



**Daylesford Lake Condominium Association**  
**183 Daylesford Blvd,**  
**Berwyn Pa 19312**  
**(610) 407-4347**

October 26, 2007

Dear Homeowner,

**Re: Updated Daylesford Lake Rules**

The purpose of this letter is to inform you of the updated Daylesford Lake rules that will take effect on November 1, 2007 and to explain the rationale for these changes. We believe that the new rules will be more understandable, clearer and consistent with the Declaration of our Association. We encourage you to read through the material and to provide the Association with your comments and feedback.

- **Rule Review Process:** Over the past year, the Board has conducted an extensive review of the existing rules to make them easier to understand, more comprehensive and consistent with the goals of our community. In addition, they are now consistent with the Condominium Governing Documents and reflect changes in both state and federal laws. This process has been undertaken with the help of committee volunteers and Board members. The Board plans to continue to update the Association rules on a regular basis to ensure that they remain current and relevant.
- **Updated Homeowner Chart of Responsibilities:** The document contains an updated and expanded homeowner chart of responsibilities. This chart can be used to quickly determine which items are the responsibility of the Association and which are the responsibility of homeowners.
- **Rule Changes:** Most of the Association rules have not changed; however, some rules have been modified and new ones added. A summary of the changes can be found in the chart of responsibilities page. Some of the more important changes relate to landscaping and violations. Other changes, such as the late payment policy, are designed to make the rules consistent with the Association Declaration.

- **New Rules:** There are new rules related to the use of trash cans. In addition, all home owners are required to have working smoke detectors and inspection and cleaning of their fireplaces and chimneys on a regular basis. Additionally, there are a number of new landscaping rules that are designed to allow the Association to use its current landscaping funds more effectively throughout the community.
- **Pool and Tennis Court Rules:** These rules are intended to ensure that the pool and tennis courts can be enjoyed by all homeowners in a safe and secure manner.
- **Conflicting Rules:** In the event that there is a conflict between Federal and State laws, County and Township ordinances, and the declaration, bylaws and the Association rules, the Federal and State laws will take precedence. This will be followed by the County and Township. Finally the declaration and the bylaws will precede the rules.
- **Online Access to Rules:** The rules are available on the Daylesford Lake website at [http://www.daylesford-lake.com/Documents/Rules/Rules\\_&\\_Regulations\\_revised\\_oct\\_26%20v1.pdf](http://www.daylesford-lake.com/Documents/Rules/Rules_&_Regulations_revised_oct_26%20v1.pdf)
- **Additional Information:** If you need additional information about the rules, please contact the Community Manager at (610) 407-4347 or email [rules@daylesford-lake.com](mailto:rules@daylesford-lake.com).
- **Feedback:** If you would like to provide feedback or comments on the rules, please fill out the enclosed feedback form with your comments and drop it off at the mail hut near the pool. Alternately, you can download the rule feedback from the Daylesford Lake website at [http://www.daylesford-lake.com/Documents/Rules/Daylesford%20Lake%20Rules%20Evaluaiton%20Fo rm.pdf](http://www.daylesford-lake.com/Documents/Rules/Daylesford%20Lake%20Rules%20Evaluaiton%20Form.pdf) and email it to [feedback@daylesford-lake.com](mailto:feedback@daylesford-lake.com).

Thank you for your cooperation in following the rules. They are designed to make Daylesford Lake a safer and more livable community for all of us.

Sincerely,

Finbar McEvoy,  
President, Board of Directors  
Daylesford Lake Condominium Association

Encl: Daylesford Lake Rules November 1, 2007.