



# **RULES & REGULATIONS**

**November 1, 2007**

**Daylesford Lake Condominium Association  
183 Daylesford Boulevard  
Berwyn, PA 19312**

**Phone: 610-407-4347**

**[www.daylesford-lake.com](http://www.daylesford-lake.com)**



10/25/2007

Daylesford Lake Condominium Assoc.  
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Page 2 of 56



## CONTENTS

RULES, REGULATIONS AND STANDARDS .....	5
INTRODUCTION TO STANDARDS .....	5
RESPONSIBILITY FOR MAINTENANCE, .....	7
REPAIR AND REPLACEMENT.....	7
RESPONSIBILITY CHART FOR .....	9
MAINTENANCE, REPAIR AND REPLACEMENT .....	9
Daylesford Lake.....	13
Architectural and Landscaping .....	13
Standards.....	13
<b>Introduction to Architectural and landscaping Standards</b> .....	14
<b>DEFINITIONS</b> .....	14
A. GENERAL.....	15
B. SPECIFIC CHANGES, ALTERATIONS AND INSTALLATIONS .....	16
C. RULES REGARDING LANDSCAPING .....	19
D. RULES REGARDING GENERAL USE RESTRICTIONS.....	22
E. AWNING SPECIFICATIONS.....	24
F. WINDOWS.....	25
G. OUTDOOR PAINTING SPECIFICATIONS .....	26
H. LIGHT FIXTURES.....	27
I. STORM DOOR SPECIFICATIONS .....	29
J. DECK STAINING GUIDELINES .....	30
K. DECK SPECIFICATIONS .....	30
L. Recommended Trees, Shrubs and Perennials .....	31
ARCHITECTURAL & LANDSCAPING REQUEST FORM.....	38
RULES REGARDING PETS .....	39
DOG EXERCISE AREA.....	40
RULES REGARDING VEHICLES AND PARKING .....	41
RULES REGARDING NOISE, NUISANCE & OTHER DISTURBANCES.....	43
SWIMMING POOL REGULATIONS.....	45
TENNIS COURT RULES .....	47
RULES REGARDING TRASH COLLECTION .....	48
RULES REGARDING FINES & RELATED ACTIONS.....	50
BY THE ASSOCIATION.....	50
ADOPTION OF RULES .....	52
Index .....	53
Daylesford Lake.....	55
Rules Evaluation Form .....	55



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Daylesford Lake Condominium Assoc.  
183 Daylesford Boulevard  
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610-407-4347

Page 4 of 56



## **RULES, REGULATIONS AND STANDARDS**

### **INTRODUCTION TO STANDARDS**

These Rules, Regulations and Standards are established for the Daylesford Lake Condominium Association in accordance with the Supplementary Declaration of Covenants, Conditions and Restrictions of Daylesford Lake Condominium Association. By adoption, the Rules become a working component of the Declaration.

The purpose of the Rules is to complement the covenants and restrictions in the Declaration and to be consistent with the intent of the Declaration to preserve, maintain and enhance the integrity of the association, value of the property and architectural harmony of the buildings and site design of the community.

It is the responsibility of the Association, through the Board of Directors and Architectural Control Committee to administer and enforce these Rules. These Rules may be amended from time to time as the needs and desires of the community change. With the recognition that individual tastes and styles may change or slightly deviate from the original intended character of the community, the Association will monitor the effectiveness, practicality and applicability of these Rules with the intent to initiate amendments, if warranted.

Please keep this copy of the Rules with your other association documents. Please take some time to review and understand the rules. If you have questions, please contact the Managing Agent. If you have tenants in your unit, pass a copy of these rules along to them. It is the responsibility of the Owner to ensure that his/her tenant understands and abides by these Rules.

Thank you.



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610-407-4347

Page 6 of 56



## **RESPONSIBILITY FOR MAINTENANCE, REPAIR AND REPLACEMENT**

The attached chart addresses some of the common questions concerning the responsibility for the maintenance, repair and replacement of the elements comprising the condominium properties. The chart can be used as a guide. It is not intended to encompass every component or situation involving the condominium properties.

The components can be broken down generally into three categories:

1. Common Elements. The buildings which contain the individual units (not the units themselves) and the land adjacent to the individual units (common areas).
2. Limited Common Elements. Elements restricted to the sole and exclusive use of a unit.
3. Individual Units.

Responsibility for the maintenance, repair and replacement of the components is set forth and governed by:

1. Declaration of Condominium of Daylesford Lake, Article XIV.
2. Rules and Regulations of the Association.

Generally, the responsibilities are allocated as follows. (Note: Expenses involving Common or Limited Common elements which benefit fewer than all the units may be assessed against the units benefited).

1. Association – common element expenses incurred with respect to common elements benefiting all units.



2. Individual Unit Owner – Limited common element expenses and limited expenses incurred with respect to common elements or limited common elements benefiting fewer than all the units.

3. In order to maintain the integrity of the properties, the Association, through its Board, is empowered to maintain, repair and replace Common Elements as well as Limited Common Elements, to pay from the Association funds common expenses which are the responsibility of the Association, and to bill back to individual unit owners the Limited Common Expenses and Limited Expenses which are the responsibility of the unit owners.

4. Generally, when any of the Common Elements listed in the following chart are repaired or replaced as part of a program which benefits all units, it will generally be considered a common element expense and the responsibility of the Association. However, when elements are repaired or replaced on an individual basis and not as part of a program which benefits all units, either at the request of a unit owner or upon determination of the Board that those individual elements require repair or replacement to preserve the appearance or integrity of the Association's properties, expenses may be charged back to unit owners on the basis that it benefits fewer than all the units.

Questions concerning the attached chart, or specific components which may not be adequately addressed in the chart should be referred to management.





## RESPONSIBILITY CHART FOR MAINTENANCE, REPAIR AND REPLACEMENT

<u>Description/Item Area</u>	<u>Homeowner</u>	<u>Association</u>
<b>Unit</b>		
Buildings (exterior elements)		X
Siding		X
Stucco		X
Stone/Siding Façade		X
Chimney (exterior)		X
Roofing		X
Gutters/downspouts		X
Foundation		X
Trim		X
<b>Decks/Patios (exterior elements)</b>		
<b>Repair and replacement of decks and patios is Association responsibility charged as a Limited Common Expense.</b>		
Flooring	X	
Railings	X	
Privacy Fence	X	
Steps	X	
Units (interior and exterior) driveways and Walkways are association responsibilities charged as a Limited Common Expense.		
Driveway	X	
Walkways	X	
Chimney/Exterior		X
Chimney/Interior	X	
Flues serving fireplace	X	
Doors, Storm Doors, Screens	X	
Windows	X	
Skylights, Garage Doors, Window & Door Jams	X	
Party Walls		X
Termite and other Unit infesting controls	X	



<u>Description/Item Area</u>	<u>Homeowner</u>	<u>Association</u>
Water & sewer lateral lines	X	
Periodic Painting: i.e., doors, windows, siding, garage Doors, etc., as scheduled by the Assoc.		X X
Landscaping/Trees/Shrubs (Common Area) Pruning, fertilization, mulching, Edging, exterminating, (other than termite control) Disease control, winterization		X  X
Lawn/Turf Mowing, fertilizing, weeding, planting, Disease control, exterminating (other than termite control) Replacement, grading, drainage Watering plants/grass		X X X
Bed Maintenance—Attached to Units (front) <i>If unit entrance is on the side, it is considered front.</i> Mulching Weeding Edging Pruning (Trees and shrubs) New planting and replacement of plant materials		X X X X
Bed Maintenance—Attached to Units (side and back) Mulching Weeding Edging Pruning (Trees and shrubs) New planting and replacement of plant materials	X X X X X	
HVAC – Inspections, certifications	X	
Dryer Vent Cleaning	X	
Chimney Cleaning	X	
Window Cleaning	X	
Radon Systems	X	



<u>Description/Item Area</u>	<u>Homeowner</u>	<u>Association</u>
Unit Light fixtures	X	
Door Bells	X	
Interior Leaks	X	
Hot Water Tanks	X	
Washer Hoses	X	
Awnings	X	
Interior Pest Control	X	
Watering Plants/Grass	X	
All Internal Slabs & Foundations		X
Plumbing/Electrical (Interior & Exterior)	X	
<b>Common Elements</b>		
Irrigation Systems/Lake-Water		X
Drains		X
Common Grounds (Land outside unit lot lines) Mowing, fertilization, edging, Weed control, common beds, mulching, Planting, pruning		X
Snow Removal, Drive Lanes/Roadways/Speed Bumps		X
Snow Removal, Community parking areas		X
Snow Removal, Driveways & sidewalks	X	



<u>Description/Item Area</u>	<u>Homeowner</u>	<u>Association</u>
Curbing/apron of driveway		X
Trails		X
Street Lighting – Electricity		X
Fire Hydrants		X
Trash Collection		X
Lawn/Tree Spray open space areas		X
Pool		X
Tennis Courts		X
Signage & Poles		X
Common Area Fencing		X
Pest Control-Exterior	X	
Clubhouse		X
Lake Deck		X
Utility Transformers		X
Retaining Wall – Exterior		X
<b>Insurance – Association</b>		X
Insurance HO6 w coverage for Assoc		
Deductible	X	

Note: The Association has the right to charge homeowner for common expenses that benefit fewer than all units.



# **Daylesford Lake**

## **Architectural and Landscaping**

### **Standards**





## **Introduction to Architectural and landscaping Standards**

Set forth herein are various standards and guidelines for Daylesford Lake Condominium. It is important that we, as a community, maintain a uniform appearance to preserve the beauty, character and quality of our development. We greatly appreciate your adherence to these standards and guidelines.

## **DEFINITIONS**

These definitions supplement the definitions set forth in Article IV, Section 4.01 of the Declaration of Condominium. In the event of any conflict, the Declaration of Condominium shall control.

**Lot** means that portion of the Property on which the Unit is situated and it's surrounding landscaping.

**Pests** mean all insects, rodents, and stray or nuisance animals.

**Vehicle** means any means of locomotion, powered by any propulsion system.



## A. GENERAL

1. No Unit Owner shall alter or paint any exterior portion of a Unit or Lot without the prior written approval of the Board of Directors.
2. Unit Owners must submit a written application (using forms supplied by the Association, a copy of which is attached) through the Managing Agent to propose alterations to the exteriors of their Unit and Lot including, but not limited to, patios, decks, lighting, painting, other exterior finish or component, landscaping, along with plans, if necessary, to the Managing Agent and Board of Directors.
3. The Managing Agent and Board of Directors shall review the application and make a recommendation for approval, conditional approval or disapproval of said application to the Board. The recommendation for approval by the Managing Agent and Board of Directors is not deemed to be permission to proceed until the Managing Agent and the Board of Directors approve the application.
4. The principal criterion for review and approval of any application for any addition, exterior alteration, modification or change to an existing Unit or Lot shall be based upon the original design character of the building architecture, materials and color scheme. The criteria of safety, security and general welfare will be considered also in making decisions for any such requests for proposed change.
5. The Managing Agent and the Board of Directors shall monitor the Lots, Units, Common Elements and Limited Common Elements to ensure compliance with architectural and landscape standards and approved plans for alteration or improvement.
6. Any complaints regarding actions of the Managing Agent and the Board of Directors of the Association or other Unit Owner must be submitted, in writing, to the Managing Agent.
7. The Board may, pursuant to and within the limitations of the Declaration and By-Laws for Daylesford Lake Condominium Association, amend these Rules, Regulations and Standards from time to time.



## **B. SPECIFIC CHANGES, ALTERATIONS AND INSTALLATIONS**

1. No Unit Owner shall install any additional exterior lighting including but, not limited to light posts and ground lights, without the prior written approval of the Board. Homeowners must maintain any approved lighting fixtures in good working order.
2. Small wading pools must be emptied the day of their use. Sandboxes must be kept on deck or patio area only.
3. Attached structures do not enhance the planned architectural character of the community and are not permitted. This includes but is not limited to storage sheds, playhouses, pet houses or shelters, green houses, permanent barbecues (brick or stone), etc. No gazebos, outbuildings, tent shack, shed, above-ground swimming pools, fish ponds or other buildings or improvements of any kind shall be placed upon the property or upon any Lot.
4. No sign of any kind shall be displayed in public view on a Unit, Lot or Common Area without the prior written permission of the Board or its Managing Agent, including for rent signs and including customary name and address signs, if different than those originally installed. Real estate for sale signs are permitted only if displayed from the interior of a unit. Real estate for sale signs is not permitted to be placed on any Lot or the exterior of any unit. Illuminated signs of any kind are prohibited. Open house signs are only permitted in front of the unit on the day of showing.
5. No solar panels or similar installations may be placed upon any Lot or Building unless approved by the Board. No radio station or shortwave operations of any kind shall operate from any Lot or Dwelling Unit, unless approved by the Board.





6. No outside shades, awnings, trellis, grape arbors, exterior window or door guards or grates, ventilators, fans, air conditioners or like devices shall be used in or about the windows or exterior of the buildings, except those that have been approved by the Board and after a written request for such has been submitted, reviewed and approved by the Board, or its Agent.
7. No detached flagpoles or basketball backboard of any kind will be permitted.
8. No above-ground tank for storage of gas, other flammables, or liquids may be maintained on any Lot with the exception of standard size (17.0 lbs) propane tanks for the expressed purpose of gas grilling.
9. Deck installations are subject to standard specifications as determined by the Managing Agent and the Board of Directors. Such specifications shall include construction methods (consistent with township codes), use of pressure treated wood, approved composites, permitted railing styles and deck size. Decks are to be stained only with the approved sealers. Approval of all deck requests is contingent on a building permit from the township.
10. With permission of the Association, homeowners can enhance their patio with decorative pavers.
11. One birdbath, lawn ornament or bench may be placed in the unit bed attached to the home. It may not be on the lawn area or any bed not attached to the home. The item may be subject to review by the Managing Agent and the Board of Directors. If it is not in keeping with the decorum of the community, you shall be required to remove the item. If you have any question as to the suitability of your addition, contact the Managing Agent before adding it to your bed. By placing it in your bed, without approval, you are agreeing to remove it if so requested.
12. Storm doors are permitted upon request and only of a type and style approved by the Association in order to ensure the architectural harmony and consistency originally intended by the Association. Design type and sources can be obtained from the Managing Agent. Under no circumstances may ornamental grates or bars or stained glass be permitted to be placed on doors or on windows.



13. Request to install attic ventilators must be approved by the Board. Attic ventilators or other mechanical apparatus requiring penetration of the roof surface should be as small in size as functionally practical. They should be located on the least visible side of the roof and not to extend above the roof ridgeline.
14. No fence, wall or other obstruction shall be erected, placed or constructed upon any Lot, unless authorized by the Board.
15. Window mullions (grills) must be uniform within each individual unit. This means, all windows, including attic dormer windows, must have mullions or grills.
17. Satellite dishes cannot be larger than one (1) meter in diameter and must be placed in the least obtrusive location possible. Applicant must submit the attached application and receive written approval prior to installation. By order of preference, satellite dishes may be installed in/on and meet the following four criteria:
  - A. In rear of home obscured from view, inside fence line or with ornamental shrubbery.
  - B. In front of home obscured from view with ornamental shrubbery.
  - C. On a deck or patio, if the deck is surrounded by a railing, below the rail line. On patios if patio is surrounded by plant material.
  - D. Applicant must submit the attached application and receive written approval prior to installation. (Architectural & Landscaping Request Form)



## **C. RULES REGARDING LANDSCAPING**

1. Landscape Guidelines: See Responsibility Chart
2. Responsibility for maintenance and replacement of trees, shrubs, lawn, turf and beds shall be as set forth in the foregoing Responsibility Chart.
3. Owner must maintain (in accordance with the landscape specifications used by the Association lawn care contractor) any Owner-installed landscaping, including materials and flowers.
4. The Association may, from time to time, provide Residents seeking landscape additions with a list of planting materials that are recommended and non-recommended for use in the community.
5. Edging of borders of landscaped beds with brick, wood, railroad timbers, rocks or ornamental stone is not permitted.
6. No additional garden areas (areas intended primarily for flowers, annuals and perennials) may be installed without first submitting a request and receiving written approval of the Board. Approved existing garden areas on a Lot shall be maintained by the Unit Owner (including mulch applied annually, routine weeding, pruning and trimming as needed and removal of dead materials). If a Unit Owner fails to maintain a garden area, the Association, at its option, may maintain the garden area or cause the garden to be returned to its previous state, at the expense of the Unit Owner.
7. Vegetables shall not be grown on any portion of the Common Area. They may be planted in pots on decks.
8. Permanent flower boxes are not permitted. Window boxes on deck railings are permitted provided they are kept in good condition.



9. Temporary plants in containers shall be properly maintained and removed by December 1<sup>st</sup>.
10. All hoses and watering devices must be neatly stored on the Lot when not in use. Such devices must be removed from the exterior from December 5<sup>th</sup> until March 31<sup>st</sup>.
11. The existing slope or configuration of any Lot and property shall not be altered, nor shall any structure or retaining wall be erected or other activity taken which retards, impacts, changes or otherwise interferes with the natural flow of surface drainage waters or which creates erosion or related problems or disturbances.
12. Unit Owners are responsible for watering lawns, shrubs and trees throughout the season. New plant material requires extensive watering until it is established. Please note that the cost for replacement of landscape material in unit beds attached to the home is the homeowner's responsibility, so diligence is encouraged.
13. Dead or overgrown trees and shrubs shall be removed at the discretion of the Association. Depending upon the location and density of the area, the Association shall have the option of replanting said trees and shrubs. Plant material in unit beds attached to the home shall be selected and replaced with material on the Association's recommended list at the Association's sole discretion, and invoiced to the unit owner. Plant size shall be similar to the original planting when it was originally installed. Planting may be completed in the spring or fall when the weather is less hot and dry. Unit owners wanting to do the work themselves may replant with the like kind or similar plant material from the Association's recommended list at any time. It is recommended that unit owners inform the management agent of their intention to avoid a duplication of effort and charges. Prior written approval from the Association is required.
14. Any trees, grasses, or shrubs, which are located on the perimeter of the lake may not be altered or removed by any unit owner. These plantings are important in erosion control. Any persons cutting this material may be billed for its replacement and costs where necessary for erosion control. Any person entering the inside of the split rail fencing does so at their own risk and the Association will not be responsible for any injuries sustained.



15. Dead tree removal in naturalized areas is at the discretion of the board. The tree must pose a threat to the home. Naturalized areas are just that; they are not maintained in the same manner as landscaped areas. They serve an important purpose as erosion and runoff control. Disturbance of even dead planting could cause further erosion. The condominium is required by the township to maintain these naturalized areas. Any resident that disturbs such areas will be responsible for the costs of reestablishment. The Association will make final determination as to whether a planting is dead.
16. No burning of trash, leaves or other materials is permitted on any Lot or in the Common Area.  
Use of any outdoor/patio Fire Pit is PROHIBITED.
17. Flag brackets may not be attached to the stucco or siding.
18. Only American flags may be flown from the garages. All other flags must be flown from the rear decks of the units. Decorative flags with holiday themes may be flown for two weeks prior to the holiday and one week following the holiday. All flags must be maintained in good condition.
19. No latticework is allowed on any common area.



## **D. RULES REGARDING GENERAL USE RESTRICTIONS**

1. All property, Lots, Buildings and Common Areas designated for residential use shall be used, improved and devoted exclusively to and for residential use. Nothing herein shall be deemed to prevent an Owner from leasing a Unit to a single family, subject to the provisions of the Declaration and herein adopted rules.
2. Use of the Common Area is limited to the residents, their families, and guests.
3. No rubbish, trash, garbage or other waste material or debris shall be kept on Common Area. No odor shall be permitted to arise there from any Lot so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to the welfare and health of any other Owner or resident or to any other property in the vicinity. Residents who are found to have litter in their lot will be given a warning and if the litter is not removed within five (5) days they will be fined.
4. No clothing or household fabrics shall be hung, dried or aired on the exterior of any building or upon any Lot and no household cleaning tools, including mops and brooms, may not be kept on the exterior of any unit. Snow shovels must be stored in the garage.
5. Each unit shall be used as a residence for no more persons than permitted by law.
6. No business, industry, trade or commercial enterprise of any kind shall be commenced, erected, maintained, operated or conducted out of any Unit, or upon any portion of a Lot or any portion of the Common Area, except as specifically permitted by zoning laws.
7. Seasonal decorations, in keeping with the architectural character and scale of the Units and community, may be displayed. Any damage caused by the seasonal decorations will be the homeowner's responsibility. Outdoor winter holiday lighting may be displayed between Thanksgiving and January 15. Decorations for other holidays may be displayed 2 week prior to the holiday and removed 1 week after the holiday. Intrusive, excessive or offensive displays may need to be removed at the request of the Board.



8. Each Unit Owner or resident shall keep his/her patio or deck in a state of neatness and cleanliness. Tires, construction materials, including old wood from deck renovations, tools (including ladders), garbage bags, lawn ornaments (bird feeders, etc.) shall not be stored on patios or on or under decks. Outdoor tables and chairs and grills may remain set up on decks and patios, provided that they are in good repair. Bicycles and children's toys (including sand boxes, plastic pools, not to exceed an aggregate of four (4) such items, may remain on a patio or deck during the months of April through October; thereafter, such items must be stored in the interior of the Unit. Swing sets, play structures, sliding boards or other play or exercise equipment are not permitted to remain on any Lot or in the Common Area.
9. All Firewood must be stored in metal ring firewood containers and placed away from the building. The Association shall not be responsible for damage caused by insects from wood stacked next to any Unit. It is recommended that not more than one-half cord of wood be stored at any time and that firewood stored be consumed annually to avoid the risk of insect or rodent infestation.
10. Outdoor cooking grills should not be placed against or near a building or other combustible materials when in use and a fire extinguisher or hose should be kept next to the cooking grill when in use. It is recommended that propane-cooking grills be inspected annually by a qualified party to assure proper operation and connection of valves and hoses.
11. The Association may require proof of a chimney inspection to be performed by each Unit Owner every second year, and cleaning if deemed necessary, by a qualified chimney sweep to ensure safe operation of all fireplaces in the community.
12. All windows and sliding glass doors must be covered with curtains, drapes, shades, blinds or the like that are either white or off-white as viewed from the outside. No stained glass, plastic films or colored glass coatings are permitted.



## **E. AWNING SPECIFICATIONS**

1. All awnings must be approved by the Landscape and Architecture Committee and must be similar to existing awnings in Daylesford Lake Condominium. The permitted awning colors are Linen #4633 and Sand Graduated Stripe #4936. These colors are currently available in awnings manufactured by Sunbrella brand.
2. Awnings are permitted only on decks. Vertical flaps are permitted, provided that the material matches the awning and the drop/valance does not exceed twelve inches (12") in length. The valance/drop may be straight or scalloped at the bottom.
3. Requests for awnings should be made by using the Awning Request Form. You may obtain this form from our Managing Agent.





## F. WINDOWS

1. Unit owners are responsible for maintaining, repairing and/or replacing their windows. Windows from three different manufacturers were utilized in building the houses; therefore, should replacement be necessary the objective is to maintain consistency in appearance, both internal and external.
2. All windows must have mullions (grilles) and they must be uniform within each individual unit.
3. No stained glass, plastic films, or colored glass coatings are permitted on windows.
4. In repairing screens use grey/charcoal fiberglass or charcoal aluminum mesh screen.
5. At least once per year, vacuum and clean the sill of each window, making certain that the weep channels are clear and not clogged with debris.
6. Listed below are a few representative companies that may be used for specific tasks.

### Cleaning windows

I Do Windows	610 635-7096
Paoli Window Wash	610 644-1910
Dave Moreg Services	610 358-3032

### Repairs

Weisser Bros (leaky pane)	610 845-2590
Chester County Glass	610 918-9977
Paoli Hardware (screen)	610 644-2013

### Replacing window units

Chester County Glass	610 918-9977
Home Depot	800 793-3768



## G. OUTDOOR PAINTING SPECIFICATIONS

Paint specifications colors for the outside in Daylesford Lake

<b>All Sherwin Williams Paints</b>	
<b>Siding</b>	Woodscape Solid Color Stain “ Basket Beige # 6143
<b>Garage Doors</b>	Duration – Latex satin finish – “Macadamia”
<b>Trim</b>	Duration – Latex Extra White gloss finish



## H. LIGHT FIXTURES

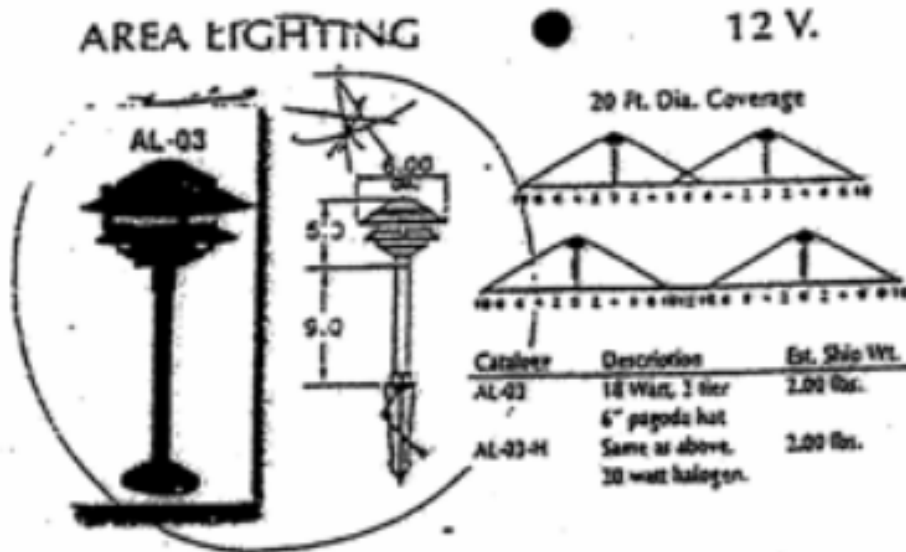
<b>Item</b>	<b>Description</b>
<b>Purchase From</b>	Kody Lighting 530 W. Lancaster Ave, Wayne Pa, 19087 (610) 687-4201
<b>Fixture Type</b>	Outdoor Lanterns
<b>Model</b>	1. 8331AB--\$101.95* 2. 8311AB- \$89.95*
<b>Socket type</b>	1. Candelabra sockets 2. Standard base sockets

\*These prices are based on orders of 25 or more of each item.



**APPROVED WALKWAY LIGHTING**

**BLACK ALUMINUM - LOW VOLTAGE - WHITE LIGHTS ONLY - (AL-03) CAN BE PURCHAS**  
**AT MAIN-LINE ELECTRIC IN PAOLI ON LANCASTER AVE.**



**SPECIFICATIONS**

**HOUSING:** Cast Aluminum • **SOCKET HOLDER:** Cast Aluminum  
**STANCHION:** Black 8" PVC Nipple Threaded 1/2" NPT for AL-03 Series • **LENS:** 3.25" Clear Prismatic Polycarbonate for AL-03 • 3.25" Threaded Clear Tempered Glass for AL-03-JT-10", AL-03-4T, AL-03-4T-10"  
**LAMP SUPPLIED:** 18 Watt, 5-8 #1141 • **LAMP OPTIONS:** For 12 Watt (#931) or 25 Watt Incandescent: Add -12w or -25w to Catalog # • For 10 or 30 Watt 5C Halogen: Add -H to Catalog # • For 120v T-7 (15 Watt) or T-8 (25 Watt) Double Contact Bayonet Lamp, C Factory. **NOTE:** For Bi Pin Halogen, see FL Numbers for Replacement Lamp.  
**LAMP BASE:** Single Contact Bayonet (Ba15d) - Brass Nickel Plated Screw Shell & Spring  
**LAMP LIFE:** 2000 Hours Average Rating  
**WIRING:** Black 3 Foot 18/2 Zip Cord From Base of Fixture  
**CONNECTION:** FA-05 (Supplied) from Fixture to Main Cable (1 1/2", 10/2, 8/2, or 12/3 Ø)  
**MOUNTING:** Black 9" ABS Stake Tapped 1/2" NPS (FA-01) with 8" Black Nipple FA-02 f



## I. STORM DOOR SPECIFICATIONS

<b>Item</b>	<b>Description</b>
<b>Manufacturer</b>	Anderson
<b>Purchased From</b>	Home Depot
<b>Models</b>	<ol style="list-style-type: none"> <li>1. HD2500</li> <li>2. HD3000</li> <li>3. HD3500</li> </ol>
<b>Model type</b>	<ol style="list-style-type: none"> <li>1. (Self storage) with a half screen</li> <li>2. Ease with a full screen and fv (full view) with no screen while glass is in.</li> </ol>

### **ONLY APPROVED STORM DOOR**

Heavy duty extruded aluminum Gauge 050  
 6-63 – alloy content  
 TS- Tempered  
 Extruded aluminum piano hinge  
 Heavy Quality, die cast aluminum handle and lock set  
 Weather strip back-up angle, adjustable  
 Tempered Glass  
 Bottom Sweep  
 Guaranteed two years (except wind damage)  
  
 Color: White Powder Coated- Marine Glazed



**J. DECK STAINING GUIDELINES**

Brands	Cabot/MAB, Lowes	Flood / Home Depot	Behr/ Home Depot
Product /Finish	Decking Stain	GWF-UV5 premium penetrating wood finish	Premium Weatherproofing Wood Sealer & Finish
Color Choices	New Cedar (semi-transparent)	Natural	Natural Cedar (semi-transparent)

**K. DECK SPECIFICATIONS**

Effective 3/29/06 Composite material may be used for decks.

The approved color is Exotic Teak and the Manufacturer is Monarch.

Complete the Architectural Formal Request and send to the Management Office for review by the A & L committee and Board.

If using another brand, send a sample of the composite material with your application.

All unit owners who want to replace their deck must conform to all guidelines of Daylesford Lake.

All decks must be the same size as existing. You must submit a diagram and show size for deck, rails, steps and privacy fence. No deck addition or extension, in any direction, is permitted.



## L. Recommended Trees, Shrubs and Perennials

### RECOMMENDED ORNAMENTAL TREES, SHRUBS, PERRENIALS for DAYLESFORD LAKE: May 2007

Botanical name	Common types	Description	Blooming Season	Light	Size
Abelia	Edward Goucher	Bright green semi evergreen	May to frost	Sun/partial shade	5x5'
		fragrant bell-shaped pink flowers			
	Grandiflora	Pink & white bell shape flowers	May to frost	Sun/partial shade	3-6'
Acer	Paperback Maple	Grey bark revealing reddish under-		Full sun	25-30'
(Maple)		bark, dark blue-green leaves			
		turning russet or bronze in fall			
	Cutleaf Japanese Maple	Several cultivars available		Sun/partial shade	8-12'
	Maple				
Amelanchier	Shadblow Serviceberry	Upright, multi-stemmed, white	Spring flowers, summer	Sun/partial shade	20'
tree		flowers, edible fruit in summer,	fruit		
		orange-red fall color			
	Autumn Brilliance	Light grey bark, white flowers,	Spring flowers, summer	Sun-partial shade	20-25'
		followed by fruit, and red fall color	fruit		
Buxus	Green Mountain	Upright, cone-shaped with tight	Evergreen	Sun/ partial shade	5x3'
(Boxwood)		branching			
		Tightly- branched bright green	Evergreen	Sun/ partial shade	3-4'
	Winter Gem	foliage. Fast grower			
		Dense, compact, slow grower	Evergreen	Sun/ partial shade	4x5'
Caryopteris	Blue Mist Shrub	Low growing, grey-green leaves,	Late summer flowers	Sun/ partial shade	2-4'



**RECOMMENDED ORNAMENTAL TREES, SHRUBS, PERRENIALS for DAYLESFORD LAKE: May 2007**

Botanical name	Common types	Description	Blooming Season	Light	Size
		blue to purple flowers in summer	Several varieties		
Cercis Canadensis	Forest Pansy Redbud	Small tree with heart-shaped	Rose- purple flowers	Sun/partial shade	15'
		leaves	in Spring		
Chamaecyparis	Hinoki Cypress	Pyramidal; dark green foliage	Evergreen	Sun/partial shade	8x6'
Botanical name	Common types	Description	Blooming Season	Light	Size
(False cypress)	Goldthread Cypress Golden Mop cypress	Dense; weeping yellow foliage	Evergreen	Shade/partial sun	5x6
Clethera	Hummingbird	Small neat habit w/ spikes of	Summer	Shade/partial sun	5'
		white flowers			
Cornus Dogwood	Flowering Dogwood	Small trees with showy flowers	Spring- red, pink, or	Sun/partial shade	30'
		Find disease resistant varieties.	white		
	Kousa Dogwood	Small specimen tree.	White flowers in June	Sun/ partial shade	35'
		Purple-red fall-color.			
Deutzia	Nikko Dwarf	Low evergreen shrub	White flowers in spring	Sun/ partial shade	2x5'
Euonymus Alatus	Compact burning bush	Dense deciduous hedge	Red fall color	Sun	
Fothergilla	Dwarf Fothergilla	Small shrub, fragrant flowers, brilliant fall colors	Spring flowers	Sun partial shade	4'
Halesia	Carolina Silver Bell	Low- branched tree, Bell shaped flowers	Spring	Sun/partial shade	30x25'
Hydrangea	Bigleaf Hydrangea-	Showy, flower color dependant	Prune after bloom for	Sun/ partial shade	5x5'





**RECOMMENDED ORNAMENTAL TREES, SHRUBS, PERRENIALS for DAYLESFORD LAKE: May 2007**

Botanical name	Common types	Description	Blooming Season	Light	Size
shrub	several cultivars	on PH	second bloom in fall		
	Snow Queen Oakleaf	8 white panicles, oak-like leaves	Summer w/ burgandy fall color	Sun/partial shade	6x6'
Ilex (holly) shrubs & trees	Green lustre	Dark green, flat-topped, spreading habit	Evergreen	Sun/shade	3x6'
	Helleri	Low dwarf spreader	Evergreen	Sun/shade	3x5'
	Shamrock	small dark green leaves	Evergreen	Sun/shade	to 4'
	Blue girl	Blue- green foliage, red berries, rounded, upright	Evergreen	Sun/partial shade	12x8'
	Blue Princess	Broad, shrubby, heavy berry set	Evergreen	Sun/partial shade	15x10'
	Nellie stevens	Shrub or pyramidal tree, dark green foliage, red berries	Evergreen	Sun/partial shade	25x15
Itea	Virginica "Sprich"	Attracts butterflies, dark- green foliage, white flowers	Summer, red-purple fall color	Sun/shade	4x6
Juniperus (Juniper)	Blue Star	Low rounded habit, Blue needle-like foliage	Evergreen	Full sun	3x3
Lagerstroemia	Crapemyrtle	Large shrub/small tree, brilliant fall color	Late summer, early fall flowers, white, pink, red	Sun/ partial shade	15-20'
Liriope groundcover	Big blue	Deep green strap-like foliage purple flower spikes	Evergreen-Summer flowers	Partial sun/shade	12"
	Varigated	green strap-like foliage w/ white stripes along blade	Evergreen-Summer flowers	Partial sun/shade	12"
Magnolia shrub or small tree	Betty	rounded, shrubby, dark pinkish	Spring	Sun/partial shade	10x15
	Jane	purple flower w/ white			8-12'
Mahonia shrub	Compact Oregon Grapeholly	Dense shrub, dark green foliage purplish-bronze in winter, yellow	Evergreen, April flowers	Partial sun/shade	3'



**RECOMMENDED ORNAMENTAL TREES, SHRUBS, PERRENIALS for DAYLESFORD LAKE: May 2007**

Botanical name	Common types	Description	Blooming Season	Light	Size
		flowers			
	Leatherleaf Mahonia	Coarse, dull-green to blue-green foliage, fragrant yellow flowers, robin's egg blue fruit	Evergreen, March-April flowers, followed by fruit	Partial-sun/shade	6-10'
Malus (Crabapple)	Flowering Crabapple	Whites, reds, pinks available find disease resistant varieties	Spring	Sun	12-25'
Microbiota groundcover	Siberian Carpet Cypress	Low, spreading conifer, bright green, feathery foliage, purple-bronze in winter	Evergreen	Sun/partial shade	1x15'
Nandina shrub	Heavenly Bamboo	Dense canes, lacy green foliage turning fire red in fall and winter; White flowers, red berries	Evergreen, Summer flowers, berries in fall-winter.	Sun or shade	6'
	Firepower	Compact, reddish foliage turning fire-red in winter	Evergreen	Sun or shade	2-3'
Photonia shrub	Redtip Photonia	Broad-leafed with bronze- red new growth; white flower clusters	Evergreen, summer flowers	Full sun	10-15'
	Brilliant Red Chokeberry	Upright, spreading shrub; white flowers, red fruit, brilliant fall color	Summer flowers, fall berries	Sun or shade	15'
Picea (Spruce) shrub selections	Bird's Nest Spruce	Broad, dense, spreading	Evergreen	Sun/partial shade	4x10'
	Dwarf Alberta Spruce	Dense, conical; green needles	Evergreen	Sun/partial shade	20x10'
	Montgomery Spruce	Dense, globular, silver-blue needles	Evergreen	Sun/partial shade	8x8'
Pinus (Pine)	Mugo Pine	Low, mounded evergreen	Evergreen	Sun/partial shade	3x12'
Pieris	Japanese Pieris Mountain Fire	Upright, spreading broadleaf evergreen, dark green foliage, white panicles of flowers	Evergreen, Spring flowers	Sun/partial shade	10x6'



**RECOMMENDED ORNAMENTAL TREES, SHRUBS, PERRENIALS for DAYLESFORD LAKE: May 2007**

Botanical name	Common types	Description	Blooming Season	Light	Size
	Dorothy Wycoff	Compact, dark pink buds, pale pink buds	Spring	Sun/partial shade	5x5'
Potentilla	Gold Finger	Small, hardy, deciduous shrub drought tolerant	Yellow flowers all summer	Sun	3'
Prunus (Laurel)	Thundercloud Plum	Dark purple foliage all season	Light pink flowers	Sun	20'
	Sandcherry	Hardy shrub w/ red-purple leaves	Pink flowers	Sun	6'
Japanese flowering cherry trees	Otto Luyken Cherrylaurel	Compact, broad-leaf evergreen shrub, dark green foliage	Fragrant white flowers in Spring	Sun/ shade	4x8'
	Kwanzan	Vase-shape, pink flowers	Spring	Sun	30'
	Okame	Pink flowers, good fall color	Spring	Sun	25'
	Pendula	Weeping, blush-pink flowers	Spring	Sun	25x15'
	Yedoensis	Pink flowers, D.C. cherry	Spring	Sun	40'
	Autumnalis	Pink-flowers, fade to white	Fall and Spring	Sun	30'
Pyrus (Pear tree)	Chanticlear Pear	Pyramidal tree, lustrous leaves, scarlet, purple fall color	White flowers in Spring	Sun	35'
Rhododendron ( Rhododendrons & Azaleas)	Flame Azalea	Deciduous, upright azaleas- yellows, oranges and reds	May	Sun/partial shade	4-6'
	Evergreen Azaleas	Small compact, flowering shrubs find hardy varieties, many colors needs acidic soil	Spring	Partial shade	3-4'
	Hybrid Rhododendron	Medium compact evergreen, glossy green leaves in many varieties- pinks, purples, whites	Late Spring	Partial shade	5-8'
(Rose)	Flower Carpet	Low growing shrub roses, red, pink, white	Spring into Fall	Sun	4x10'
Sarcocca hookerana	Himalayan Sweetbox	Mounding suckering evergreen shrub, small white flowers	March or April	Partial shade/shade	4-5'



**RECOMMENDED ORNAMENTAL TREES, SHRUBS, PERRENIALS for DAYLESFORD LAKE: May 2007**

Botanical name	Common types	Description	Blooming Season	Light	Size
Skimmia japonica shrub	Japanese Skimmia	Mounding, slow grower, white flowers followed by red berries on female plants.	Evergreen, white flowers early Spring, berries in Fall	Partial shade/shade	5x5'
Spiraea shrub	several selections	Mounding deciduous shrubs, pink to white flowers	March to May, some sporadic summer bloom	Sun	1x3'-6x9'
Stewartia psuedo-camellia	Japanese Stewartia	Pyramidal tree, saucer-shaped camellia-like flowers, multi-tonal bark and fall color	June/ July	Sun	30x20'
Styrax tree	Japanese Snowbell	Low branched, rounded; white bell-shaped, pendulous flowers	Summer	Sun or shade	25x25'
Syringa (lilac)	Dwarf Korean Lilac	Compact mounding habit; purple flowers	May	Sun or shade	5x7'
	Miss Kim Manchurian Lilac	Good border plant; panicles of purple buds opening to pale blue flowers	May-June	Sun or shade	6x6'
Taxus ( Yew)	Weeping English Yew	Hardy, compact, wide-spreading; dark green needles	Evergreen	Sun or shade	4x15'
	Dense Spreading Hybrid Yew	Dark green foliage; dense spreader	Evergreen	Sun or shade	9x12'
Thuja (Arborvitae)	Dark American Arborvitae	Pyramidal, dark green folige	Evergreen	Sun/partial shade	25x5'
	Emerald Green Arborvitae	Compact, narrowly pyramidal; emerald green foliage	Evergreen	Sun/partial shade	15x4'
Viburnum	Koreanspice Viburnum	Most popular; dense, rounded; pink buds opening to fragrant white flowers	April-May	Sun/partial shade	6x6'



**RECOMMENDED ORNAMENTAL TREES, SHRUBS, PERRENIALS for DAYLESFORD LAKE: May 2007**

Botanical name	Common types	Description	Blooming Season	Light	Size
	Several Varieties	Evergreen and deciduous, white flowers, fruit bearing	Late Spring-early Summer	Sun/shade	7-12'
Yucca	Adam's Needle	Hardy, with stiff strap-like leaves; white flowers	Evergreen, June-July flowers	Sun	2x3'
	Bright Edge	Dark green leaves edged with gold-yellow	Evergreen, June-July flowers	Sun	2x3'
	Golden Sword	Re-curving strap-like leaves with green margins and gold centers	Evergreen, June-July flowers	Sun	2x2'



## ARCHITECTURAL & LANDSCAPING REQUEST FORM

**Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone: Home:** \_\_\_\_\_ **Work:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

Please state as concisely as possible the nature of the request to be considered. Include all proposed exterior additions and landscaping changes for which approval must be obtained. Cite any architectural guidelines, which will be relevant to the Board of Director's decision.

Description and Specifications:

Use other side for sketch or submit a separate page with plans.

Work to be completed by: \_\_\_\_\_

If a contractor will be performing the work, his insurance certificate of liability must be submitted as part of this request. The homeowner is responsible for the entire installation, maintenance, and upkeep (replacement, insurance, etc.) for the above request. If approved, this request will be made part of any agreement of sale that I/we may enter into for the fore mentioned unit. If any local building permits are applicable, it will be my/our responsibility to secure those permits.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_



## **RULES REGARDING PETS**

1. Other than as specifically provided herein, no animal, livestock, reptiles or poultry of any kind shall be bred, raised, kept or maintained in any Unit or on any Lot or on any Common Area of the Property. Dogs, cats, fish and birds of the ordinary household variety may be kept inside the Unit, provided they are not bred, raised, kept or maintained for any purpose other than the household pet of the resident, and further provided the resident may not have more than:

- a) One domesticated house dog, or
- b) One domesticated house dog and one domesticated house cat, or
- c) Two domesticated house cats

2. The Association, acting through the Board, shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board and as may be documented by written complaints from Residents, a nuisance to any other Owner.

3. All pets must be controlled by the Owner (or their delegate including but not limited to lessees, guests and invitees) at all times. Pets must be kept in the Dwelling Unit and be under the control of a person capable of controlling the animal. If any animal belonging to an Owner or resident is found to be unattended out of the Dwelling Unit and not on a leash or verbal leash, the Association shall have the right to levy fines and/or cause the animal to be removed from the Property. (This policy is in agreement with the Tredyffrin Township ordinance.)

4. It is the absolute duty of any pet owner to immediately remove any animal waste (excrement) deposited on any Lot or Common Area by the pet in a sanitary manner into the pet owner's refuse container.

5. Pets may not be staked on any common element or leashed to the exterior of any Unit in any manner using devices such as pet runs, leashes, pet stakes or other similar installations.

6. It is the responsibility of the resident to insure that pets are licensed in accordance with the applicable law.



## **DOG EXERCISE AREA**

### ***Purpose of the Dog Exercise Area***

The purpose of the Dog Exercise Area is to provide the dogs of Daylesford Lake with a small safe area in which they can run free off leash under the control of their owners.

### ***Dog Exercise Area Location***

The location was selected so that it would not interfere with the rest of the community and would not be visible to any homeowners.

### ***Supervision of the Dog Exercise Area***

A group of dog owners have agreed to undertake the ongoing supervision of the Dog Exercise Area under the direction of the Board of Directors. This will include ensuring that dog owners keep the Dog exercise Area clean and limiting access to registered Daylesford Lake dogs.

### ***Ongoing Support and Maintenance***

The dog owners plan to improve the Dog Exercise Area by adding additional screening including trees and shrubs along Route 252.

### ***Additional Information***

If you would like to get additional information on the Daylesford Lake Dog Exercise Area including how to register your dog, please call or email Finbar McEvoy at (610)-296-8109 or [fmcevoy@comcast.net](mailto:fmcevoy@comcast.net)

## **ENJOY THE DAYLESFORD LAKE DOG EXERCISE AREA**





## **RULES REGARDING VEHICLES AND PARKING**

### **VEHICLES**

#### **a. Automobiles**

All roads, parking areas and driveways on the Daylesford Lake Property shall be used for licensed, registered, state inspected and operational four wheel passenger automobiles only. No automobile is allowed to be stored and covered in the community parking areas for long periods of time.

#### **b. Trucks and Recreational**

No trucks or commercial (whether or not so registered with the Department of Transportation) vehicles, and no recreational vehicles, vans (other than non-commercial passenger vans), mobile homes, trailers or boats shall be parked on the Property except:

- (1) On a temporary basis in connection with Unit or Common element repairs, maintenance or construction only, or
- (2) If kept entirely within the Unit garage with the garage door kept closed except for exit or entry.

#### **c. Motorcycles and Mopeds**

Motorcycles and mopeds shall be parked only on paved parking areas. They may not be stored in Community Parking Areas.

#### **d. Limousines**

Limousines are deemed to be commercial unless the Owner can demonstrate that such vehicle is their primary source of transportation.

### **RULES REGARDING USE & STORAGE OF VEHICLES**

1. No resident shall conduct major repairs or major restorations of any motor vehicle, boat, trailer, aircraft or other vehicle (motorized or not) upon any part of the property. This includes, but is not limited to, engine tune-ups, oil and other fluid changes.

2... Vehicles must be maintained so as not to damage the parking areas and macadam surfaces (i.e., leaking oil, gas or other fluids). The Association shall cause the Owner of the Unit to which the vehicle is associated to pay for any necessary repairs to the Property. Such expenses shall be an assessment to the unit account of said Owner.



3. An abandoned vehicle is any vehicle that does not have current inspection, a current license plate tag or is in a state of non-operative condition (e.g., flat tire, no tires, no engine) The Owner of said vehicle will be identified by the Managing Agent through the Bureau of Motor Vehicles and will be notified by the Managing Agent that said Owner shall have five (5) days from the date of the notice in which to remove the vehicle, or the vehicle will be towed at the Owner's expense. Said notice will provide the Owner with information concerning the address and telephone number of the towing service and the charges that will be incurred.
4. Parking is NOT allowed on the streets.
5. The Community parking spaces located on the Common areas are provided primarily for guests to keep the streets free from parking. To facilitate that purpose, resident use should be reasonable and not conflict with the Association's objective of maintaining the clean, orderly appearance of the Community. Other than as provided in a. Automobiles above, storage of Vehicles on Community parking spaces is prohibited. Residents using Community parking space should accommodate fellow residents needing parking for personal gatherings by moving their vehicles in a timely manner.
6. Garage doors shall be kept in the closed position unless garage access is necessary.
7. Vehicles which emit loud noise or unpleasant odors, or which do not comply with PA vehicle regulations, offensive to residents, are prohibited.
8. The Board shall have the right to move or have towed away any vehicle not conforming with these regulations at the expense of the responsible resident or Unit owner, and without liability for damage caused to the moved or towed vehicle.



## **RULES REGARDING NOISE, NUISANCE & OTHER DISTURBANCES**

1. No noxious, unsightly or offensive activity shall be conducted on the Property, nor shall anything be permitted to be done that is or may likely become an unreasonable annoyance or nuisance to another Unit Owner or Occupant.
2. No Unit Owner or Occupant shall make or permit any noise or other disruption that is unreasonably disturbing to another Unit Owner or Occupant or unreasonably interferes with the rights, comfort or convenience of another Unit Owner or Occupant.
3. Without limiting the generality of the foregoing, any unusual noise or disruption after 10:00 PM at night and before 8:00 AM in the morning is unreasonably disturbing to other Unit Owners and Occupants and a violation of these Rules and Regulations.



10/25/2007

Daylesford Lake Condominium Assoc.  
183 Daylesford Boulevard  
Berwyn, PA 19312  
610-407-4347

Page 44 of 56



## **SWIMMING POOL REGULATIONS**

### **Liability**

1. No one is permitted in the pool unless a lifeguard is on duty.
2. The Township Police will prosecute violators.
3. All Persons, including children, using the facility do so at their own risk.
4. The management and/or Association will not be responsible for any accident due to a person's own negligence.
5. Each person will be liable for damages caused through his/her own negligence or carelessness.
6. Swimming lessons are not permitted.

### **Pool Access**

All residents must use their pass to gain entry into the pool area and **MUST** sign in with Lifeguard.

### **Children**

Anyone under the age of fourteen (14) must be accompanied by a resident over the age of **twenty-one (21)**.

### **Theft**

The Association will not be responsible for the loss of jewelry, valuables, clothing or other property in or around the pool.

### **Pool Conduct**

1. Daylesford Lake pool users must adhere to a proper Code of Conduct and follow instructions from the Lifeguard. Appropriate conduct and rules include, but are not limited to, the following:
2. Non-qualified swimmers are prohibited in deep water.
3. No smoking, alcohol, glass or glass containers permitted inside the fenced area of the pool.
4. Radios/audio equipment permitted with earphones only.
5. Cell phones permitted for emergency use only.
6. Proper swimwear required in pool.
7. All diaper-wearing children must wear outer waterproof pants in the pool.
8. No pool toys (rafts, balls, etc) permitted. Only "noodles" allowed.
9. All trash must be deposited in trash receptacles.
10. All injuries must be reported to Lifeguard or management immediately.



11. All persons must leave pool when “all out” whistle is sounded.
12. All residents and guests must follow the instructions of the lifeguard on duty.
13. No running, diving, throwing, pushing, wrestling, dunking, rough play, are permitted in the pool area.

**Private Use**

Daylesford Lake Pool may not be used for private parties, personal profit or commercial purposes.

**Compliance with Rules**

1. All residents and guests must observe these rules and regulations with the understanding that they are created for the protection, safety and comfort of everyone.
2. Those not observing the Rules and Regulations can be expelled at the sole discretion of the management and be barred from the facilities.



## TENNIS COURT RULES

**The Daylesford tennis courts are provided for the use of Daylesford residents and their guests only**

1. No street shoes are allowed on courts. Only tennis shoes may be worn.
2. Courts are used on a first come, first serve basis, unless a reservation has been made. One hour time limit for singles. One and one-half hour limit for doubles. Reservations will not be taken for general play.
3. Gates shall be closed at all times.
4. All tennis court rules, regulations and courtesies shall be observed.
5. Tennis courts are to be used for tennis only. No bicycles, skates, skateboards, in line skates, hockey or other activities permitted.
6. No tennis lessons are permitted.
7. No pets are allowed on courts
8. Courts may be reserved by residents for small tennis parties. Signup at the Clubhouse one week prior to the event to reserve the courts. A posting will be made on the tennis court fence advising that the court/s have been reserved for a special event. The event cannot last longer than a two hour period.
9. Residents who are interested in regular weekly play can reserve the court in advance.
10. Sitting, pushing or pulling on tennis nets is prohibited.
11. A player awaiting the arrival of an opponent may not hold a court vacant.



## **RULES REGARDING TRASH COLLECTION**

1. Residents are required to put all trash in **covered refuse receptacles** designed for curbside trash pick up. **Plastic or paper bags are not permitted.**
  - a. Recommended refuse container available at Home Depot  
Rubbermaid "Roughneck" 45 Gallon will hold a 55 Gal Trash Bag  
39.4 X 24.5 X 22 Model#L35A79H2GALX.
2. Recycling is required. All recyclables must be placed in a curbside recycle bin on scheduled pick up day.
3. Trash should not be left at the curb before 5PM on day prior to pick up.
4. Trash cans and recycle bins must be removed from curbside within 24 hours of trash collection.
5. Regular trash pick up is, Monday-Trash (this can include large items) and Recyclables Thursday-Trash Only (No large items)
6. In the event that trash collection falls on a holiday, pickup will be on the following business day.



**WASTE MANAGEMENT, INC.**

Gilbertsville Recycling Information Sheet

1-800-932-2232 or 610-367-1300

At *Waste Management of Gilbertsville*, we would like to take this opportunity to thank you for your efforts in helping to make our recycling a success. The following is a list of all items accepted on your recycling pick-up.

**GLASS:** This includes clear, green and brown glass.

- Preparation:
- 1.) Rinse out.
  - 2.) Leave labels on.
  - 3.) Remove all lids.
  - 4.) **DO NOT** recycle dishes, light bulbs, drinking glasses, pyrex, ceramics or window glass.

**CANS:** This includes aluminum, tin and bi-metal cans (i.e. vegetable cans, etc.).

- Preparation:
- 1.) Drain and crush to save space.
  - 2.) No foil trays, scrap aluminum or aluminum foil.

**PLASTICS:** This includes #1 and #2.

- Preparation:
- 1.) Rinse out.
  - 2.) Leave labels on.
  - 3.) Remove all lids.
  - 4.) Crush to save space.

(#1 and #2 plastics are marked on the bottom of the containers in a triangle made of arrows or marked with the initials of PETE and HDPE.)

**NEWSPAPER:** This includes color, glossy print, junk mail, magazines, phone books, office/copy paper and cereal/cracker boxes.

- Preparation:
- 1.) Stack 12 in. high and place in brown paper bag. Then place in a second bag. (Do not use plastic.) **OR**
  - 2.) Tie with twine. (Do not use wire.)
  - 3.) **DO NOT INCLUDE**-Cardboard, cartons, which contained beer, soft drinks, beverages, frozen or refrigerated food, fast/take out food, pizza boxes, or cartons, which have a foil or foil looking layer.
  - 4.) Remove outer wrapping, inner bags, pouches and handles. Flatten all cartons. Do not include styrofoam.

These items may all be commingled in the recycle bin except for the newspapers, which should be placed beside the recycle bin. If you have any question, please contact our office.

*Again, we thank you for your recycling efforts.*

*Gilbertsville 12/2005*



## **RULES REGARDING FINES & RELATED ACTIONS BY THE ASSOCIATION**

1. The Board, its designated committee or Managing Agent shall notify the Unit Owner (and not the Tenant) responsible for a violation of the Rules (First Offense), in writing, and describe the violation with reasonable and direct reference to the section of the Rules applicable. This notification shall be the “First Notice”.
2. If the Unit Owner believes that an error has been made in the “First Notice,” the Owner has the right to register an objection, in writing, to the Managing Agent within ten (10) calendar days from the date of the notice.
3. If the Unit Owner fails to correct the violation, (Second Offense) as determined from inspection by the Board or Managing Agent, a “Second Notice” will be mailed to the Owner. If the violation is not corrected within ten (10) days of the date of the “Second Notice,” there will be a \$50 fine per violation assessed to the Unit Owner account. After thirty (30) days from the commencement of fines, if non-compliance still exists, the Board may institute legal action in accordance with the Declaration and the provisions for collection of past due assessments. Such legal actions may include a lien and judgment placed upon the property. Accordingly, all legal fees, interest, court costs, and other fees incurred in the collection of the fine will be the responsibility of the Unit Owner.
4. If the violation is of a per occurrence nature (i.e., including but not limited to, trash violations, uncontrolled pet or failure to remove pet solid waste (excrement) from a Lot or Common Area), the following fine schedule will be implemented.

2 <sup>nd</sup> Offense	\$50.00
3 <sup>rd</sup> Offense	\$100.00
And subsequent offenses	\$100.00 per offense

In the event of such a violation, the Unit Owner will be notified, in writing, that the fine has been assessed, and such notice shall include the date and party personally witnessing and reporting the violation, i.e., Board Member, Managing Agent or Unit Owner (for which event a written complaint must be forwarded to the Managing Agent and signed by the Owner reporting the violation).



5. Any assessments, fines and costs of collection not paid within 10 days of the due date shall incur a late fee of \$25.00 per month, or interest at the rate of 1.25 per month on the unpaid balance, whichever is greater. A letter stating the delinquency will be sent to the Unit Owner. All past due condo fees of 60 days or more will be referred to legal counsel for collection and the unit owner shall be assessed the collection costs incurred by the Association.
  
6. The fine procedures set forth in this section of the Rules shall not be exclusive of the rights and remedies which may be available to the Association or Board as set forth in the Declaration.
  
7. Unit owners may appeal any fine in writing delivered to the Managing Agent, and shall be entitled to a hearing before the Board.



## **ADOPTION OF RULES**

THESE RULES, REGULATIONS AND STANDARDS ARE APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS FOR THE DAYLESFORD LAKE CONDOMINIUM ASSOCIATION, ON MONDAY THE 22<sup>nd</sup> DAY OF OCTOBER, 2007.

Finbar McEvoy, President

Don Copeland, Vice President

Elizabeth MacGibbon, Secretary

Michael Kody, Treasurer

Robert Donato

Note: Signatures on File



## Index

- AWNING SPECIFICATIONS, 24
  - DECK STAINING GUIDELINES, 30
  - ADOPTION OF RULES, 52
  - All Internal Slabs & Foundations, 11
  - ARCHITECTURAL & LANDSCAPING
    - REQUEST FORM, 38
  - Automobiles**, 41
    - Awning, 11
    - Bed Maintenance, 10
    - Buildings, 9
    - Buildings (exterior elements)
      - Siding , 9
    - Chimney, 9
    - Chimney Cleaning, 10
  - Common Elements**, 11
    - Curbing/apron of driveway, 12
  - DECK SPECIFICATIONS, 30
  - DOG EXERCISE AREA, 40
  - Door Bells, 11
  - Doors, Storm Doors, Screens, 9
  - Drains, 11
  - Driveway, 9
    - Driveway Walkways Chimney/Exterior
      - Chimney/Interior, 9
  - Dryer Vent, 10
  - Edging, 10
  - fertilization,, 10
  - Flooring , 9
  - Flues serving fireplace, 9
  - Foundation, 9
    - grading,, 10
  - Gutters/downspouts, 9
  - Hot Water, 11
  - HVAC, 10
  - Insurance**, 12
  - Insurance HO6, 12
  - Introduction to Architectural and landscaping Standards, 14
- INTRODUCTION TO STANDARDS, 5
  - Irrigation Systems, 11
  - Lake Deck, 12
  - Landscaping/Trees/Shrubs (Common Area, 10
    - Lawn/Turf, 10
  - LIGHT FIXTURES, 27
  - Limousines**, 41
  - MAINTENANCE, REPAIR AND REPLACEMENT
    - uNIT, 9
  - Motorcycles and Mopeds**, 41
    - Mowing, 10
    - Mulching, 10
  - OUTDOOR PAINTING
    - SPECIFICATIONS, 26
  - Party Walls, 9
  - Pest Control, 12
  - Plumbing/Electrical, 11
  - Pool, 12
  - Privacy Fence, 9
  - Pruning, 10
  - Radon Systems, 10
  - Railing, 9
  - Recommended Trees, Shrubs and Perennials, 31
  - RESPONSIBILITY CHART FOR MAINTENANCE, REPAIR AND REPLACEMENT, 9
  - RESPONSIBILITY FOR MAINTENANCE, REPAIR AND REPLACEMENT, 7
  - Retaining Wall, 12
  - Roofing, 9
  - Rules Evaluation Form, 54
  - RULES REGARDING FINES & RELATED ACTIONS, 50



<b>RULES REGARDING GENERAL USE RESTRICTIONS, 22</b>	Steps, 9
<b>RULES REGARDING LANDSCAPING, 19</b>	Stone/Siding Façade, 9
<b>RULES REGARDING NOISE, NUISANCE &amp; OTHER DISTURBANCES, 43</b>	<b>STORM DOOR SPECIFICATIONS, 29</b>
<b>RULES REGARDING PETS, 39</b>	Stucco, 9
<b>RULES REGARDING TRASH COLLECTION, 48</b>	<b>SWIMMING POOL REGULATIONS, 45</b>
<b>RULES REGARDING USE &amp; STORAGE OF VEHICLES, 41</b>	<b>TENNIS COURT RULES, 47</b>
<b>RULES REGARDING VEHICLES AND PARKING, 41</b>	Tennis Courts, 12
<b>RULES, REGULATIONS AND STANDARDS, 5</b>	Termite a, 9
<b>Snow Removal, 11</b>	Trash Collection, 12
<b>SPECIFIC CHANGES, ALTERATIONS AND INSTALLATIONS, 16</b>	Trim, 9
	<b><u>Trucks and Recreational</u>, 41</b>
	Unit Light fixtures, 11
	Utility Transformers, 12
	<b>VEHICLES, 41</b>
	Watering Plants, 11
	weeding, 10
	Window Cleaning, 10
	Windows, 9
	<b>WINDOWS, 25</b>



## Daylesford Lake

### Rules Evaluation Form

November 1, 2007

**Rule Topics and Document Presentation**

Please rate the topics using a 5-point scale. Circle the number/response that best corresponds with your evaluation.

**Rating Scale: 5=Strongly Agree 4=Agree 3=Not Sure 2=Disagree 1=Strongly Disagree**

Topic and Presenter	The information is well presented	The information is clear and easy to understand	The information is useful and informative
<b>Maintenance Rules</b>	1 2 3 4 5	OK Too Short Too Long	1 2 3 4 5
<b>Landscaping Rules</b> Tree and Shrub replacement	1 2 3 4 5	OK Too Short Too Long	1 2 3 4 5
<b>Other Rules</b> Parking, Trash, Pets, Swimming Pool, Tennis Courts, Fines and Violations	1 2 3 4 5	OK Too Short Too Long	1 2 3 4 5
<b>Chart of Responsibilities</b>	1 2 3 4 5	OK Too Short Too Long	1 2 3 4 5
<b>Definitions and Standards</b>	1 2 3 4 5	OK Too Short Too Long	<i>Various speakers/Not Applicable</i>
<b>Overall Document</b>	1 2 3 4 5	OK Too Short Too Long	<i>Various speakers/Not Applicable</i>



### Questions and Comments

1. Do you think the next version of the rules should contain:
  - Less rules
  - More rules
  - The same number of rules:
  
2. Please check which sections of the rules document you found were most helpful:
  - Definitions
  - Chart of responsibilities
  - Maintenance Rules
  - Landscaping Rules
  - Other Rules

Are there any other sections that should be added to the document?

**Yes**                      **No**                      **Indifferent**

*Comments:*

3. Do you think that more homeowners should be involved in updating the rules in a future version of the document?

**Yes**                      **No**                      **Indifferent**

*Comments:*

4. What would you like to see changed in a future set of rules? *Please check all that apply:*
  - More examples of how the rules apply to individual homeowners
  - More items in the chart of responsibilities
  - More details in the chart of responsibilities
  - More information about the rules on the website
  - Simpler rules language
  - Different document format
  - More photographs

5. Additional Comments:

***Please return this evaluation form to the Community Manager at 183 Daylesford Blvd, Berwyn Pa 19312 or email it to [rules@daylesford-lake.com](mailto:rules@daylesford-lake.com)***