

AMBERLEIGH HOMEOWNERS' ASSOCIATION RULES AND REGULATIONS

Version 1.9

The Amberleigh HOA Rules and Regulations in this document are in addition to the rules, regulations, and bylaws set forth in the Declaration of Amberleigh (https://irp-cdn.multiscreensite.com/3f2ae475/files/uploaded/amberleigh_HOA_documents_223.pdf).

Unit Owners are responsible for following all township, county, state, and federal rules and regulations.

1. Pre-Approval for Projects/Exterior Modifications:

Projects/Exterior Modification included, but not limited to, the following must be pre-approved in writing by the Executive Board:

- a. Patios, decks, and major hardscaping projects
- b. Tree installation
- c. Fence installation
- d. Hot tub installation
 - i. Note: Hot tubs are prohibited on townhouse units
- e. Any changes in grade affecting drainage
- f. Re-grading, filling or paving which may kill existing trees
- g. Driveway modifications
 - i. Driveways are restricted to no more than 10' past the side of a home or 3 cars wide, whichever is narrower, and must not infringe on any easements or other restrictions as specified in the Declaration. This includes damaging or killing street trees as outlined in the Declaration.
 - ii. Driveway modifications require township approval in addition to HOA approval. This is a township rule.
- h. Solar Panels (see Rule 19)
 - i. Note: Solar Panels are prohibited on townhouse units

Notes: Installation and construction of permanent exterior structures and/or projects included, but not limited to, sheds, patios, decks, fences, paving and major hardscaping projects shall be built using "Best Practice" construction methods or by a qualified professional contractor.

Best Practice Definition: A method or technique that has been generally accepted as superior to any alternatives because it produces results that are superior to those achieved by other means or because it has become a standard way of doing things. Best practices are used to maintain quality as an alternative to mandatory legislated standards and can be based on self-assessment or benchmarking.

Submission Notes: Residents are required to submit plans and information to the HOA for approval **prior** to the installation/construction of projects/exterior modifications. The following information should be either stated or be evident on the plans:

- i. Sketch plan drawn at a readable scale showing the location of proposed modifications on the Lot.
- ii. Type, style and height of materials to be used such as rock walls, bricks, stone cover, etc.
- iii. Individual(s) and/or company performing the work

2. Exterior sculptures, lawn ornaments, bird baths, standing bird feeders, fountains and other similar items are permitted in planting beds. Items placed on townhouse unit lots are at their own risk of damage from landscaping/mowing contractors.

- a. Garden beds must be well-maintained and free of weeds.
 - i. Must be edged and have either mulch or decorative stone (e.g. river rocks).

3. Firewood storage:

- a. Per the Declaration 8.1(k), firewood shall be maintained in a neat stack not more than five (5) feet from ground level.
- b. Additionally:
 - i. Firewood may only be stored in the rear of a Unit. Firewood shall not be stored in the front or side yards, or along the rear of the property lot lines of the Lot.
 - ii. Firewood should not be stored directly against a Unit's exterior or garage to prevent termite or fire damage (Townhouses only).
 - iii. Firewood delivery vehicles shall not damage any Common Elements. Any repairs to Common Elements will be the financial responsibility of the Unit owner.

4. Storm doors:

- a. Storm doors are permitted on exterior doors.

- b. Front storm door must be clear glass, or the same color as the door or siding color (Townhouses only).
5. Miscellaneous **prohibited** items:
- a. Window air conditioning units or window exhaust fans that extend through the Unit's front windows or exterior walls.
 - b. Overhead utility lines.
 - c. Above-ground or in-ground storage tanks, which includes but is not limited to:
 - Petroleum/natural gas/propane tanks
 - Compost bins/tanks
 - Compressed air tanks
 - Garbage/sanitary/hazardous waste or material tanks
 - Rainwater collection tanks/barrels
 - d. Hot tubs (prohibited on townhouse units only)
6. Animals/Pets:
- a. Dogs must be leashed at all times unless they are confined to a Unit Owner's fenced-in yard.
 - b. Pet owners must clean up animal waste immediately in all common areas or properties not owned by the pet owner.
 - c. Animal waste should be cleaned up from pet owner's property as soon as possible in accordance with 8.1.k in the Declaration of Amberleigh.
 - d. No exterior housing of pets shall be permitted.
 - e. Storage of animal waste or permanent disposal systems are prohibited on a Unit's property.
 - f. Violation of these rules may result in a fine the amount of which is established by the Executive Board.
7. Awnings:
- a. No awnings are permitted on the front or side of any Unit.
 - b. Awnings are permitted on the rear of the Unit.
 - c. No permanent fixed pipe or post-type awnings are permitted.
 - d. Individual window awnings are not permitted on any window.
 - e. The homeowner is responsible for replacing any torn awning as soon as possible.
 - f. The homeowners can select the awning manufacturer as long as awning specifications are met.
 - g. Awning specifications:
 - i. All awnings shall be retractable types only. Either hand-crank or power awnings are permitted.
 - ii. Awnings may be either striped or solid color.
 - iii. Awnings must match the color scheme of the Unit.
8. Maintenance of Individual Units:
- a. **Townhouses:**

The Association will provide exterior painting services. Townhouse Unit Owners should not paint the exterior of units and are responsible for contacting the Association if services are required. The Association will also provide power washing to maintain and protect the siding and trim of the units.
 - b. **Single Family Homes** are permitted to paint or replace the exterior siding, trim, doors and shutters without prior written approval of the Executive Board if the material is the SAME style and color as the original style and color of the Unit. If another color is desired by the homeowner, a written request must be submitted to the Executive Board prior to the start of any work. Only colors that are similar in color and style to the original exterior siding, trim shutters and doors in the neighborhood will be considered for approval.
8. Street Trees:
- a. Unit owners are responsible for maintenance and care of street trees installed on their property.
 - i. Trees must be maintained with an edged ring of mulch surrounding the base of the tree (e.g. wood mulch or decorative rocks).
 - b. Units are not permitted to remove street trees unless the tree has died or if the tree is dangerous/damaging the unit or its surroundings (e.g. sidewalks or driveway).

- c. Unit owner must replace any dead or removed street trees on their property.
- d. Before replacing street trees, Unit owner must choose from a list of permitted trees and receive permission from the Executive Board.
- e. The replacement tree must be approximately the same size of the tree that has died unless an exception is given by the Executive Board (e.g., if a larger, mature tree dies from a disease). Trees shall be a minimum of 1-½" caliper at 6' above ground height at time of planting.
- f. Street trees are subject to the provisions set by the Final Subdivision Plan, drawing no. 7 of 21, including: not more than 25% of any one species of tree shall be used and no more the 5 tree species shall be planted in a row on the same side of the street.
- g. Approved Street Trees (common names) set by the Final Subdivision Plan:
Refer to Spring and Benner Townships for their list of currently approved Street Trees.
 - i. Spring Township: Tree Selection. Tree Species. Shade trees and shrubs used for landscaping and buffer yard purposes shall conform to the list of plants native to Central Pennsylvania as found in the Spring Township Zoning Ordinance [Chapter 27, § 27-804, Subsection 16]. (reference current as of 2023)
 - ii. Benner Township: If online reference not available. Refer to Spring Township list.

9. Exterior Lighting:

Location of proposed alteration or addition of site lighting: (Subject to Executive Board approval)

- a. Homeowners should request approval to install directed exterior spot lighting in the rear of their Unit and on front lawn areas. These lights may not be directed onto the neighboring houses/properties.
- b. Low-voltage or accent lighting that is not directed onto the neighboring houses/ properties does not need to be submitted for approval.
- c. The following information should be submitted for review by the Executive Board:
 - i. Sketch plan drawn at a readable scale showing position and number of light fixtures on the Unit or Lot.
 - ii. Specifications of the light fixtures such as style, type, wattage and cut-off characteristics.
- d. Avoid leaving bright spot lights on all night. If security is an issue, consider using a spot light and motion detector or timer combination to turn lights on/off. Should the use and installation of the lights disturb neighbors, the Executive Board may request the removal or change in placement of the lights. Any complaint concerning the installation of lights must be received in writing by the Homeowners Association.

10. Fences:

- a. All fences must be approved by the Executive Board before being installed (per Rule 1).
- b. For fence guidelines, See the Declaration of Amberleigh section 8.1(e).

11. Decks:

- a. Townhouses:
 - i. Stairs may be built more than 8 feet from the rear of the building but must be built parallel to the deck unless approved otherwise by the Executive Board.
 - ii. Changes or additions to decks must be approved by the Executive Board prior to work (per Rule 1).

12. Parking:

- a. All residents are responsible for following on-street parking regulations set forth by the township where their vehicle is parked.
 - i. On December 1, 2014, Benner Township adopted a new ordinance (#118) that prohibits parking at all times on the Benner Township roads within Amberleigh. **Questions or concerns regarding this ordinance should be directed to Benner Township at 814-355-1419 or bennertwp@aol.com.**
 - ii. The HOA is not responsible for the implementation or enforcement of township ordinances. The HOA assumes no liability for fines or penalties administered in the regulation of the township ordinances, or other state and/or local laws.
- b. No parking is permitted on grass, sidewalks, or property not designated as a parking space. No part of a vehicle may be parked on grass or sidewalk, including one tire. Any vehicle parked within a unit's property lines must be confined to the driveway.

- c. All vehicles must be removed from the streets in the event of snow. Additionally, if a snowplow is forced to drive around a parked car, the unit owner is responsible for removing the snow from the street.
- 13. Capital Improvement Fee:
 - a. At closing for the resale of units, the Association shall collect from the purchaser an amount equal to three hundred fifty dollars (\$350). Such payments are non-refundable and do not constitute advance payments of regular assessments.
- 14. Sidewalk Maintenance:
 - a. Snow and/or ice must be removed from sidewalks no later than 24 hours after a storm. If snow and/or ice is not removed within this period, the HOA may perform the maintenance at its discretion. The HOA will assess a fee of \$50 for the first instance in a season and \$100 for each additional instance against such Unit Owner as a Limited Common Expense payable on demand.
- 15. Vegetable Gardens:
 - a. **Townhouses.** Townhouses are permitted to have vegetable gardens if they meet the following requirements:
 - i. Vegetable gardens must be contained within raised garden beds, no larger than 4 feet x 8 feet.
 - ii. No more than two raised beds are permitted per unit.
 - iii. In no event may vegetable gardens be closer to the street than the rear line of the Dwelling constructed on the Unit (per Declaration 8.1(u)).
 - iv. Unit owners are responsible for cutting/trimming grass around the raised beds if not maintained by the landscaping contractor.
 - b. **Single Family Homes.** Vegetable gardens can be installed on single family home units that match the requirements of townhouses. Additionally, approval for other garden specifications can be requested from the board.
- 16. Holiday Decorations:

Lights and decorations for December holidays should not be placed on or around Units prior to Thanksgiving and should be removed no later than the second week of January.
- 17. Signs and Structures Placed in Common Areas:

No signs (including "for sale" and "for rent") or structures of any kind should be placed in common areas without prior approval of the Executive Board. Common areas include the entrance of Amberleigh, walkways, open space, and drainage basin (per Declaration 4.1(a) and 8.1(j)).
- 18. Solar Panels:
 - a. No Solar Panels shall be erected, placed, permitted or maintained on any Townhouse units (due to the HOA maintaining all Townhouse unit roofs and siding).
 - b. Single Family Homes may install and maintain Roof Mounted Solar Panels on roofs subject to compliance with the following requirements:
 - i. The solar panel array must be of the smallest size reasonably commercially attainable that will provide required power to meet the energy needs of the dwelling constructed on the unit. Electric Utility bill showing the previous twelve consecutive months of energy usage for the dwelling where the Solar Panel array is to be installed is required as part of the submission for approval.
 - ii. The solar panel array shall be installed on non-street facing roofs and not be visible from the street in front of the dwelling constructed on the unit
 - 1. Street facing installations may be considered if efficiency losses are documented by a professional installer and would reasonably negatively impact performance based on industry standards.
 - iii. Without limiting the preceding requirements, the location of such installations must be as unobtrusive as possible, provided efficiency is of adequate quality in such location.
 - c. HOA Board pre-approval is required for any solar panel installation per Rule 1.
 - i. Aesthetics are a consideration as part of the approval process.

20. Street Grass:

- a. 1-2 feet of the edge of the street grass along the driveway may be turned into pavers, decorative rocks or concrete. Construction rocks and gravel are not to be used.
- b. Bald spots or tire ruts along the 1-2 feet of the driveway edge need to be filled and grass replanted unless the measures in (a.) are performed.

Enforcement and Fines

The Executive Board may establish fines for violations of the Declaration of Amberleigh, bylaws, and/or HOA Rules and Regulations. Unpaid fines will be treated like unpaid Homeowners' Association fees and may become liens on the property that if unpaid will be required to be paid at any conveyance of the property. Unit owners may report violations privately to the Association and the management company may provide random inspections. Fines will be enforced by the Executive Board based on known facts and best judgment. The decision of the Executive Board will be final.

d. Current Fines:

- i. HOA Parking Violations (e.g., parking in the grass. Township will be responsible for enforcing their rules): Resident will receive one warning. Further violations will result in a \$25 fine per day.
- ii. Animal Waste: Failure to clean up after pets will result in a \$50 fine per instance.
- iii. Animals off leash: See rule #6 regarding animals off leash. The first offense would be a warning. The second offense would fine the owner \$50 and the fine would raise by \$50 for each following offense.
- iv. Snow Removal: See rule #15 regarding sidewalk maintenance. If snow and/or ice is not removed from sidewalks within 24 hours after a storm, the HOA will clear the sidewalk at its discretion and fine the unit owner \$50 for the first instance in a season and \$100 for each additional instance.
- v. Turning Away HOA vendors will result in a fine of \$50 and the resident will be responsible for any additional fees to reschedule the vendor
 1. Vulgar language or harassment towards HOA vendors will result in a fine of \$100. The resident will be subject to any additional fees to find a different vendor if the HOA's contracted vendor refuses to complete service.
- vi. Other Violations: Other violations of the Amberleigh Rules, Declaration of Amberleigh, or the Bylaws may result in fines of \$25 per day until the unit is in compliance.
 1. For example, the installation of a structure (as defined in the Declaration 1.3(v)) that violates the Declaration of Amberleigh, bylaws, or the HOA Rules and Regulations will result in a fine of \$25 per day until the structure is removed or modified to be compliant.
 2. The Executive Board will provide time, at its discretion, for the Unit to make the necessary changes to be compliant before enforcing fines.

e. Rental Units:

- i. Unit Owners are responsible for the actions of their renters. If a renter violates the rules, the resulting fine will be applied to the unit and is the responsibility of the Unit Owner. If unpaid, fines may become liens on the property that will be required to be paid at any conveyance of the property.

For Questions and Requests for Approvals

For all HOA questions, concerns, or requests, contact the Amberleigh HOA Management Company:

Continental Real Estate
Attn: Amberleigh HOA
300 S. Allen St., State College, PA 16801
Phone: 814-238-1598 • Email: mgmt@continentalrealestate.net

Amberleigh unit owners must also comply with the Declaration of Amberleigh -- especially Section 8.1 Architectural Control and Design Criteria, Use and Other Restrictions -- and Its Bylaws.

Amberleigh unit owners are responsible for following all township, county, state, and federal rules and regulations.

For questions or concerns about the Benner Township parking ordinance (#118), contact:

Benner Township
1224 Buffalo Run Road, Bellefonte, PA 16823
Phone: 814-355-1419 • Email: bennertwp@aol.com

Approval of Amberleigh Rules and Regulations

This version 1.9 of the Amberleigh Rules and Regulations were approved and effective on September 8, 2025 by a unanimous vote of the Amberleigh HOA Executive Board members: Gary Tetro, President; Becky Miller Treasurer; Yadira Cabrera, Secretary, Tina Angellotti, Secretary, Jill Kincaid, Secretary.


Authorized Signature

9/8/25
Date

Gary M. Tetro, President
Print Name and Title

Version History

1.0 -- 07/18/2014

- Initial Release

1.1 -- 04/06/2015

- Updated Rule 13.a(i-ii) (announce new Benner Township ordinance restricting parking on both sides of street)
- Added Rule 13.c (restrict street parking in the event of snow)
- Added Rule 15.a (removal of snow/ice from sidewalks within 24 hours)

1.2 -- 04/22/2016

- Added Rule 16 (vegetable gardens)
- Added Rule 17 (holiday decorations)

1.3 -- 12/01/2016

- Added Rule 18 (no signs or structures permitted in common areas)

1.4 -- 04/03/2017

- Amended Rule 13b to specify no parking on sidewalks

1.5 -- 04/03/2018

- Amended Rule #1 to include sheds, added notes and amended submission notes
- Update Rule #4 to include siding color as an acceptable color for storm doors
- Amended Rule #5 to include specific prohibited storage tanks for clarification
- Amended Rules #15 to clarify snow and/or ice

1.6 -- 11/14/2019

- Amended Rule #15 to update fee for not removing snow and/or ice
- Added fine for Rule #15 under the Enforcement and Fines section

1.7 -- 05/26/2022

- Amended Rule #1 to clarify driveway sizes and township approval requirements
- Added Rule #19 for Solar Panels

1.8 -- 05/30/2024

- Amended Rule #9g to remove specific street tree references
 - Added Spring Township site as reference for acceptable street trees going forward.
 - Benner Township did not provide an updated list or respond to inquiries if Amberleigh could use the Spring Township list for all units.
 - All units will follow the Spring Township list unless or until Benner Township provides an updated list.
- Clarified language around snow removal and fines for failing to remove snow from sidewalks in front of units.
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1.9 - 09/8/2025

- Amended Rule #1 parts a and b to require all residents to submit approval for projects or tree planting.
- Rule #2 sections a garden beds maintenance and i garden beds mulched
- Power washing in section 8a
 - Added Rule #9Ai Trees need to be maintained with an edged ring of mulch, B. Dangerous or damaging trees can be removed. C added dead or removed trees must be replaced.
 - Amended Rule #15 that the HOA may perform maintenance at its discretion.
 - Added Rule #20 (Street Grass and maintenance)
 - Added d. Current fines iii animals off leash fine schedule
 - Added d. Current fines iv board at its discretion will perform maintenance
 - Added d. Current fines v turning away vendors and 1. Vulgar language fines