

THE ESTATES OF LONDON BRIDGE HOMEOWNERS ASSOCIATION

AMENDMENTS RULES AND REGULATIONS

- I. Amendment for Yard Signs, 11/1/2021
- II. Rules and Regulations Compliance Procedure and Fees, 10/9/2020
- III. Board of Directors Compensation, 4/1/2014
- IV. Criteria and Guidelines for Solar Panels, 10/7/2009
- V. Amendment to Definitions, 5/8/2008
- VI. Criteria and Guidelines for a Detached Garage, 11/5/2003

November 1, 2021

Notice of Amendment

The Estates of London Bridge Homeowners Association Board of Directors voted unanimously to amend the Association's By-Laws *Article X, Section 10.2.8* related to Signs on November 1, 2021.

Current:

Article X, Section 10.2.8. *Except for entrance signs, directional signs, signs for traffic control or safety and such promotional sign or signs as may be maintained by the Declarant, no signs or advertising of any character shall be erected, posted or displayed upon, in or about any Unit or dwelling provided, however, that one (1) temporary real estate sign not exceeding four (4) square feet in area may be erected upon any Unit placed upon the market for sale or rent. Any such temporary real estate sign shall be removed promptly following the sale or rental of such Unit.*

Amended to:

Article X, Section 10.2.8. *Except for entrance signs, directional signs, signs for traffic control or safety and such promotional sign or signs as may be maintained by the Declarant, no signs or advertising of any character shall be erected, posted or displayed upon, in or about any Unit or dwelling provided, however, that one (1) temporary real estate sign not exceeding four (4) square feet in area may be erected upon any Unit placed upon the market for sale or rent. Any such temporary real estate sign shall be removed promptly following the sale or rental of such Unit. **Additionally, one (1) temporary political sign, not to exceed four (4) square feet in area, may be displayed upon each Unit or dwelling thirty (30) days prior to an election. Any political sign shall be removed by the homeowner on the day following the election.***

The EOLB Board of Directors believes this change may clarify the questions and concerns received from the homeowners of The Estates of London Bridge. Notification was communicated at the 2021 Annual EOLB HOA Meeting on November 3, and listed in the annual minutes distributed to the EOLB Community. (Consulted attorneys Steven L. Sugarman & Assoc, Esq.)

Sincerely,

The Estates of London Bridge Homeowners Association Board of Directors

President	Jon Taraboletti	jontaraboletti@gmail.com
Vice-President	Amy Celona	amy@websbyamy.com
Vice-President Social	Meredith Santinelli	meredith.santinelli@gmail.com
Treasurer	John Lennick	jlen1990@aol.com
Secretary	Debbie Kneedler	dakneed@aol.com

THE ESTATES OF LONDON BRIDGE ASSOCIATION

RULES AND REGULATIONS COMPLIANCE PROCEDURE

WHEREAS, Article I of the Declaration creating The Estates of London Bridge Association provides for a Board who shall manage business, operation, and affairs of the property; and

WHEREAS, Article IV Section 4.6 of the Declaration gives the Board the duty to adopt and amend as well as enforce compliance with the rules and regulations; and

WHEREAS, the Board has adopted and expects to continue to adopt or amend rules and regulations pursuant to the provisions of its legal documents; and

WHEREAS, Section 5302 of the Pennsylvania Uniform Planned Community Act gives the Board the power to impose fines for violations of rules and regulations; and

WHEREAS, the Board has determined that more specific procedures should be outlined to enforce Association rules and regulations,

Be it therefore resolved that:

A complaint regarding a rules and regulations violation must be received in writing by Management. The written complaint must be signed and provide adequate information regarding the date, time, and location as well as the nature of the violation in order for Management to take action. Whenever possible, confidentiality will be maintained. Additionally, violations which are observed by an Association representative will also be processed as a violation complaint.

When a violation is noted, a warning letter will be sent to the Owner describing the violation and, if appropriate, a date by which the violation must be corrected. A copy of this Compliance Procedure Resolution will be included. The Owner will be further advised that should the violation continue, the Board may impose a Rules Violation fine after giving the Owner an opportunity for a hearing.

Owners who lease their home are responsible for their Tenants' actions and any resulting fines. If there is a Tenant, a copy of the violation letter will be sent to the Tenant as well as the Owner.

Should the violation continue or reoccur after the date specified in the first letter a fine of not less than **\$50.00** will be imposed. **Such notice will be sent by Certified Mail with Return Receipt Requested.** The Owner has an opportunity for a hearing with the Board if the hearing request is received in writing by Certified Mail by the Manager within **10 days** of the date of the letter notifying the Owner of the rules violation and fine.

Any fine imposed in accordance with this Compliance Procedure Resolution shall constitute an assessment which is collectable in the same manner as provided for the collection of all other assessments. Accordingly, all legal fees, interest, court costs, and other fees incurred in the collection of a fine shall be the responsibility of the Owner.

Continuing violations of the same rule or regulation will subject the Owner to additional fines of **\$100.00** per month and a **\$1.00** fine per day will be added until the violation is remedied.

Any decision of the Board following a violation hearing shall be final.

This Resolution was adopted on October 9th, 2020 and is effective from October 9th, 2020.

ATTEST:


Signature

President
Title

10/9/2020
Date


Signature

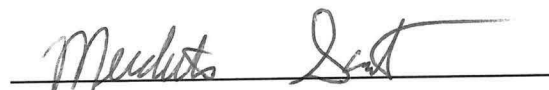
VP
Title

10/9/2020
Date


Signature

Secretary
Title

10/9/2020
Date


Signature

VP Social
Title

10/10/2020
Date


Signature

Treasurer
Title

10/11/2020
Date

April 7, 2014

Notice of Amendment

Residents of EOLB:

The Estates of London Bridge HOA board of directors has voted unanimously to amend the association by-laws on April 1, 2014. The board is required to notify the residents within 10 days of this vote taking place.

Current (As Is):

Article IV. BOARD OF DIRECTORS, Section: Compensation

Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Amended to:

Article IV. BOARD OF DIRECTORS, Section: Compensation

Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties. **In addition, any Director will have the option to forgo a portion of his annual dues assessment, in which that portion does not exceed \$150, should the Director serve the full year in that term.**

The board believes that this change might serve as an ***incentive to get new board members to run and serve on the HOA board of directors.*** This change will be effective for FY 2014.

ARTICLE XIII. AMENDMENT:

Section 1. Amendment of the Bylaws. These Bylaws may be amended:

(a) By a vote of at least a majority of the Directors at any meeting of the Directors duly called for that purpose, providing notice of the meeting and the proposed amendments shall be given to the Members within ten (10) days following the meeting, and subject to the right of a majority of the Owners to change such action; or

(b) At the annual meeting of the Members, by a majority vote of each class of Members who are voting in person or by proxy.

Section 2. Protection of Mortgages Notwithstanding the foregoing, (i) no

Thank you for your attention to this matter.

Sincerely,

EOLB HOA Board of Directors

President Rick Beley rickbeley@gmail.com

Vice President Dina Alexander dalexpa@verizon.net

V.P. Social Caryn Dolyn dolancaryn@gmail.com

Treasurer John Lennick JLen1990@aol.com

Secretary Debbie Kneedler dakneed@aol.com

THE ESTATES OF LONDON BRIDGE HOMEOWNERS ASSOCIATION
ARCHITECTURAL AND ENVIRONMENTAL REVIEW COMMITTEE
AMENDMENT FOR SOLAR PANEL INSTALLATION

October 7, 2009

The Architectural and Environmental Review Committee (ARC) has established criteria and guidelines for use of solar energy panels in our community. A copy of the criteria and guidelines is attached to this letter for your review. Development of these guidelines involved review of existing guidelines for solar panels from other HOA's and input from an engineer familiar with solar panels and installation. This document was then submitted to the Attorney for review, and ARC received approval to move forward.

In November 2003, in accordance with our *By-Laws*, guidelines and criteria that were developed by the ARC of Greenpoint Farms, Inc. for the addition of a detached garage were sent out by Brian Campbell. This was the precedence for creating future guidelines and criteria for requests not addressed in our *By-Laws and Declarations of Restrictions, Covenants, Conditions and Easements*.

Our HOA By-Laws state:

Section 9.2: ...The affirmation vote of a majority of the members of the Committee shall be required for any finding, determination, ruling or order, or to issue any permit, consent, authorization, approval or the like pursuant to the authority contained in this declaration.

Section 9.3.1: ...The Committee may, at its discretion, issue such architectural design criteria and guidelines as it deems advisable.

We understand that change can be unnerving. As homeowners choose to become more environmentally friendly, ARC felt it was not only important, but necessary and responsible, to establish criteria and guidelines for installation of solar energy panels. In an effort to be pro-active to all homeowners, the guidelines were developed to help ensure that solar panels are installed in a manner that is compatible, and in harmony, with the architectural characteristics of our community.

We hope this will help clear up any misconceptions that you may have. Please feel free to contact anyone on the Committee or the Board with any questions. We would be happy to talk with you.

- - - Committee Members - - -

1) Amy Lengel

2) Debbie Kneeder

3) Open

Date: 10/7/2009

THE ESTATES OF LONDON BRIDGE HOMEOWNERS ASSOCIATION
ARCHITECTURAL AND ENVIRONMENTAL REVIEW COMMITTEE
AMENDMENT FOR SOLAR PANEL INSTALLATION

Homeowners who choose to install and maintain solar panels are being environmentally responsible. However, solar panels and related equipment often are not aesthetically pleasing. Homeowners should consider the neighborhood aesthetics when installing and maintaining such items on their property, to ensure that they are compatible, or in “harmony” with the architectural characteristics of the home, adjoining houses and the neighborhood setting.

CRITERIA and GUIDELINES FOR INSTALLATION OF SOLAR PANELS

Criteria for the Installation of Solar Panels enacted by the Architectural and Environmental Review Committee of The Estates of London Bridge on October 7, 2009.

- ☐ Solar Panels shall be mounted no more than four (4) inches above the roof plane and parallel to the roof, no raised panels, no ground mounted panels.
- ☐ Continuous solar array should be rectangular and/or follow profile of the roof, prefer dark color, may match existing roof.
- ☐ The highest point of the solar panel shall be lower than the ridge of the roof where it is attached, and no panels shall hang over the side of the roof.
- ☐ All panel to panel and grounding electrical connections shall be located directly under and within the perimeter of the panel and invisible from all street angles.
- ☐ One (1) conduit to run from panels to ground level is permitted and shall be flush to the building, follow the contours where possible.
- ☐ Supply a photo or sketch of exactly what it will look like and the placement on the roof.
- ☐ Must use a qualified, certified solar installer/contractor, obtain all permits upon approval and obtain all inspections required.
- ☐ Solar panels shall be maintained.
- ☐ If there is a need to cut trees, further ARC approval is required.
- ☐ Installation shall not commence without prior approval of ARC

May 28, 2008

Notice of Amendment to Estates of London Bridge Homeowners Association By-Laws

Residents of Estates of London Bridge:

The members of Estates of London Bridge Homeowners Association Board of Directors voted unanimously to amend the ELB HOA By-Laws on May 28, 2008. As declared in ELB Governing Documents, the Board is required to notify the residents within 10 days.

Article II. DEFINITIONS:

"Corner Lot" shall mean and refer to a lot abutting two streets. Each corner lot shall have two front yards when each yard borders the street, and side yards will not abut or border any street.

Article IV, 4.6 of the Declarations allows the Board of Directors to adopt and amend the rules and regulations by a majority vote of the members of the Board.

The Board has determined that a definition along with specific guidelines when referring to a corner lot(s) should be established to assist in enforcing the HOA's rules and regulations. This document was reviewed by Kenneth Pyle, Esq.

Estates of London Bridge Board of Directors voted on May 28, 2008, changes effective on June 7, 2008.

Thank you,
Estates of London Bridge Homeowners Association Board of Directors

Christina Reid 4christinareid@comcast.net

Ruth Collins Lv2fly@comcast.net

Henry W. Jarusik hwjpa@fastem.com

James Pettus jpettus06@comcast.net

THE ESTATES OF LONDON BRIDGE HOMEOWNERS ASSOCIATION
ARCHITECTURAL AND ENVIRONMENTAL REVIEW COMMITTEE
AMENDMENT

CRITERIA FOR DETACHED GARAGE CONSTRUCTION

Criteria for a detached garage enacted by Brian K. Campbell and the Architectural and Environmental Review Committee of Greenpoint Farms, Inc. on November 5, 2003.

- ☐ Only one detached garage per Lot, with a maximum of two garage bays, and a total size not to exceed 25 feet x 30 feet.
- ☐ All detached garages must match exterior elevations of the home on the Lot, including but not limited to window type and size, siding color and grade, roof material and color, etc.
- ☐ All detached garages must function off of the existing driveway on a Lot, and the entrance must be in proximity to the existing turn-around on a Lot.
- ☐ All structures must conform to applicable zoning laws, or the laws, rules or regulations of any appropriate governmental authority.