

## Meeting of the Executive Board of Nittany Grove HOA

A Special Meeting of the Executive Board of Nittany Grove was held on August 1, 2022

Tom Bettle, President, Tracy Nixon, Vice President and Jose Rodriguez, Secretary were present.

The President announced that it is in the best interest of the Association, for the health, safety and welfare of all residents, that the Association adopts the amendment (rule and regulation # 19) from the condo documents to the Rules and Regulations for living in the community.

The attached proposed Rules and Regulations were read and discussed by the Board members present.

Upon motion duly made and unanimously adopted, the Executive Board adopted the attached Rules and Regulations, to be communicated to all owners and residents of the Association, and to be effective immediately. These Rules and Regulations shall remain in full force and effect until amended or rescinded by a majority vote of the Executive Board.

There being no further business to transact, the meeting was adjourned. By signature below, each Board member hereby waives notice of the time, place and purpose of this Special Meeting.

Respectfully submitted,

\_\_\_\_\_Tom Bettle\_\_\_\_\_

\_\_\_\_\_Tracy Nixon\_\_\_\_\_

\_\_\_\_\_Jose Rodriguez\_\_\_\_\_

RULES AND REGULATIONS from Nittany Grove HOA scale down from  
Existing Condo Documents.

These Rules and Regulations, duly adopted by the Executive Board of the Association and effective on December 1, 2020 shall apply to every residential Unit Structure Owner and lawful resident of a Unit structure:

Common Ground = The space outside of your Unit Structure.

1. Signs, advertising or other displays may not be maintained or permitted on any part of the Common Grounds or Unit Structure without the prior written permission of the Executive Board. This includes political signs. The right is reserved by the Unit Structure Owner or their agents to place "For Sale" or "For Rent" signs on any unsold or unoccupied Unit Structures and on any part of the Common Grounds.
2. There shall be no obstruction of the Common Grounds nor shall anything be stored in the Common Grounds without prior consent of the Executive Board.
3. All Unit Structure windows must be covered within 30 days after occupancy. No sheets other temporary window coverings may remain in place for more than 7 days.
4. Unit Structure Owners and residents shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of any Unit Structure, or the Common Grounds and no signage, awning, canopy, shutter, iron work, or any other item shall be affixed to or be placed upon the exterior walls or roof or any part thereof, without the prior written consent of the Executive Board, which consent may be withheld for any reason or no reason.
5. No noxious or offensive activity shall be carried on in the Common Grounds or in any Unit Structure which adversely affects use of the Common Grounds or any Unit Structure, nor shall anything be done therein, either willfully or negligently, which may be or become a nuisance to the other Unit Structure Owners or residents, all as may be reasonably determined by the Executive Board.
6. Unit Structure Owners will not, and will not permit any Occupant of a Unit Structure to:
  - (a) Use any portion of any Unit Structure or the Common Grounds for any purpose other than that for which it is intended, or in a manner which may cause damage to the Unit Structure or the Common Grounds or to property of others located therein, or which may interfere with the comfort or convenience of others using any Unit Structure or the Common Grounds.

- (b) Place or store anything permanently in or on the Common Grounds.
- (c) Use of a Unit Structure must follow local zoning and HOA ordinance regulations.

7. All trash containers must be stored ONLY in the unit garage or other area designated. Trash and recycling containers must be removed from sidewalks and common areas on the same day as trash and recycling are collected.
8. Littering and loitering are prohibited this includes the Mail Box Room.
9. Pets: Limitations, no more than two pets per household. Dogs must be walked away from the entrance and the exit of the development and kept out of grass and shrubs of the community. No pet shall be permitted to run loose or uncontrolled in or on the common grounds. Pets must be on a leash or carried when on the common grounds. A dog's owner must clean-up after their pet. All Unit Structure Occupants shall be held financially responsible for any damage caused by their pet. No animals may be bred in any unit at any time. Pets must have all required City licenses and vaccines and all pets must be supervised when outside.
10. No clothes lines or other materials may be hung from windows and over decks or garages.
11. No Unit Structure Owner or resident shall alter the exterior appearance of any building wall, window, door, patio, balcony, garage or deck without prior permission from the Executive Board.
12. No Unit Structure Owner or resident shall install any fixture, equipment, or apparatus that extends beyond their unit or into the common grounds.
13. There will be no parking on or along the street or grass at any time. This is posted on the property for everyone's safety. There is extra parking on top of the community and at the entrance by the Mailbox Room. Violators will be subject to a fine of not less than \$25.00 per Occurrence.
14. Temporary parking is permitted on or along street or on lawn surfaces for deliveries, service and emergency vehicles only.
15. The community's snow removal contract does NOT provide for shoveling exterior steps and stoops or driveways. The Association will not be responsible to dig out vehicles or provide cleared parking spaces. When snow or ice storm occurs, the snow removal contractor will contact the Property Manager to determine when to begin snow removal procedures.

16. Any request for construction, additions or improvements to the exterior of the Unit structure must be sent to the Board with all specs/plans for approval including the time length of the project.
17. Nittany Grove Sewer is regulated by DEP. Absolutely No Diapers, No Wet Wipes, No Female Products including sanitary napkins and tampons and other items such as flushable wipes as they do not break down well enough for our system to handle this are allowed to enter our system This could cause pipe ruptures and pump failures which result in higher HOA dues.
18. These Rules and Regulations are not intended to give any Unit Structure Owner any rights or claims in the event that the Executive Board does not enforce them against other Unit Structure Owners or if the Executive Board does not have the right to enforce them against any other Unit Structure Owners or Occupants and such non enforcement will not constitute a waiver as to any Unit Structure Owner.
19. No unit owner may lease their homes for a term of less than 1 year according to the condo documents. This prohibits the use of Airbnb.  
The penalty for this violation is a fine to the amount totaling one year of HOA fees plus, expenses per violation.  
If homes are rented, the owner of the home is responsible for any damage to the Association property. The Association would take action against the homeowner not their renter.

The Speed limit in Nittany Grove is posted at 10 MPH.

Violations of the rules and regulations could result in fines to the Unit Structure Owner.

Thank you all for making Nittany Grove a safer community for all residents.