hoses & sprinklers, pet stakes, and the like, must be moved to allow the lawn care crew to properly cut our lawns. If these items are left in your yard, the lawn care crew will not move them to cut. This may result in your lawn not being cut or being partially cut. Damage to any items left in your yard is at the risk of the owner or resident.
- Due to the size of the lawn equipment, yards with a lot of furniture, planted beds and/or gardens, may be trimmed with a weed wacker as the lack of free lawn space inhibits use of larger mowing equipment.
- Planted beds must be edged or clearly defined with mulch
- If an area on your lawn is not to be cut – please rope or stake off the area no later than 6PM on Wednesday
- Flowers must be in flower beds or clearly marked off with rope.
- Any damage issues must be reported to the WECA Office within 48 hours of lawn cutting.
- WECA and/or landscaper are not responsible for any owners and/or residents belongings, or damage by mowers or weed whackers for failure to comply with the above
- Inaccessible areas will not be cut. If your yard is enclosed by hedges or shrubbery, you must afford access to the property. If gated, you must prop gate open, the landscaper will not open gate to cut.
- If you do not want your lot cut, you must notify the office by 2:00 PM on Wednesday at the latest. Owners who prefer to maintain their own lots are kept on a cut list, which is updated regularly. No changes are made to this list without written notification from the owner.

LEAVES – Fall leaf cleanup is mandatory. Notices are sent to all owners and residents advising the date leaves are to be raked or blown to the curb for collection. Bagged leaves will not be picked up by our WECA contractor, and the owner must transport to the Caln Township building collection site for disposal. Owners who do not comply with cleanup deadline will be fined. It is not fair to the owners who clean their yards to have leaves from other areas blow into their maintained yards.

LITTER – Please ask your children to dispose of their trash properly. Please do not send your children to the bus-stop with disposable dishes. We cleanup a lot of litter; around the basketball court, the pool entrance, at bus-stops, and from ice cream truck visits. On trash day, if you see any loose items on the ground while retrieving your cans, please pick them up. We must pay extra to collect this trash in order to keep our community clean.

LOITERING – Do you know where your children are? There have been many complaints about young children and teens, loitering near street corners, on/near PECO transformer boxes, near Verizon and Comcast service boxes, and standing or walking down the center of Wedgwood Drive. Please remind the children of the township curfews, and ask them to not tamper with any equipment in the community. It costs us all money to repair.

MAILBOXES – Mailboxes are the property of the US Postal Service, and all owners and residents are prohibited from posting flyers, literature or propaganda on the boxes or posts. WECA will report all violators, and violators will be fined by WECA and the USPS.

Children tampering with mailboxes is prohibited. Mailbox locks have been changed due to sticks or objects being jammed in the locks. Sticks and trash have been jammed in the outgoing mail slots. Each time a lock has to be changed on the mailboxes, the Post Office charges a \$25 fee, to the homeowner. Please be advised, tampering with

a mailbox is a Federal offense, and the police should be contacted should someone be seen tampering with the mailboxes.

Report mailboxes in disrepair to the office. The Post Office is responsible for routine maintenance of the boxes, posts and pads, and we will contact them to schedule necessary repairs.

NOISE – We have a no tolerance policy for noise disturbances. Loud parties, loud music, fighting, screaming, and the like, are not fair to homeowners and residents who are trying to relax, that have infants or young children who nap, or those who have different work schedules, and need their rest. Please be courteous to your neighbors.

NOTICES AND FLYERS – The WECA office sends periodic notices with your monthly statement. These notices may be for upcoming social events, community news or community wide cleanup efforts (litter cleanup, leaf cleanup, storm cleanup, etc). We attempt to allow as much time as possible for each owner to plan to participate on the stated community clean-up dates. If a homeowner chooses not to participate on the stated date of the community cleanup effort, then the stated clean-up duties must be completed within (15) days of the scheduled event date. If the required cleanup is not completed by that date, fines will be assessed monthly until duties are completed. We encourage all owners, in light of the “no yard debris” pickup adopted by Cain Township, to participate while our community contractor is on site to haul the debris. Landlords are responsible for notification of their tenants, and compliance therewith.

PARKING – All owners are entitled to park ONE car in front of your home and additional cars must be parked in overflow parking away from the front spaces. There are no designated parking spaces and no owner has the right to a particular space. Be courteous to your neighbors and make sure all of your visitors and guests use overflow parking. No numbering of spaces has been approved, ANY marking of spaces is prohibited.

Owners on Nancy Lane, Bianca Circle or Delphi Court must park a minimum of two vehicles in their driveways before parking in the street. Owners requiring the use of parallel curb parking for a third vehicle, must refrain from parking at the end of adjacent owners driveways, as to not block entrance or exit from their lot. Curb parking for owners who have deeded driveways is open to all residents and visitors. Just because the spot is in front of your home, it does not mean that it's your deeded space. Owners who park on the street parallel to the curb, please be aware of the inability of emergency vehicles to gain clear access when the street is lined with parked vehicles, park all vehicles to the same side of the street to allow easy access. Curb parking is available for periods of less than 24 hours at a time. If parking your vehicle for an extended period (vacation, illness, etc), the vehicle must be parked in your driveway.

No parking is permitted in the lawns, whether on private lot or common ground.

Corner curbs and all entrances must be free of parked vehicles, whether marked “no parking” or not, to allow emergency vehicle access. Fire trucks need space to make a wide turn.

Owners who park recreational vehicles in their deeded driveway, are not to park on the street. If the recreational vehicle is taking space you need to park cars, it should be parked off-site.

All residents must park on their own courts, where their physical address is located. We understand parking behind or to the side of your property could be more convenient at times, but please remember, it is unfair to the residents who live on the other courts. Spaces at the rear of some properties must be used to afford that court adequate parking for its own residents and visitors, to place snow mounds on common space, and enable ease of entry by emergency vehicles.

No owners may park in designated “no parking” areas. These areas are clearly marked either “no parking” or by yellow curb paint.

Handicapped owners, who have applied for and received permanent handicapped plates from the state, will be afforded a handicapped parking spot, as close as feasibly possible to their unit. If unit owner requires a ramp, a written request must be submitted to the office before placement, with specifications clearly defined. No permanent ramps will be permitted, and the maintenance, clearing and liability of the ramp rests solely on the owner.

Parking of motorized vehicles of any kind, is prohibited on any portion of common or private property other than on paved roadways or parking lots. Covered vehicles may not be stored in common parking lots or courts.

Motorcycles may not be stored in common parking lots or courts during the off-season, and must be stored off-site.

All cars in our parking lots must bear current PA state inspection and registration stickers, and must be in running order. Any vehicle leaking oils or fluids must be immediately removed to prevent damage to asphalt surfaces.

No recreational vehicles, including motor homes, boats, campers, trailers, or the like are permitted in any parking space, overflow area, common ground, private yards or lawn area. Recreational vehicles are permitted in deeded driveways, but must be behind the face of the unit, and a minimum of 20 feet setback from the curblin. These items must be maintained, covered, and cannot be used for outside storage of items.

No commercial work vehicles or work equipment, including: heavy trucks, lawn equipment, construction equipment, utility trailers, or the like, are permitted to be parked in the common lots, courts or streets, or private drives.

Illegal vehicles will be stickered, and if not remedied or moved by date noted on sticker, will be towed without further notice. Cars will be towed by Daryl Fling Towing @ (610) 383-6362. Payment will be due direct from the owner to release the vehicle.

PETS –

- Pets must be under control at all times and/or on a leash. Pets may not be left free to roam.
- All dogs must be properly licensed.
- Pets may be walked only on your unit's lot, or on common property, away from buildings and recreational facilities.
- Pet owner shall immediately pick-up pet waste, place into a closed container or tied bag and dispose of properly in a sanitary manner, in your own personal lidded trashcan. This applies whether you walk your dog on common ground, or if your dog eliminates in your yard. This is a Caln Township law.
- Owners shall restrain and prevent their pet from urinating upon a fellow homeowners' private lots, property, vehicles, trash containers, and other objects.
- Urine & fecal odors emanating from your yard must be limed regularly, using lime and water spray to remove any odors. If you leave your pet eliminate solely in your yard, you are required to be diligent to prevent odor from occurring. Odors are present year round.
- Owners shall leave their animals indoors when away from their unit. Outdoor housing of pets is prohibited. .
- No animal shall be leashed, tied or chained to any stationary object on or within reach of common property or adjacent lots. Pets may not be tied or chained for an extended period of time.
- Continually barking dogs, whether indoors or outside of a unit, shall be considered a nuisance, and is prohibited.
- Cats should be kept indoors and not free to roam. Feral cats and cats using flower beds as litter boxes are a nuisance to fellow owners.
- Animals on the grounds of a unit other than their own, may be considered a nuisance by the unit owner.
- No chickens, hens, fowl or livestock of any kind are permitted to be penned, raised or maintained on private or common properties
- Each homeowner has the right and responsibility to report uncontrolled and/or nuisance animals in Wedgwood Estates to the Animal Control Officer, Caln Township.

POOLS (KIDDIE & PRIVATE) – No private pools (quick-set inflatable top ring or pvc framed) are allowed in Wedgwood. Kiddie/toddler pools are permitted, provided the pool sides are no higher than 18", and pools are drained and removed from yard daily. The community pool is available to all owners and residents of Wedgwood, and their guests. Membership applications are available online or from the office, and are mailed to owners each spring before the pool opens for the season. Detailed rules and regulations apply to use of the community pool. These rules are distributed, along with a Release of Liability (both requiring signature of acknowledgement and acceptance) to all pool pass applicants. They were adopted to protect every owner and resident in Wedgwood, as well as the applicant and their guests who enjoy the amenities.

POND & BEAVER CREEK RECREATION AREA – Due to the large number of homeowners and/or residents in our community, WECA has implemented the following rules so that all who visit our recreational pond, and the Beaver Creek waterway may enjoy the areas:

- **ACTIVITIES** - our recreational pond area supports many activities: walking & hiking, boating, fishing, picnicking, bird watching & nature observation
- **NATURAL FEATURES** - the Wedgwood Pond & Beaver Creek Recreation Areas boast two unique bodies of water. The Wedgwood Pond is a 10-acre man-made pond with a maximum depth of ~8-10 ft. The pond was enlarged from the original farm pond on site, in 1977. It was created to enhance our community by offering a unique recreational area, while affording spring water free flow from the Ascot marsh through to Beaver

Creek. The Beaver Creek is ~6 ft at deepest area near the pond outlet..

- **BOATS** - we permit only rowboats, canoes, kayaks, paddleboats and the like; small portable electric motors are permitted; NO petroleum motors allowed. Motors are limited to 3 HP at trolling speed no greater than 5MPH. Boats must be carried down to pond area, and removed by foot. Vehicle traffic on common ground is prohibited.
- **DOGS** - All dogs must be leashed. Dog feces must be removed immediately from all common areas including waterfront, trails, and wooded areas. Dogs must be prevented from threatening and or chasing the waterfowl. Dog owners are prohibited from wading or swimming their dogs in the pond within 100 feet of waterfowl.
- **DRAINS & OUTLETS** - the drain at the north end of the pond is monitored by the HOA and the township. The area of the pond that lies within 100 feet of the outlet dam shall be closed to ALL fishing. Fishing lines cause clogging of the outlet, which has to be maintained and free-flowing. Anyone caught tampering with the drain outlet faces stiff WECA and township fines, and tampering may result in closure of the recreational pond. Water must flow freely through the drain at all times.
- **ENTRY**- remote walk-in (only) entry may be made from Westbury Court, Astor Court, and Bianca Circle. Please do not walk through owners' private yards. Most end units ~15 feet minimum from the side of their homes.
- **FISHING** - a PA Fishing License is required for the pond, as well as for Beaver and/or Valley Creeks, which are stocked for the fishermen. WECA has stocked the pond with algae eating carp, and will be increasing the stock as needed for algae control. The carp, if caught by fishermen, must be immediately released, or violators will be fined without notice.
- **ICE/WINTER RECREATION** - Fishing through the ice, from the ice, or from any object supported by the ice is prohibited. No ice skating or ice hockey is allowed. WECA does not inspect thickness of ice, nor do we permit any activities on the surface during the winter months.
- **SWIMMING** - no swimming is allowed
- **TRASH** - We invite our owners and residents to use the pond, but require that all persons enjoying the recreational area keep it clean, and take their trash home with them. Please be sure to remove all trash, hooks and tackle from the area to protect wildlife and fellow residents from potential injury. While boating, if trash or debris is found in the water, we appreciate all residents' help in removing the trash and/or debris, and placing it out for weekly trash pickup. As the association does not own a boat, we have no access to cleanup the floating and/or submerged debris.
- **WILDLIFE** -
 - DUCKS - Do NOT disturb or chase the ducks. There are several ducks residing in the pond area that are on the list of protected species.
 - GEESE - Refrain from feeding the geese, this draws the geese toward the homes and creates issues for owners that back up to the pond area.
 - SWANS - Do NOT disturb or chase the swans. The swans chase the geese, and the swans are an integral aid in helping to rid geese and contain algae growth.
 - TURTLES – Snapping turtles have been spotted in the pond, some are very large. Please caution your children of the danger of approaching or playing with the turtles to avoid injury to your child.

PROPANE TANKS – Some units are equipped with propane powered appliances. While we cannot dictate power choice of owners or residents, we will enforce that tanks are maintained and inspected properly. Tanks should be inspected on regular intervals, and any required maintenance or replacement must be addressed promptly.

RECREATION COURTS (BASKETBALL, TENNIS, ETC) – These courts are to be used for their intended purpose only. No children are permitted to use these courts for skateboarding, bike ramps, roller blading, or any other alternate activity. Courts close at dusk, no matter the curfew. These courts back up to homes, and playing on the courts after dark is prohibited. Owners or residents who use the courts are required to cleanup their belongings and any trash they generate during use of the amenities.

RECREATIONAL VEHICLES – In accordance with Caln Township Ordinance 1975-3 (6-30-1975), Chapter S151 - No motorized recreational vehicles of ANY kind, are permitted to operate on any Wedgwood private or common property. This includes dirt bikes, ATVs, dune buggies, go-karts, snowmobiles, and the like.

No recreational vehicles, including motor homes, boats, campers, trailers, or the like are permitted in any parking space, overflow area, common ground or in private yards. Recreational vehicles are permitted in deeded driveways, but must be setback the greater distance of; (1) behind the face of the unit, or (2) twenty (20) feet from the curbline. These items must be maintained neatly, covered, and cannot be used for outside storage of items.

POOL – The pool is open daily during the summer from 12-8 PM. Season passes for owners and residents are required for entry. Guest passes are required for all guests. Purchase of all passes is made directly from the office. Lifeguards will not sell passes at the pool, nor will they permit admittance without valid passes. Pool applications are mailed in the spring to all owners and residents, and are available on the website for download.

When enjoying use of the community pool, please be respectful to Nancy Lane residents, keep noise to a minimum, and park on pool-side only. Please report any suspicious after hour activity to the office, with photos, so trespassers can be held accountable for any damages.

RENTAL UNIT POLICIES –

- a) A Unit Owner may lease his unit only pursuant to a written Lease, a copy of which shall be supplied to the Wedgwood Estates Community Association (WECA) prior to occupancy by the tenant, along with all other required rental documents as detailed in this section.
- b) No Unit shall be rented for transient or hotel purposes or in any event, for an initial period of less than six (6) months and no unit may be occupied by more than the number of persons defined by local ordinances.
- c) No unit owner shall lease a unit other than on a written lease specifically stating that “*Lessee(s) acknowledges, represents and warrants that they have received, read, and will abide by the Declaration of Covenants, Easements and Restriction, the By-Laws and all polices, rules and regulations pertaining to WECA, as well as local laws and ordinances. Lessee(s) also understands the same may be changed from time to time.*”
- d) The full responsibility for assessment and fees rests with the owner, whether the fees are incurred by the owner or the tenant. Owner is responsible for collection and payment of any fees charged to the unit account as a result of tenant violations
- e) As property owners, landlords are responsible for making sure their tenants adhere to community rules, regulations and township codes. You are required to provide a copy of these rules and regulations to your tenants, and to assure their compliance with them. As the owner, you will be assessed fines for tenant violations. Failure to provide the information to your tenant will not waive any applicable fines assessed. Fines will be assessed to the property owner for tenant non-compliance.
- f) Landlords are responsible for communicating notices and flyers distributed periodically, to assure their tenants are complying with them. Fines will be assessed to owners for noncompliance by their tenants.
- g) The tenants will have full rights to the use of all recreational facilities. Association dues must be current.
- h) Tenants are guests of the homeowners and are encouraged to attend Board and Committee meetings, though they may not vote.

RENTAL DOCUMENTS – The WECA office must have copies of the following documents on file if you intend to rent your property. This information must be kept on file for presentation on demand from Caln Township for all rental units:

- Owner’s full names (from deed), permanent mailing address, phone number, cell number (emergencies) and email address
- copy of the rental lease agreement (monetary amounts and social security numbers may be concealed)
- current full names of all tenants (including children), phone number, cell number, and email address
- current Caln Twp Occupancy Permit
- homeowners insurance (owner) - declarations page or certificate of insurance
- renter’s insurance (tenant) - declarations page or certificate of insurance

SAFETY & SECURITY – If you see suspicious activity in the common areas, courts, streets, or on a neighbor’s property... please contact 911 & report it. Caln Township Police will investigate. Don’t be afraid to call and ask to remain private. The officer will not come to your house, and will respond back by phone. Many of our owners kindly assist us with neighborhood watch... help us keep our community safe.

SEASONAL DECORATIONS – All seasonal decorations must be removed within (30) thirty days of the holiday. No decorations or personal items of any kind are permitted on common ground.

SEWER LINES – The association has no authority over any sewer lines in Wedgwood. Any issues with sewer backup must be addressed with Caln Township. If you are experiencing issues with your lines, please call the township at (610) 384-0400, to request immediate inspection of the sewer main. They will discuss the results of the inspection with you and advise whether the problem is located in the main, or in your personal deeded line. Sewer and water line repair coverage is reasonable and offered through your water service provider, but does not cover backup damages. Sewer backup damages are not covered under most homeowner insurance policies unless you specifically request the endorsement to your policy.

To prevent common sewer line issues, refrain from pouring cooking grease down your sink, and assure no cleaning rags are flushed inadvertently. If you have trees near your lines, use root deterrent to keep tree roots from blocking your lines.

SHEDS – Sheds are permitted in the community, but must first be approved as to size, material, color and placement, by the BOD. Colors of roof and siding must match the unit. Approval must be requested as outlined in Architectural Control & Design Regulations (Pg 1). Sheds in Phase 1 of the community (Ascot, Argyll, Appledore, Westbury, Astor & Bianca), must be in the same original footprint and style (brick surround, slanted roof) as sheds originally constructed with the unit. Maintenance of sheds falls under the same guidelines as the unit itself, and they must be maintained as such. Only (1) shed will be permitted per lot.

SHRUBS, BRANCHES & YARD DEBRIS – When trimming shrubs and branches on your property, trimmings, branches, and debris must be disposed of properly. All yard waste must be hauled to the Caln Township building, and placed in their collection bins at the rear of the building.

The trimmings are not to be dumped in or at edges of the pond or marshes, in or along the edges of our wooded areas, on common grounds, or in the dense overgrowth bordering our property lines, or behind the line of shops in the front of the community.. Fines will be assessed to violators, without warning. All trimmings must be bagged and disposed of immediately at the Caln Township Building's collection site.

SINKHOLES – Sinkholes have appeared in our community, and can open up suddenly without warning. Most holes appear in the open spaces, where limestone bedrock is eroded by water from heavy rains, especially after harsh winters. Please watch for depressions that enlarge, or holes that appear suddenly after heavy rains. Report any areas of concern to the office immediately so we can mark the area, and notify the contractor to remedy. If sinkholes appear on your lot, please have the hole inspected by a reputable contractor to prevent damage to your structure and make your adjoining neighbor aware in case the area has enlarged underground and is not visible.

SKATEBOARDING – Per Caln Township Ordinance 1987-7 (10-13-1987), Chapter 132, skateboarding is prohibited on community property, including sidewalks, streets, courts, recreational courts, and parking lots. Fines will be imposed by both WECA and Caln Township.

§132.2 Prohibited Acts - *No person shall use, operate or ride upon any skateboard in any public park, tennis court, public parking lot, public parking garage or public sidewalk or upon any street or other public property, except for public skateboard facilities and publicly sponsored or authorized skateboard events, within the corporate limits of Caln Township. Further, no person shall ride, propel, push or otherwise operate a skateboard upon any private parking lots within the corporate limits of Caln Township. Further, no person shall ride, propel, push or otherwise operate a skateboard upon any private property without first obtaining the written consent of the owner of such private property.*

SOLAR PANELS – Solar panels are permitted, but must be installed on homeowners main roof (not overhangs, awnings or decks), and must be installed by a licensed contractor. Any wiring must be in conduit, and match the unit to obscure visibility. Plans for installation must be submitted for approval, prior to installation.

SOLICITING – There is absolutely NO SOLICITING allowed in Wedgwood Estates. We are a privately owned community. The entrances are clearly marked no soliciting. If the solicitor does not leave our property when asked by an owner, call the police and they will remove them. Permit in hand or not, If we ask them to leave they have to abide by the rules for our community, or risk losing their permit to solicit in the township.

SPEED LIMITS – Please follow the posted speed limits when driving through Wedgwood Estates. The speed limit in Wedgwood parking lots is a **maximum of 10 MPH**, at all times, whether posted or not. There are many children in the community and we would hate to see any of them hurt. Children may not stop to look when chasing their ball, and they ride their bikes freely in the courts.

SNOW REMOVAL – Owners are responsible for clearing their own sidewalks, porches, patios and decks. Owners are also responsible for clearing their own cars, and parking spaces.

Every snowfall, storm or ice event is unique. The board appointed contact and the contractor confer to discuss each storm event, to assure the best application and the most cost effective methods are employed. In most storm events, the following snow removal procedure is followed:

- The first pass of the plow will remove snow from the roadways in a driven pathway, to allow access for emergency vehicles, and entry or exit from the courts. This may be done with a larger plow to move the most volume of snow as quickly as possible
- The second pass of the plow, will clear more of the plowed pathway, and begin to clear sharp angles and backplow out areas where vehicles are not parked, and clear closer to the rear of parked vehicles
- During heavier snowfall, the contractor may use bobcats to clear as many spaces as possible. The first pass of the bobcat is with the snow pusher bucket, to aid in clearing snow closer to the rear of parked vehicles. This bucket pushes a larger volume of snow most efficiently, and cannot clear individual spaces, only larger areas. The second pass with the bobcat, will be with the normal bucket, which allows scoop and transfer removal from spaces. The contractor will clear spaces where cars have been moved, while they are in the court.
- Parking spaces will NOT be shoveled by the contractor. Spaces are cleared by the bobcat, only if the storm size dictates, and the owners come out to move their vehicles, while they are in the court with the bucket.

With every snowfall, storm or ice event , we ask all owners and residents to follow the following guidelines to help in faster and more efficient snow removal:

- Do not park near entrances to courts, leave the first couple spaces near the entry empty, so the plows and snow removal equipment can easily enter and exit the lots
- The plows will try to pile snow on common grounds. Leave spaces available for plows to access these areas, so they can remove all snow from the paved areas, and push back enough to allow for upcoming storms
- Condense parking to allow the plows to more efficiently clear the lots in a single pass through the community
- Owners are requested to move their cars before the second pass of the plow. As the plow comes through your court the second time, move your vehicle as directed by the contractor.
- The contractor has been instructed NOT TO shovel between cars, if your car is not moved when the plows come through, spaces will not be cleared, and you will have to shovel. Please be courteous to your neighbors, if they went outside, and took the time to move their car, or shoveled the spot, you know you didn't clear it, don't take the spot. You would expect the same in return.
- Do not put trashcans, chairs or other objects in the lot to save your space, the plows must maneuver around them, or move them to plow, which takes time and costs money

STORM DRAINS AND GRATES – Storm drains and grates must be kept clear to assure proper drainage, and prevent flooding. Please keep children from throwing items into the grated drains, and outlets. Keep children away from, and from tampering with basin drains, as holes must remain open to assure drainage.

STREET LIGHTS – All street lights, including poles along Wedgwood Drive, are owned by our community. Each pole is numbered. In the event of an outage, please contact the office with the pole number(s), and a contractor will be contacted for repairs. Some courts have numerous lights, and if a single pole is out, we will wait until another pole is out to contact the contractor. This is to assure the best pricing, as a minimum charge applies for each service call, and repairs are expensive. In courts where there is minimal lighting (single dual lamp pole), the contractor will be requested to repair immediately, first appointment slot available.

TRASH –

- Caln Township provides once per week trash pick up. Trash collection is on Thursday mornings. Cans must be placed on the pavement, along the curb line in front of your home, not on grass or lawn areas. Please be mindful of your neighbors, mailbox access, and general surroundings when placing your cans at the curb for pick-up. Placement of the cans is dictated by the township, and will be updated periodically to comply with code.
- Trash should be placed at the curb no earlier than 6:00 pm or dusk, whichever is earlier, the night before collection. Empty trash containers must be removed from the curb on the day of trash collection. If you will not be home, please make arrangements with a neighbor to collect them for you.
- Holidays, snow storms or contractor equipment problems may delay the trash collection a day in certain areas. For information relating to holiday or weather related delays, please visit the Caln Township website. If the schedule should change due to delays, the same rule for the timing of placement of trash by the curb applies.

- If you should have an instance where trash or recyclables were missed on a regular collection day, please contact the township at (610) 384-0600 Ext 3, prior to 10am the next day to schedule the hauler to return.
- Residents may put out up to 130 gallons of trash each week. The contractor will pick-up **ONE** bulk item such as a chair or sofa each week.
- Both trash cans and recycle bins must be clearly marked with your unit number. Cans that are not removed by the morning after trash pickup will subject owner to fines. Unmarked cans will be disposed of.
- When collecting your cans, please be aware and pickup any loose trash, please help keep our community clean.
- All trash should be disposed of in lidded trash receptacles, in tied or cinched closed bags. Do not place loose bags (plastic or paper), at the curbs. They attract critters (cats, raccoons and skunks) that get in the trash creating a lot of litter. If your containers are full, and you must place any bags at the curb for pickup, darker bags, tied or cinched closed deter some wildlife (crows & geese) from seeing into the bags, cutting down on the amount of torn open bags. If your bag has been torn open, it is your responsibility to clean it up.
- All recycling must be placed in the recycling cart provided by the Township. For additional information on items which should be recycled and placed in your recycling cart, please visit the Caln Township website.
- Electronics – Electronic equipment such as computers, laptops, monitors, printers and televisions, will not be collected (PA State Law). DO NOT put electronic equipment at the curb for pick-up. You are responsible for recycling these items. Collection and drop-off locations can be found on the Chester Cty Solid Waste Authority website at, chestercountyswa.org.
- Yard Waste - the trash haulers will no longer pick-up yard waste, DO NOT put at the curb for pickup. Yard waste includes; yard trimmings or clippings, weeds, leaves, sticks, branches, limbs and garden waste
- Dumping - Even though yard debris is biodegradable, it is prohibited to dispose of yard waste in the common areas and/or the surrounding marshes and woods (see DUMPING). It creates overgrowth that our association is required to clear and maintain. Any/All yard waste, is to be taken to the township disposal site, and placed in their collection area at the southeast corner of the township building property. There is no charge for disposal. Violations are a finable offense (by both WECA and the township). All violations will be reported to Caln Township.
- Do not burn trash or yard waste. Burning is prohibited.
- Landlords are ultimately responsible for tenants complying with our governing documents and rules.

TREES – Trees must be trimmed to allow a (6) ft ground elevation for lawn care, or in the case of natural privacy screens, (1-1/2) ft elevation for weed trimming. Trees must be trimmed to an (8) ft elevation above all sidewalks and (14) ft elevation above all roadways.

The trimmings or branches are not allowed to be disposed of, or dumped in basins, marshes, or wooded areas. Fines will be assessed to violators, without warning. All trimmings must be bagged and disposed of immediately at the Caln Township Building's collection site.

Owners and residents can also take advantage of one of the chipping programs run through the township in the spring and fall (the WECA office will be glad to help coordinate pickup points, just give us a quick call). Details of the chipping program, and guidelines to follow, are available on the Caln Township website.

UTILITIES - CABLE, PECO & VERIZON BOXES – Please keep children away from all utility boxes. If you notice any boxes in disrepair, please call the office with type and location details, and we will contact the provider to arrange for repair or replacement.

VEHICLE VIOLATIONS – The WECA office performs a routine sweep of the entire community regularly, and will sticker any/all vehicles that are in violation or deemed inoperable. Notification stickers are logged in the office for follow-up, and vehicles will be removed, at owners expense, if not made compliant by date noted on sticker.

Illegal and/or vehicles in violation will be towed by Daryl Fling Towing @ (610) 383-6362. Payment will be due from the owner to release the vehicle. Unclaimed vehicles will be junked or scrapped by the towing company if not claimed timely.

No motor vehicle may be stored or maintained at any time in the community, unless that motor vehicle bears *both* a current PA state inspection & emission sticker, and a current PA state registration plate.

No inoperative motor vehicle shall be parked, kept or stored on any premises, including private driveways, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

No motor vehicle shall be repaired in the parking spaces, lots or courts, except for minor repairs, which are defined as such work that can be completed within (24) hours of the time when such repairs are commenced. No oil or fluid changes are permitted. Any vehicle visibly leaking oils or fluids must be immediately removed to prevent damage to asphalt surfaces.

Storage of pleasure vehicles, which include but are not limited to motor homes, boats, campers and trailers, are prohibited on common property, parking lots, streets and courts.

Any motor vehicle left in any parking area of the community for a period of (30) days un-operated, shall be considered abandoned, and be towed at the owners expense.

No driving is permitted on community property, or private lawns. The operation of motorized vehicles of any kind, other than those hired to maintain lawns & common areas, shall be prohibited on any portion of common or private property, other than paved roadways or parking lots. Driving over curbs damages concrete work, and driving over lawns kills the grass and creates ruts. Repair of any damage to common or private property by vehicles, will be the responsibility of the vehicle owner.

WATER LINES – The association has no authority over any water lines in Wedgwood. Any issues with water lines breaking or leaking must be immediately reported to PA American Water. If you are experiencing issues with your lines, please call the service provider 24/7 at (800) 565-7292, to request immediate inspection of the water line. They will discuss the results of the inspection with you and advise whether the problem is located in the main service line, or in your personal deeded line. Sewer and water line repair coverage is reasonable and offered through your water service provider.

To prevent structural and land issues, water must be turned off, and lines repaired promptly. Free flow of water may cause flooding and sinkholes, along with damage to adjoining homeowner and common property, resulting in added expenses to the owner of the lines.

WEBSITE –

Please check the website at - wedgwoodestates.com, for any updates on community news, events or guidelines.

VIOLATIONS & FINES – Please be respectful to the community, and your fellow homeowners and neighbors, by following the rules & regulations and guidelines in this handbook. WECA reserves the right to address any infraction and charge the homeowner accordingly. We are asking all residents to assist us in making our community the best it can be, by reporting all areas in need of attention or any possible violations to the WECA office, in writing, attaching dated photos if possible. Send your information to – info@wedgwoodestates.com

- Complaint – Complaints of a violation may be made by any association member to the WECA office, in writing, with dated photos.
- Remedy – The complaint will be verified by inspection or review of photos submitted, and action will be taken to notify the homeowner of the violation, the required steps to remedy, and a deadline for doing so. Failure to remedy timely will result in fines. Repeat offenses will be fined without notice, as outlined in the Violation Fee Schedule (Schedule A, attached).

FINES & PENALTIES – In case of violations or failures to correct violation, the Board shall impose a fine. Fines will be included on monthly assessment statement, and collected as such. Interest and late fees will apply. Failure to remedy violations and repeated offenses may be referred to an attorney for further action, at the cost of the homeowner.

SCHEDULE A -- FINES & PENALTIES – all fees apply per occurrence

This schedule will be reviewed periodically by the WECA Board of Directors and be adjusted as needed

Violation Type	Warning	First Offense Fine	Repeat Offense Fine	Failure to Remedy Fines & Costs
Rule Violation – not otherwise listed	N/A	\$25	\$50	\$50 monthly
Pet Violations - All	one	\$25	\$50	per occurrence, Township reported
Failure to pay dues & assessments (monthly fees)	one	\$20	\$20	\$20 monthly, plus any Lien Fees, Legal Fees & Court Costs
NSF Fees- returned checks	none	\$25	\$25	All legal fees
Lien Filing Fees	30 day	\$100	\$100	\$100 filing fee, plus any Lien Fees, Legal Fees & Court Costs
Architectural Control & Design	one	\$50	\$50	\$100 monthly
Leases & Rental Policy	one	\$25	\$50	\$50 monthly
Pond Drain – tampering	None	\$100	\$100	per occurrence, Township reported
Fishing- Algae Eating Carp	None	\$100	\$100	per occurrence, Township reported

Architectural Control & Design, Building Alterations - Once a repair has been made within the 30-day requirement, and after re-inspection of the property, the violation will be considered null and void, confirmation will be made in writing from the WECA office.

Pet Violations - Owners of pets are fined per occurrence. Pet owners will receive a warning for first violation, and fines thereafter. All reported incidents will be submitted to Caln Township and the Police Department.

IMPORTANT CONTACT INFO –

Emergency or Crimes In Progress – 911

Animal Control Officer (Wildlife) – PA Game Commission- Chester County – (610) 926-3136/3137

Police- Caln Township – (610) 383-7000 (non-emergency)

Sewer – Caln Township – (610) 384-0600, Ext 139

Trash & Recycling – Caln Township – (610) 384-0600, Ext 3, website- calntownship.org

Trash & Recycling – Prohibited Items & Drop-Off Site Info – website- calntownship.org or chestercountyswa.org

Water – PA American Water (24/7) – (800) 565-7292 – website- amwater.com/paaw/