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Community Rules & Regulations
Adopted May 8, 2024

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I. LEGAL SUBJECTION AND SPECIAL SITUATIONS

THE HOUSE AND COMMON PROPERTY SHALL BE SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL LAWS, STATUTES, REGULATIONS, AND ORDINANCES. Guidelines will be followed from the Americans with Disabilities Act. It is understood that situations may arise which will not be covered by the Guidelines. These special situations may be considered by submitting an application to the Architectural Control Committee. All Homeowners/Residents are subject to covenants, restrictions and easements of record and to the following guidelines, all of which shall run with the land. These standards are a supplement to the Declaration of Covenants, Conditions and Restrictions and are not intended to replace any provision set forth in the Declaration, as recorded in the office of the Bucks County Recorder of Deeds, September 28, 2005, book 4969, page 601. These standards are intended to follow the architect's original concept of the community. They are NOT intended to be restrictive, arbitrary or an attempt to stifle individuality. They are for the common good of all residents of this community.

Homeowners may, at any time, submit an Architectural Change Request form at any time whether it conforms to this set of rules & regulations or not. All requests that are in keeping with the theme and look of the community and that are good for smart, sensible community planning and development will be considered by the board and its appointed committees. This provision does not guarantee that such requests will be approved.

Please note: Homeowner must submit an Architectural Change Request form to the Management Company for approval by the Board of Directors for all exterior modifications/additions to house, except as specified below.

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II. GENERAL GUIDELINES

1. Animals

- a. No exotic animals or endangered species shall be raised, bred, or kept in any house or elsewhere in the community. No more than four (4) small, domestic pets (dogs, cats) are permitted. If a current resident has more than four (4) domestic pets, please submit the information to the Board of Directors for review.
- b. All pet owners must comply with all Township pet ordinances.
- c. Pets must be leashed while in common areas, playgrounds, courts and wetlands. In addition, pets must be leashed in any unfenced homeowner yard, including yards shared with other owners.
- d. Park and common areas are for the enjoyment of all residents. As such, pets must be curbed and are not permitted to be unleashed in park areas or common areas. Pet owners are responsible for any damage their pets may cause to private or common property.
- e. All pets must be kept under control and attended by a responsible person at all times.
- f. All pet droppings must be picked up by pet owner and disposed of in same owner's trash or designated pet waste depositories.
- g. No outdoor animal enclosures, runs, kennels, etc., are permitted.

2. Barbecues/Grills (Portable and Permanent)

- a. Only permitted in rear of dwelling or on any Board of Directors approved patio or deck except for community events.
- b. Portable barbecues must not be used in the garage.
- c. Approval from the Board of Directors is needed for any permanent or hard gas-piped barbecues. A licensed professional must install any permanent or hard gas-piped barbecues. Application must include name of contractor and license number.
- d. Must meet Township requirements.
- e. No prior approval is required for portable grills.

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3. Flags

- a. One (1) decorative flag and one (1) American flag are permitted per home.
- b. No prior approval is required if the following conditions are met; however, information must be submitted to the Management Company.
- c. A decorative or American flag may be flown from the front or rear of the house.
- d. Flag poles must be attached to the front or rear of the house and may not be more than 5' in length.
- e. Permanent flagpoles are not permitted in the yard area(s).

4. Holiday Decorations

- a. Holiday decorations are permitted to be displayed two weeks prior to the holiday and must be removed within four weeks after the holiday. Any form of string lighting is only permitted as a holiday decoration when used on the front of the home.
- b. Seasonal decorations are permitted to be displayed during a specified season; however, they must be removed within two weeks of the beginning of a new season. Seasonal decorations are defined as outdoor decorations which do not support a specific holiday.
- c. No decorations are permitted in the turf areas with the exception of the winter holidays.
- d. Decorations are permitted in the mulch beds at the discretion of the Board of Directors.

5. Swimming Pools

- a. Portable kiddie pools are permitted but must be deflated and stored indoors after daily use.
- b. No homeowner may drain a pool in such a way as to cause water to runoff onto a neighboring property.
- c. Townhouse and Village Single lots are not permitted to install pools.

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6. Vehicles

- a. No vehicles may be parked in such a way as to obstruct fire lanes, mailboxes, and passage of emergency vehicles, construction equipment, or the driveways of other houses. Residents' vehicles are to be parked in your garage, the street, an overflow parking lot or on your driveway.
- b. Vehicles must be parked entirely on a paved surface. No vehicle can be parked on any lawn or landscaped area, whether it is common area or a homeowner's property.
- c. No inoperable or unused vehicle may be parked on any street or overflow parking lot. If a homeowner has an inoperable vehicle or a vehicle that is not used for longer than 2 weeks, it must be parked in your garage. All vehicles must be currently registered and inspected. For violators, if an owner can be identified, they will receive notice via a letter that the vehicle must be moved. If no owner can be identified, a notice will be placed on the car with instructions/directives to remove the car or risk being towed. Towing will be billed back to the vehicle owner.
- d. No truck, tractor, trailer, or vehicles of any type which exceeds three-quarter ton capacity; OR is used for commercial purposes; OR exceeds twenty (20') feet in length, nor any boat or inoperable vehicle of any length shall be parked on any Lot for storage overnight or longer in such a manner as to be visible to the occupants of other Dwellings, except as other expressly permitted in writing in advance by the Board of Directors
- e. No vehicles may be parked on any Private Alleys in the Property.
- f. Driveways and other exterior parking areas on the Property shall be used by Owners and occupants for four-wheel passenger vehicles and two wheel motorcycles.
- g. No recreational vehicles, vans (other than non-commercial passenger vans), mobile homes, trailers, boats, trucks (other than non-commercial light trucks not over 20 feet in length) or commercial (whether or not registered as a commercial vehicle with the State Department of Transportation) vehicles shall be permitted to be parked on the Property,

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except on a day-to-day temporary basis in connection with repairs, maintenance or construction work to any part of the Property except as otherwise provided by law.

- h. Vans, recreational vehicles, trailers, trucks, not legally drivable/unregistered/non functioning/being stored or restored, or commercial vehicles must be parked entirely in the homeowners garage. The garage door must be able to close.
- i. Only light vehicle maintenance including but not limited to oil changes and tire rotation, may be performed in unit owner's driveway. Such maintenance shall not extend beyond one (1) day and shall be performed during daylight hours only. Such work shall not disrupt neighboring unit owners.
- j. Parking for use of the ball fields shall be on-street.
- k. On-street parking is permitted throughout the Community subject to regulation by Bedminster Township and the posted parking signage.
- l. Vehicle covers are not permitted with in the community.

7. Trash/Recycling

- a. Homeowners must comply with any and all Township and/or County regulations.
- b. Except for permitted times to be placed at the curb for pick-up, trash and recycling containers are to be stored in homeowner's garage.
- c. All dumpsters (construction or otherwise) must be stored within the driveway footprint. Time limit: 2 weeks. Additional time will require prior approval from the Board of Directors.
- d. Trash and recycling can only be placed outside no earlier than 4:00 pm the day before scheduled pick-up.
- e. Garbage cans must be placed back in to garages at the end of the day on garbage picked day. If a homeowner is away, they should make arrangements to have their can be placed back in their garage.

8. POD/Storage Containment Unit

If you are moving and will-utilize a "POD" or other storage containment

- a. unit, the maximum amount of time the unit may be on the property is two (2) weeks.

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- b. The unit may not block any streets, sidewalks, access lanes or required site distances at intersections.
- c. Association approval must be obtained prior to the placement of the unit.

9. Fireworks

- a. The use of fireworks is strictly prohibited within the Community. This includes but is not limited to: Any aerial devices such as skyrockets and bottle rockets, missile-type rocket, helicopter or aerial spinner, Roman candle, mine and shell devices and aerial shell kits, also known as a reloadable tube, audible ground devices like a firecracker or chaser.
- b. Any violators will be fined immediately \$250.00 for the first offense with a \$500.00 fine for any additional occurrences.

10. Leasing Requirements

- a. Full compliance with the Bedminster Square Community Association Declarations, By-Laws, and Rules and Regulations must be a condition in all rental agreements.
- b. Owners are required to provide a copy of the Bedminster Square Community Association Rules and Regulations to their tenants before they move in.
- c. Owners are liable for any rule infractions created or caused by their tenants.
- d. Owners must provide a copy of each written rental agreement to the community manager to ensure compliance with this rule and for emergency contact purposes.
- e. Tenants must communicate requests to the HOA through the owner.
- f. Leases must be for a minimum of one (1) year.

11. Outside Storage/Play Equipment

- a. Residents are not permitted to store items on their front porches. This would include items such as toys, bicycles, sporting equipment, storage

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boxes, water bottles and similar items. Outdoor chairs, benches, small tables and potted plants are permitted in moderation.

- b. Outside storage of gardening equipment including but not limited to wheelbarrows, lawn mowers, shovels, rakes, etc. is prohibited.
- c. Hoses must be stored on a hose reel/organizer.
- d. Owners are limited to ONE (1) playset/playground/swing set/trampoline to be located in the rear yard only. This single structure should not exceed 50 square feet and/or be permanently affixed to the ground. Any homeowner wishing to add a playset/playground/swing set greater than 50 square feet and/or be permanently affix it to the ground will require approval from the Board of Directors before installation. Trampolines will only be permitted for lots with level back yards. At no time will an owner be allowed to prop up trampoline supports with wood, bricks or other materials.
- e. All toys and other recreational/sporting equipment must be stored indoors on a daily basis. These items are not to be stored on and/or beneath decks, steps, patios and driveways.
- f. Basketball nets are permitted to remain outside year-long provided the following provisions are met:
 - 1) All nets, backboards, posts, stands, etc. must be in good condition and in working order. No bricks, sandbags or other non-recommended material may be placed on the base.
 - 2) All basketball nets must be on the unit owner's property at least five (5) feet from the side property lines.
 - 3) The equipment is not permitted to be stored around the outside of the home. If the net requires storage, it must be stored indoors.
 - 4) Owners are responsible for all the liability regarding the basketball net (i.e., safety of users or damage to persons or property).

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12. Drive Lanes

- a. Drive lanes/alleys are to be used by residents to access the rear facing driveways of their respective homes.
- b. The speed limit in the alleys is 10 MPH.
- c. The alley may not be used as short cuts for residents to gain access to the street to park in front of their home.
- d. The “One Way” and “Do Not Enter” signs must be abided by at all times.
- e. The alleys may be used by the Association’s contractors to gain access to the common area behind the homes.
- f. No play or recreational activity is permitted in the Association drive lanes.

13. Generators

Permanent back-up generators are permitted provided the following guidelines are met:

- a. Must be installed on the side or rear of the house.
- b. Ambient noise levels must conform to Bedminster Township Noise Ordinance.
- c. Concealed with landscaping as much as possible without obstructing required ventilation spaces for generator.
- d. Professionally installed with all applicable Township permits.
- e. As long as the above specifications are followed, architectural approval is not required.
- f. Permanent back-up generators that are not fueled by propane or natural gas are not permitted.

14. Snow Removal

- a. Within twelve (12) hours of the conclusion of a snowstorm, the homeowner is responsible for the removal of snow from the full width of the sidewalk(s) bordering the homeowner’s property.
- b. Residents are not permitted to deposit snow into the street.
- c. All owners in charge or control of any home or Lot on which a fire hydrant is located must remove any and all snow to provide access to fire hydrant.

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- d. All owners in charge or control of any home or Lot on which a mailbox cluster is located must remove any and all snow to provide access to the mailbox cluster. Snow must be removed to the extent to allow a postal vehicle to enter, deliver, and exit a mailbox cluster per U.S. Postal Code.

15. Grounds Maintenance Requirements – Village Single and Traditional Singles Homes only

Individual owners are responsible for the maintenance and upkeep of their front, side and rear lawns and all landscaping on their properties. At a minimum, owners must complete the following:

- a. **Lawn Cutting & Trimming** – cut the entire lawn on a weekly basis during the growing season to a height no lower than 3”- 4” (cutting lawns shorter promotes weed growth in the summer).
- b. No clumps of grass can remain on the lawn. Grass clippings must be mulched, collected and bagged or raked and bagged then put out with the trash, on trash night. Grass clippings may not be dumped on any common area, including wetlands.
- c. Trim along all walkways, driveways, mulched beds, house foundations, fences, streetlights, signs, fire hydrants and other obstructions.
- d. **Weeding** – weed all mulched and stone beds on a frequent basis as weeds appear. Remove weeds that grow along the curb line on all sides of your property as they appear. In addition, all turf areas must be free of weeds and crabgrass.
- e. **Landscaped beds** – trim all hedges, bushes, and other landscaped areas at least twice during the growing season to maintain a neat appearance. Edge and mulch all beds annually with brown or black mulch; no other colors are permitted.

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- f. For properties with a privet hedge line on the front or side, the following additional requirements apply. Trim privet on a more frequent basis (3-4 times per growing season) to a maximum height of 4 feet. These hedges must be cut square on the top and front to a height that matches adjoining properties as that have the same hedge material
- g. **Lawn Maintenance** – apply lawn treatments to prevent weed growth, insect infestation and to fertilize lawns. These applications are required in early spring, summer, fall and winter. Treatments should include pre- and post-emergent weed control for crabgrass, dandelion, clover, and other broad leaf weeds based on the condition of your lawn. Spot treat weeds that appear in between treatments. It is also recommended that you apply lime and aerate your lawn on an annual basis. Bare spots must be raked and seeded on a regular basis. Core aeration during the Fall is also recommended.
- h. **Property Cleanup** – owners are required to remove all grass clippings, leaves, trash, and other debris from the street along the curb line on all sides of their property on a weekly basis, all year long.
- i. **Street Trees** – owners are responsible for trimming street trees bordering their property so that there is at least a 6' clearance maintained above the sidewalk and street.
- j. Owners whose properties have ash trees are required to treat them annually to prevent emerald ash borer infestation.

16. Sidewalks

- a. All sidewalks adjacent to a homeowner's lot are the responsibility of that homeowner.
- b. Homeowners must repair or replace any block of sidewalk that has ½" or larger difference from an adjoining block.
- c. Any block or pair of blocks that is split between two homeowners is a shared responsibility. Neighboring units must work together to ensure the work is completed.

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17. Dryer Vent Cleaning

Townhome unit owners are required to clean their dryer vents every two years to avoid possible fire hazards. Proof of cleaning must be provided to the Association.

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III. ARCHITECTURAL GUIDELINES

The Board of Directors has final approval in the design and materials used to ensure the look and feel is appropriate and consistent for the community. Before submitting a request, township permits is required first and copy of permit must be submitted.

At the completion of all approved projects a final HOA inspection is required. The Property owner must notify the property manager to schedule a final walkthrough.

1. Awnings – Townhome & Single Family Home Regulations

- a. Constructed of fabric only. There are to be no permanent posts or supports at the corners.
- b. Solid color, matching the house siding or trim, is required. Application must include a picture and a swatch (or color photocopy of material).
- c. Must be fully retractable with a storage container. Must be retracted overnight and when the homeowner is not home.
- d. Wind sensor is strongly recommended.
- e. Installation is to be at the rear of the house over a patio or deck.
- f. The width of the awning is limited by the width of the patio or deck only.
- g. Awning style should complement the architectural style of the house.
- h. Fringe embellishments or edges are prohibited.
- i. Professional contractors must install above-specified awnings.
- j. Homeowner must submit an Architectural Request form and have the approval of the Board of Directors before installation to ensure compliance.
- k. Awning must be kept clean and in good repair at all times.

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2. Satellite Dishes/Communication Devices

Homeowners may install a satellite dish; up to 1-meter in diameter, on their own property, in accordance with the following:

As long as compliance with these regulations is met, no Association written approval is required. The Association reserves the right to direct any owner to enlist methods of disguising the dish, not in conflict with FCC Regulations, such as color change, landscape buffer, etc.

- a. The satellite dish must be placed as low to the ground as possible, in the least obtrusive location, consistent with obtaining an acceptable quality signal. The desired locations in order of preference are:
 - 1) Rear of home, contained in a mulched planting bed along the foundation.
 - 2) Rear of home, mounted to a deck.
 - 3) Rear of home, mounted to an exterior wall of building.
 - 4) Front of home, contained in a mulched planting bed along the foundation.
 - 5) Rear roof installation.
 - 6) Front roof installation.
- b. Any landscaping or planting beds installed in conjunction with the dish, must be approved, in advance, by the Association's Board of Directors.
- c. Cables must be run internal to the house. No wiring may be left loose or draped on the outside of the home.
- d. At no time may an owner install a dish on any portion of the Association's common elements or other property to which they do not have title.
- e. Must be installed by a licensed professional.
- f. Must meet Township requirements.

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3. Driveways and Walkways

- a. Driveways must be constructed of asphalt or approved alternate material.
 - 1) Any driveway extensions must be approved by the Board of Directors.
 - 2) Use of asphalt and/or concrete, outside the garage envelope, is prohibited
- b. Walkway changes require approval by the Board of Directors.
- c. Changes must comply with all Township ordinances.

4. External Additions to Home

- a. Must be submitted to and approved by the Board of Directors.
 - 1) External additions to the house must have Township building permit(s) and meet all Township ordinances.
 - 2) External additions must be in keeping with the original architectural design of the community.
- b. External additions to the house must have Township building permit(s) and comply with all Township ordinances.
- c. External additions to the house must have prior approval from the Board of Directors.
- d. Plan and elevation showing size, materials, roof lines and color, must be submitted to the Board of Directors for approval.
- e. Gutter style and color must match existing gutters.
- f. If shingled, color must match existing shingles.

5. DECK STANDARDS – All Home Styles

- a. The ground beneath the deck must be grass, earth and/or approved stone unless the home has a deck over a walkout basement.
- b. If a homeowner has a deck over a walkout basement, the ground beneath the elevated deck is required to be either grass, approved decking, and/or approved stone. Any ground maintenance beneath the deck is the responsibility of the homeowner.
- c. Any homeowner without a walkout basement that has a deck 3ft or higher needs to have approved lattice surrounding the bottom portion of the deck.

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- d. Please see items 6 or 7 for more specific home style deck guidelines.

6. DECK STANDARDS - Village Single & Traditional Single Homes

- a. Owners constructing decks must receive prior written approval from the Board of Directors.
- b. All decks must be constructed in accordance with Township codes and the homeowner is responsible for obtaining any necessary approvals and/or permits from Bedminster Township.
- c. Decks must be a maximum of three feet (3') above grade and must be slatted with a minimum of 1/8" space between floorboards to allow drainage. The water must flow directly through the board to the ground below.
- d. All materials used to construct a deck must be clearly specified, identifying types of wood to be used. Alternate deck material may also be used such as Trex or other recycled or composite/synthetic. If using an alternative material, homeowners must submit a brochure or sample of the material being used in the color that will be utilized for Board for Directors review.
- e. Railings must have standard 2" x 2" spindles. If alternate materials are used, railings must be white vinyl with white post caps.
- f. Wooden decks are permitted to be stained with a clear or light wood tone stain. Paint and solid color stains are not permitted. Deck maintenance is the responsibility of the homeowner. All decks must be treated to maintain both appearance and safety.
- g. Enclosed decks are not permitted.
- h. There may not be any deviations from plans and descriptions submitted (any changes whatsoever "**must**" be resubmitted for review).
- i. Approved project must be completed within 6 months from the date of approval. Upon completion our Property Manager must be notified.
- j. Owner(s) agree that they will comply with all Township codes, set back rules and obtain permits prior to construction.

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7. DECK STANDARDS - Townhouses

- a. The deck must be constructed of white Trex composite material or other comparable product. Flooring must be wood tone. Stairs can be white or wood tone.
- b. Railing, posts, post caps and spindles must be white.
- c. The deck can be no closer than 10' from your rear property line.
- d. There may not be any deviations from plans and descriptions submitted (any changes whatsoever "**must**" be resubmitted for review).
- e. Approved project must be completed within 6 months from the date of approval. Upon completion our Property Manager must be notified.
- f. Owner(s) agree that they will comply with all Township codes, set back rules and obtain permits prior to construction.

8. Sheds

Pursuant to Article 16, section (u) of the Declaration, sheds are prohibited.

9. Fences

See Landscaping Standards for your respective dwelling type.

10. Exterior Lighting

- a. No prior approval is required if the following conditions are met; however, information must be submitted to the Management Company.
- b. Low-voltage path and patio lighting are permitted.
- c. Low-voltage path and patio lighting in the Townhome units must be located in the mulch beds so as not to impede regular lawn mowing services.
- d. Security Lighting:
 - 1) Homeowner should consult contractor to assure that lighting is sufficient to meet homeowner's security needs without creating a nuisance to neighbors.

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- 2) It is highly recommended that, in addition to motion detection, the homeowner should look into security lighting that also offers heat sensor, to limit constant on/off conditions caused by inanimate objects such as windblown trees, shrubs, and debris. Heat sensor can also be set to limit on condition to animals larger than birds, rabbits, squirrels, or other such animals.
- e. Exterior lamps may be replaced without the Board of Directors approval. Lamps shall be replaced with comparable lamp to existing (candelabra, lantern style) with maximum wattage of 100. No metal halide or halogen lamps or flood lamps are permitted. No orange lens/lamps are permitted.
- f. String Lighting: Only during the Holiday season will string lighting be permitted in the front of the home.

11. Mailboxes

- a. Post must be of same style and color as installed by developer. Post must be 4"x4" pressure treated or cedar post, to match existing. No plastics, steel or other composite materials are permitted. Post shall be painted black semi-gloss finish.
- b. Mailboxes shall be standard size box, white finish with red mail carrier flag.
- c. House numbers shall be same size and location as currently installed of either white or silver metallic (available at Lowes or Home Depot).
- d. Additional attachments, decoration or containers for newspapers, magazines, etc. are not allowed except as permitted under holiday decorations.
- e. Mailboxes should be secured in the ground and kept in good condition with visible house numbers on both sides of the post. Paint should not fade or chipped off.

12. Patios

- a. A Property Modification Form with addendum as needed to describe the location on the lot, the size and materials to be used, such as paving stones, brick, and concrete, must be submitted to the Board of Directors, and approval granted by the Board the Directors in writing must be issued, prior to building or enlarging a patio.

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- b. Enclosed patios are not permitted within the Community.
- c. Once the homeowner or resident receives approval from the Board of Directors, they are responsible to obtain all necessary permits from the Township before construction may begin.
- d. Patio dimensions may be limited or restricted by the Township impervious surface requirements for each lot.
- e. Patios may not be installed in the side yard of the lot of townhomes or traditional single-family homes.
- f. A perimeter sitting wall not to exceed 24" in height is permitted.
- g. Railings around any patio are not permitted, unless there is provided evidence of a personal safety hazard if no railing were present. In such case, any installed railing must be noted on the plan, and meet all Township and recognized national standards.
- h. Any downspout affected by the patio installation shall be extended underground past the patio edge to provide proper drainage and must be shown on the plan.
- i. An end unit Townhouse can extend a patio 2 feet beyond the foundation into the side yard. Patio size must comply with the township regulations and permit must be granted before HOA approval.

13. Shutters

- a. Shutters are allowed only on the front of the house.
- b. Color schemes where the shutters and entry doors differ should be of a coordinated palette in keeping with the Architectural style of the neighborhood.
- c. Any changes of exterior colors must have the prior approval of the Board of Directors.

14. Garage Doors

- a. Garage doors must be the same aesthetic style and color as originally installed by developer.
 - 1) All garage doors shall be WHITE in color (no exceptions).
 - 2) Garage doors shall be identical for two car garage models homes with separate doors.
 - 3) Garage doors shall be short traditional panel type with embossed wood grain features.

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- 4) Garage door locking hardware and handle color shall be limited to black, white, grey metallic, brass or chrome finish.
- 5) Approved Door Alterations/Upgrades:
 - a) If exterior garage doors are being upgraded on two-car garage home models, both doors are required to be upgraded.
 - b) Glazed Top Panel.
 - i. The top panel of a garage door is permitted to be improved with a glazed panel. The glazed panel must be approved by the Association prior to installation. In addition to current acceptable styles, a Craftsman style door panel is also allowed.



Traditional



Sunset



Palladian Short with Grill

15. Storm Doors

- a. No prior approval is required if the following conditions are met; however, information must be submitted to the Management Company.
- b. The storm door must be full-view style only.
- c. The door must be white or a color to identically match the front door and have no decorative moldings, etchings, bevels, crossbars, or scalloped edges. Any deviations must be approved by the Board of Directors.
- d. Brass hardware and kickplate trim are permitted.
- e. Maintenance of the storm door is the responsibility of the homeowner.

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16. Signage

- a. Signs on lawns are not permitted.
- b. No more than one (1) sign advertising property for sale is permitted placed inside of the windows.
- c. Signs must not exceed five (5) square feet and cannot be illuminated.
- d. One security sign is permitted in the front garden bed.
- e. No other signs may be erected.

17. Radon Mitigation Systems

As long as compliance with the regulations is met, no Association written approval is required. The Association reserves the right to direct the owner to enlist methods of disguising the system if warranted. As of the date of these rules, Bedminster Township does not require any permit or Township inspections of radon mitigation systems.

- a. Installation is not permitted on the front wall of any home.
- b. All ductwork visible on the exterior must match the style and color of the existing gutter and downspouts.
- c. Must be installed by a licensed professional.

18. Vegetable Gardens

- a. Planted Vegetable Gardens: An architectural application for a vegetable garden shall include the proposed size and location of the garden, the type of vegetables to be planted and a description of any border material, if applicable.
 - Traditional Singles: A vegetable garden shall be located only in the rear yard and shall only be permitted along the rear approved deck and/or foundation wall; garden dimension shall extend no farther than 3 feet from the rear foundation wall and the total width shall be no wider than 15 feet. Maximum allowed garden dimension is 3 feet x 15 feet. Gardens are not permitted along any side wall location.
 - Village Singles: A vegetable garden shall be located only in the rear yard or patio cove and shall only be permitted along the rear approved deck and/or rear foundation wall; garden dimension shall extend no

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farther than 3 feet from the rear foundation wall and the total width shall be no wider than 15 feet. Maximum allowed garden dimension is 3 feet x 15 feet. Gardens are not permitted along any side wall location.

- Townhomes: No planted vegetable gardens permitted.
 - No portion of a garden shall be placed in any other property area or on common areas.
 - No decorative fencing or animal/rodent protective barrier (i.e., chicken wire) permitted.
 - Planted vegetable garden shall be installed at grade elevation and is not permitted to be elevated.
 - Decorative bed edging permitted as would be for flower gardens (i.e., approved stone border).
 - No arbor, nets, cages, or support devices permitted other than support stakes. Support stakes cannot be taller than 24-inches above grade, and shall be of a neat, 90-degree appearance. Twine is an acceptable tie-down material, clothesline rope or similar is unacceptable.
 - Garden beds are required to be mulched; no plastic vapor barriers permitted.
- b. Container Gardens: Flowerpots and/or planters planted with garden vegetables are restricted to placement in the rear yard of the owner's property (preferably on the owner's patio or deck). Raised rectangular planter containers not exceeding 3' in length are allowed on patio only. Round pots are not to exceed 18" in diameter and 24" in height: rectangular planters are limited to 24" long and 12" high.
- c. Planting Season: Vegetable plantings of all types are only permitted between April 1st and September 1st.
- d. Sample of Permitted Vegetables: Carrots, Tomatoes, Peppers, Eggplant, Cucumber, Squash, Zucchini, Garden Herbs (i.e., basil, parsley, lavender, rosemary).

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- e. Prohibited Vegetables: Any climbing vine type plant or plants that require vertical support other than stakes (i.e., beans and peas). Pumpkins or any fall vegetable. All plantings proposed are not permitted be taller than 36-inches in height (includes corn and sunflowers).
- f. Vegetable Garden Maintenance and Appearance:
 - Vegetable gardens (planted or potted) are to be regularly maintained.
 - Maintenance includes regular upkeep of plant life (i.e., watering), regular weeding, and immediate removal after growing season complete.
 - All plants are only permitted to grow within allocated space (i.e., no vine plants are permitted to grow on ground outside garden bed)
 - Dying or rotting vegetable to be removed as part of regular upkeep.
 - Plants are to be removed after vegetables are harvested.
 - Compost piles are prohibited.
 - All vegetable plants are to be removed by October 1st. Upon removal of plants, the garden bed is required to be left in a cleaned and mulched appearance. All potted garden planters are to be removed and stored.

19. Window Guards

- a. No exterior security window guards may be installed.
- b. No solar screens may be installed.

20. Attic Fans

- a. Only electronically, thermostatically controlled, roof-mounted attic fans will be approved. Roof mounted attic fans are to be dark gray or black in color.
- b. Roof mounted attic fans are to be installed on the rear roof whenever possible.
- c. Gable fans and wind-controlled turbine fans are not permitted.

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21. Window A/C Units

- a. Window mounted air conditioning units are not permitted at any time. Free-standing internal portable air conditioning units with a small vent through a window screen are allowable.

22. Dumpsters

- a. Dumpsters may be installed on driveways for a limited period of time upon written approval from the Association's Board of Directors. The Association's Property Modification Form must be submitted for review to the Board of Directors prior to installing a dumpster.

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IV. LANDSCAPING GUIDELINES

1. LANDSCAPING PRIVATE YARDS IN BEDMINSTER SQUARE

The Bedminster Square HOA has published guidelines to assist you in selecting fences and plants suitable for location in your side and rear yard areas. The fence materials will coordinate with and complement the architectural character of the community, while providing definition and privacy. The plants have been selected for specific characteristics, such as being tolerant of the partial shade in the side yards, being drought tolerant and disease resistant. All of the treatments on these lists have been approved by the HOA and do not require an application for approval. Also provided is a list of unwelcome plants, listing the reason why they are considered unsuitable for this community. Stop by the HOA office and pick up your list today. Should you desire a fence or plant that is not on this list, you always have the opportunity to present your proposal to the HOA Board of Directors for consideration.

In order to be a good neighbor, maintain a safe community, and to satisfy certain Township ordinance requirements, a few prohibitions must be observed. Fences, hedges and plants taller than 2' are not permitted to be placed within the Township required clear sight lines at intersections. It is highly recommended that neighbors work together to plan a cohesive landscape design along common side yards, especially in the townhouse neighborhood. For safety, thorny or spiny plants should not be placed alongside property lines or near public sidewalks. Large shrubs and plants that quickly grow out of bounds, such as Forsythia and Bamboo, are not appropriate in scale for this community. Plants that are considered invasive are prohibited to protect the ecology of the surrounding woodlands.

Trees and large shrubs should be placed at least 3' from property lines, including road and alley rights-of-way, while hedges and small shrubs should be placed 2' away. All trees are prohibited in side yards less than 8' in width. Mulch beds must contain approved planted material and may not be left without planted material. After approval from the Board of Directors mulch beds which are bare must be returned to grass or other approved material.

Townhouse deck railings should be white vinyl or approved white composite material to coordinate with trim and fencing throughout the community. When desired, hand railings for front yard steps and stoops on Traditional Single Family homes and Village Single Family homes must be black metal. Townhome units must only use white vinyl or approved white composite material to match the front fences.

These guidelines are intended for your safety, to protect your investment by controlling maintenance costs, and to ensure the enjoyment of the community for all residents. Your home landscape should be a reflection of your style and taste and provide a comfortable environment for outdoor living.

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2. BEDMINSTER SQUARE – TRADITIONAL SINGLE FAMILY HOMES - Side and Rear Yard Areas

- a. **Fences** – Two (2) fence styles are suitable for these neighborhoods. Split rail style fences up to four (4') feet in height are appropriate for all yards. Privacy fences, which are made up of a solid fence panel with a lattice top, totaling six (6') feet in height, are appropriate for rear yard use only. Fences must be white vinyl or approved composite material. When taller fences join or abut shorter fences, a transition or step-down piece must be used to connect the fences. For safety and access, at least one gate that is of the same style and composite material must be provided at the front facing side of the fence into the fenced-in area. Front yard fences are not permitted, Fences must be installed no further forward than the front facing wall of the dwelling. All fences must be on the property line or allow for a one (1') foot setback on each side. All potential fence installations must be presented and approved by the Board of Directors prior to installation. All properties must be surveyed by a certified, insured professional to ensure property lines and/or setback requirements are met.
- b. **Hedges** – Homeowners may use a hedge to define their property rather than a fence. Hedges are appropriate in the rear yard and in the larger side yard. The best hedge plants are evergreens with small leaves, although densely branched deciduous shrubs can also be effective. Hedge plants should be spaced no more than 3' apart to form a dense hedge. Hedges usually require a shearing twice during the growing season. Plants with thorns are not permitted. Generally, flowering shrubs do not hedge well, because the flower buds are often clipped off in shaping. Hedges within the front yard must be maintained at a maximum of 4' in height.
- c. **Corner Lots** – Visually, corner lots have two front yards. The yard without the front door will be considered the street side yard. Depending upon the developer landscape package, the street side yard may already be enclosed by a Picket Fence or hedge. Either fence style or a hedge may be extended to enclose the rear yard, however, the 6' high Privacy Fence may not extend beyond the house into the street side yard. Homeowners are encouraged to place landscaping along the foundation of the side of the house facing the street. Homeowners are also encouraged to take advantage of defining private space through the use of larger landscape planting islands within their street side yards.
- d. **Columnar Trees for Side Yards 15' Wide or Larger** – A variety of evergreen, deciduous and flowering trees are well suited to provide privacy, shade and interest to your side yard. The trees on the list tolerate the partial shady conditions of the side yard and will fit neatly into the space available. The leaf canopies of shade trees should have a mature spread of no more than 25', to reduce maintenance and to remain in scale (proportion) with the space available. The street side yards on corner lots and some of the pie-shaped lots are larger and not subject to these restrictions.

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- e. **Shade Tolerant Shrubs for the Narrow Side Yard** – The list of shade tolerant shrubs could be used almost anywhere in the yard but are especially well suited to the partial shade conditions of the side yard. Any area receiving less than 6 hours of sunlight is considered partly shady. Homeowners should be aware of sunlight conditions prior to selecting plant material. The larger shrubs are suitable as accent plants at building corners and to hide air conditioning equipment. The smaller shrubs are well suited as foundation shrubs and to continue the line of a neighbor's front hedge. Shrubs with mature widths larger than 6' should not be used in the narrow side yards.

- f. **Other Landscaping** – See plant list for plants suitable for other locations within yards.

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3. BEDMINSTER SQUARE - VILLAGE SINGLE FAMILY HOMES - Side and Rear Yard Areas

- a. **Fences** – Two (2) fence styles are suitable for these neighborhoods. Picket Fences matching the front yard style and height are appropriate for side and rear yards. Privacy fences, which are made up of a solid fence panel with a lattice top, totaling (6') feet in height, may only be used around a patio or deck. Fences must be placed one (1') foot behind the Alley right-of-way line. Fences must be white vinyl or approved composite material. Gates are not permitted along the side yard property lines. They may be provided in the rear yard and to access the front yard.
- b. **Hedges** – Homeowners may use a hedge to define their property rather than a fence. Hedges are appropriate in the side and rear yards. The best hedge plants are evergreens with small leaves, although densely branched deciduous shrubs can also be effective. Hedge plants should be spaced no more than 3' apart to form a dense hedge. Hedges within the front yard and parallel to the alley must be maintained at a maximum of 4' in height. Hedges usually require a shearing twice during the growing season. Plants with thorns are not permitted. Generally, flowering shrubs do not hedge well, because the flower buds are often clipped off in shaping.
- c. **Corner Lots** – Visually, corner lots have two front yards. The yard without the front door will be considered the street side yard. Fences may not be used to enclose the street side yard. The Picket Fence may be used to enclose the rear yard; however, it may not extend more than 10' beyond the side face of the house. A hedge may be used where the fence is permitted. Homeowners are encouraged to place landscaping within mulch beds along the foundation of the side of the house facing the street. Homeowners are also encouraged to take advantage of defining private space through the use of larger landscape planting islands within their side yards.
- d. **Columnar Trees for Side Yards** – A variety of evergreen, deciduous and flowering trees are well suited to provide privacy, shade, and interest to your side yard. The trees on the list tolerate the partial shady conditions of the side yard and will fit neatly into the space available. The leaf canopies of shade trees should have a mature spread of no more than 25', to reduce maintenance and to remain in scale (proportion) with the space available.
- e. **Shade Tolerant Shrubs for the Side Yard** – The list of shade tolerant shrubs could be used anywhere in the yard but are especially well suited to the partial shade conditions of the side yard. Any area receiving less than 6 hours of sunlight is considered partly shady. Homeowners should be aware of sunlight conditions prior to selecting plant material. The larger shrubs are suitable as accent plants, at building corners, to hide air conditioning equipment or where a

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little more privacy is desired. The smaller shrubs are well suited as foundation shrubs, to edge a patio, or beneath a tree.

- f. **Other Landscaping** – See plant list for plants suitable for other locations within yards.

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4. BEDMINSTER SQUARE – TOWNHOMES - Side and Rear Yard Areas

- a. **Fences** – The only fencing in townhome front yards are those 2 interior units in a block of 6 units that were original in the design of the community. Backyards in townhomes are not allowed to be fenced. Townhomes that were not originally built with picket fencing in the front yard are not allowed to install fencing in front. Solid panel privacy fence between backyard patios are the only type of fencing that can be approved for townhomes. Privacy fences, which are made up of a solid fence panel with a lattice top, totaling six (6') feet in height, is appropriate for use between adjacent patios or decks. The privacy fence may extend two (2') feet beyond the edge of the patio that is closest to the alley, up to a maximum length of twelve (12') feet. If a patio is converted to a deck, the Privacy Fence is to be placed on the deck in place of a railing, and may extend for the length of the deck, up to a maximum of eighteen (18') feet. The homeowner building the deck is responsible for removing any existing fence. With the exception of the Privacy Fence, additional lengths of fence are not permitted along the interior unit property lines. Any deviation in fence style, height or placement must seek approval from the Board of Directors.
- b. **Hedges** – Homeowners may use a hedge for privacy or as an alley treatment if there is no alley accent fence in existence for that building. Once an alley hedge is installed, that shall be the determining alley treatment for the entire building for future alley improvements, however, hedges may be used behind alley accent fences. The centers of the shrubs must be placed 3' outside of the right-of-way (toward unit), and 3' from driveways. For end units, the outside edge of the hedge may extend 2' beyond the side wall of the unit and must provide a 90° return for a 6' length. Due to space limitations, hedges may not be used between adjacent patios or decks. Hedges must be maintained at a maximum of 3' in height. Any deviation in hedge placement or height must seek approval from the HOA Board of Directors. The best hedge plants are evergreens with small leaves, although densely branched deciduous shrubs can also be effective. Hedge plants should be spaced no more than 3' apart to form a dense hedge. Hedges usually require a shearing twice during the growing season. Plants with thorns are not permitted. Generally, flowering shrubs do not hedge well, because the flower buds are often clipped off in shaping.
- c. **Walkways Perimeters** – Homeowners who chose to keep the original Pulte privet hedges must keep them trimmed and maintained. They are allotted two HOA trims per year. Those who removed the privet are permitted grass to the edge of their front sidewalk or are permitted to install an alternate shrub of either Gold Mound Spirea or Midnight Wine Weigela.
- d. **Columnar Trees for Interior Units** – A variety of evergreen, deciduous and flowering trees are well suited to provide privacy, shade, and interest to your rear yard. To reduce maintenance and to remain in scale (proportion) with the space

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available, the leaf canopies of shade and flowering trees should have a mature spread of no more than 25' and evergreens should have a spread of no more than 5'. The trees on the list will fit neatly into the space available and are listed by sun tolerance.

- e. **Other Landscaping** – See plant list for plants suitable for other locations within yards.

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5. BEDMINSTER SQUARE – APPROVED MATERIALS

Approved Fences:

- White vinyl Picket Fence matching front yard fence style and height – all yards.
- White vinyl Privacy Fence (solid fence panel with a lattice top, totaling 6' in height) – rear yards and patios only, with restrictions.
- Transition piece required when connecting or abutting fences of different heights.

Approved Hedge Plants:

- Evergreen: Boxwood, Holly (Japanese or Blue), Yew, Azalea, Arborvitae
- Deciduous: Privet, Spiraea, Viburnum (dwarf varieties)

TREES SUITABLE FOR USE IN SIDE YARDS 8' – 20' WIDE:

Approved Columnar Shade Trees:

- Any columnar Red or hybrid Maples (Armstrong, Bowhall, Brandywine, Freeman)
- Columnar Sugar Maples (Goldspire)
- Columnar Ginkgo, male plants only (Princeton Sentry)
- Other columnar or narrow-crowned trees with a mature crown width of <25'

Approved Narrow Ornamental and Flowering Trees:

- Flowering: Serviceberry, Redbud, Fringe Tree, Sourwood
- Ornamental: Paperbark Maple, River Birch, Whitebarked Himalayan Birch
- For partial sun locations: Columnar Flowering Cherries (Sargent, Amanogawa, Okame, Hally Jolivette, Weeping), Small Magnolias (Star, Loebner, Sweetbay), Japanese Snowbell

Approved Narrow and Columnar Evergreen Trees:

- Screening: Oriental and Serbian Spruces, Arborvitae, Hollies (Dragon Lady, Centennial Girl or Siberia English Holly)
- Accents: Dwarf Hinoki Falsecypress, for shade; Weeping Spruces and Dwarf Alberta Spruce, if sunnier

TREES SUITABLE FOR USE IN INTERIOR UNIT TOWNHOUSE REAR YARDS:

Approved Narrow Ornamental and Flowering Trees for Shade:

- Flowering: Serviceberry, Redbud, Fringe Tree, Sourwood
- Ornamental: Paperbark Maple, River Birch, Whitebarked Himalayan Birch

Approved Narrow Ornamental and Flowering Trees for Full Sun to Partial Shade:

- Flowering: Columnar Flowering Cherries (Sargent, Okame, Hally Jolivette), Columnar Crabapples (e.g.: David, Pink Spires, Red Baron, Red Jewel, Sentinel), Small Magnolias (Star, Loebner, Sweetbay), Japanese Snowbell, Sourwood, Tree Lilac
- Ornamental: Paperbark Maple, River Birch, Whitebarked Himalayan Birch

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Approved Narrow and Columnar Evergreen Trees:

- Screening: Arborvitae, Hollies (Dragon Lady, Centennial Girl or Siberia English Holly)
- Accents: Dwarf Hinoki Falsecypress, for shade; Weeping Spruces and Dwarf Alberta Spruce, if sunnier

TREES SUITABLE FOR USE IN LARGE SIDE OR REAR YARDS:

Approved Shade Trees:

- Red and Sugar Maples
- Disease resistant Oaks (Willow, Sawtooth, White, Shumard, English)
- Fruitless Sweetgum, Hornbeams, Hybrid Elms and Zelkova

Approved Flowering Trees, Full Sun, Wider Spread:

- Kousa Dogwood, Saucer Magnolia, Thornless Hawthorns, Katsura Tree
- Flowering Cherries: (Kwanzan, Weeping, Autumn Flowering)
- Disease-resistant Crabapples (e.g.: Adams, Donald Wyman, Louisa, Sargent, Sugartyme)

Evergreen Trees:

- Spruces (White, Blue, Oriental, Serbian)
- Pines (Swiss Stone, White (limit use), Japanese Black)
- Firs (Douglas, White)
- Others and accents: False Cypress, Cedar, Umbrella Pine, Hollywood Juniper

TREES SUITABLE FOR USE ALONG CURBSIDE AS STREET TREES:

- Trees Under 30' at Maturity: Paperbark Maple, Winter King Green Hawthorn, Japanese Tree Lilac
- Trees under 30-40' at Maturity: Persian Parrotia, Amur Maackia, Yoshino Cherry
- Narrow Trees: Ginkgo Biloba (Princeton Sentry) and Green Pillar Pin Oak

SHRUBS:

Approved Shade Tolerant Shrubs:

- Evergreen, no flowers: Holly (Inkberry, Japanese), Leucothoe, Cherry Laurel, Yew
- Evergreen, flowering: Azalea, Mountain Laurel, Japanese Andromeda, Rhododendron, Skimmia, Prague Viburnum
- Deciduous: Summersweet, Dogwood Shrubs, Cotoneaster, Fothergilla, Hydrangea varieties, St. John's Wort, Virginia Sweetspire, Kerria, Viburnum (Arrowwood, Witherod, European Cranberrybush, Alleghany)

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Approved Full Sun to Partial Shade Tolerant Shrubs:

- Evergreen, no flowers: Cherry Laurel, Holly (Blue, Japanese), Juniper, Yew, Mediterranean Pink Heather
- Deciduous: Crepe Myrtle, Hydrangea, Purpleleaf Sand Cherry, Lilacs and roses (look for disease-resistant varieties), St. John's Wort, Spirea (Anthony Waterer, Gold Flame, Snowmound), Viburnums (Korean Spice, Doublefile, Sargent)

UNWELCOME PLANTS AND REASON FOR DENIAL:

- Too large, weedy or invasive: Any Norway Maple, Bamboo, Lombardy Poplar, Euonymus, Forsythia, Honeysuckle shrubs, Fastigiata White Pine
- Host for or high susceptibility to disease: Certain Oak (Red, Pin, Scarlet, Shingle), Mountain-ash, any Ash, Paperbark Birch, Hemlock, Austrian Pine
- Hazardous (thorns): Barberry, thorn-bearing Hawthorns
- Hazardous (weak branches): Golden Raintree, any Callery Pear
- Other: Female Ginkgo trees (odor), English Oak and Kwanzan Cherries in narrow yards (low branches), standard Sweetgum (spiny gumballs)

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V. TREE REMOVAL AND REPLACEMENT POLICY (Revised 11/21/2022)

Any street/buffer tree removals must be conducted in accordance with Bedminster Township Ordinance #246. A tree removal permit application must be submitted to the Township. The Township permit application is attached.

Homeowner must call the PA One Call System hotline "call before you dig" number at 800-242-1776. Homeowner must provide the HOA with PA hotline proof that the area is clear of danger to the neighborhood which includes all underground lines.

For single homes (traditional and village) – Street/Buffer tree removals must be conducted in accordance with Bedminster Township #246. The Township will determine if the tree needs to be replaced or if an alternate location is allowed. Front yard trees (non-street trees) to be removed must be approved by the Association. Exceptions may be requested if you have a small lawn or more than 2 trees in your yard already. All tree replacements must have a minimum 2.5 inch trunk. Township approved varieties are listed below.

For townhouses - HOA is responsible for **DEAD** trees curbside and in your front yards. The HOA will submit the Township permit application for the removal of the dead street trees. The Township will determine if the tree needs to be replaced or if relocation is permitted. The homeowner is responsible for the cost of cutting down a **LIVE** or a dead tree on other locations of their lot and must submit the Township permit application for this. All tree replacements must have a minimum 2.5 inch trunk. Township approved varieties are listed below.

Common areas – The HOA is responsible for cutting down dead trees in the common areas and submitting the Township permit application for street trees. Trees will be replaced as budget permits. All tree replacements will have a minimum 2.5 inch trunk. Homeowners are not permitted to remove or add trees to the common areas.

Restoration – Where a tree is removed and not replaced in the same location, the tree stump must be grinded out and soil and seed mix added to establish lawn.

Approved STREET trees:

Permitted for use as tree plantings within 4 feet of curbs, sidewalks and asphalt:

- Acer campestre – Hedge Maple
- Acer plantanoides ‘Erectum’ – Erect Norway Maple
- Acer x freemanii ‘Armstrong’ – Armstrong Freeman Maple
- Carpinus caroliniana Tree Form – American Hornbeam
- Gleditsia triacanthos – Honeylocust (thornless cultivars only)
- Prunus sargentii ‘Columnaris’ Tree Form – Columnar Sargent Cherry
- Tilia cordata – Littleleaf Linden

Permitted for use as tree plantings greater than 4 feet from curbs, sidewalks and asphalt:

- Acer rubrum – Red Maple (all cultivars)
- Acer saccharum – Sugar maple (all cultivars)
- Fraxinus americana – White Ash (all cultivars)
- Ginkgo biloba – Ginkgo (male only)
- Platanus x acerifolia – London Planetree
- Quercus acutissima – Sawtooth Oak
- Quercus imbricaria – Shingle Oak

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VI. ENFORCEMENT PROCEDURES

1. REPORTING VIOLATIONS

All complaints concerning violations of the Rules and Regulations or of any provision of the Declaration or the Bylaws should be submitted through the Bedminster Square website (www.BedminsterSquare.com). The complaint must be specific in details so that the Board of Directors can determine that an investigation is warranted. Violations may also be brought to the attention of the Board of Directors by the Property Manager.

2. INVESTIGATION

The complaint will be investigated by a member of the Board of Directors or the Property Manager to determine that the complaint is justified and that a violation exists and must be corrected.

3. VIOLATION NOTICE

When an authorized person determines that a violation requires correction, the Association will send a written notice to the homeowner and a copy to the resident, where applicable, requesting him or her to correct the matter within 10 days (or earlier under appropriate circumstances) in order to avoid a fine. The homeowner cited will be advised in the violation notice that he or she has the right to a hearing before the Board of Directors. If a hearing is requested, the request must be in writing and received within 10 days of issuance of the Notice. If the homeowner is in violation of the Association's architectural standards, 30 days will be granted to correct the violation, but the request for a hearing must still be received within 10 days.

4. FINES AND PENALTIES

If the homeowner cited in the violation notice makes a written request for a hearing with the 10-day or 30-day period, a hearing will be scheduled before the Board of Directors. A hearing notice will be mailed to the member. The homeowner cited will be entitled to present evidence or an explanation as to why he or she believes no violation as occurred. The Board of Directors or other appropriate person may present evidence or an explanation to substantiate the violation cited. After consideration of the matters presented, the Board of Directors will decide whether a violation has occurred and either dismiss the violation or impose a fine. Failure to appear will result in a fine as described below.

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If the owner does not comply within the 10-day or 30-day period and fails to request a hearing, a fine will be automatically assessed and the Association will mail a letter advising of the amount of the fine. The Board of Directors has full authority to establish fines in accordance with the seriousness of the violation. The fine (amount assessed) is due and payable upon receipt of the notice and will be collected in the same manner as assessments.

Individual Violation - If the violation is for a single occurrence such as allowing a pet to go unleashed on Association property; failure to remove and dispose of a pet's excrement (solid waste); a non-continuous parking violation; or displaying a vendor sign, etc., fines will be levied at the discretion of the Board of Directors, from a minimum fine of \$25.00 up to a maximum of \$200.00.

Architectural Violation - If the violation is of a continuing nature such as failure to make a necessary repair or maintenance item, the homeowner may be fined, in an amount determined at the sole discretion of the Board of Directors, from a minimum fine of \$25.00 per day plus costs, up to a maximum of \$200.00 per day plus costs, depending on the nature and gravity of the violation. The daily fine will be cumulative until such a time as the violation is corrected.

5. LEGAL ACTIONS

In the event that a violation is not corrected and/or the fine is not paid, the Board of Directors may take legal action to obtain payment of the fine and/or compliance with the regulation. The following costs will be assessed: enforcement costs, including the court costs, attorney's fees, etc.

A judgment awarded by the Court which remains unpaid constitutes a lien on the property.

BEDMINSTER SQUARE COMMUNITY ASSOCIATION
Community Rules & Regulations
Adopted May 4, 2024

PROPERTY MODIFICATION FORM

Name of Applicant: _____

Property Address: _____

Telephone: _____

Description of proposed modification, change, or addition:

A scaled drawing or sketch must be attached, along with a plot plan with all pertinent materials, dimensions, locations, etc., clearly noted. Forms must be submitted to the Association at the address below. **A separate form must be submitted for each modification.**

Anticipated Start Date: _____ Finish Date: _____

Submission of this form and its subsequent approval or denial does not replace the owner's obligation to abide by all Township ordinances and permit requirements, as well as county and state law. If approved, all changes must be completed within 365 days, or a new request must be submitted.

Owner's Signature: _____ Date: _____

Proposed Modification:	<input type="checkbox"/> Deck	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Color Change
	<input type="checkbox"/> Patio Walkway	<input type="checkbox"/> Fence	<input type="checkbox"/> Other (Describe)

Installation of fencing on a property line requires the adjoining home to review the plan and sign off their compliance. Any application for this type of installation must have the neighboring owner's signature below.

Adjoining Owner's Signature Date

Association Address

Mail Form To: **BEDMINSTER SQUARE COMMUNITY ASSOCIATION**
975 Easton Road, Suite 102
Warrington, PA 18976

BEDMINSTER SQUARE COMMUNITY ASSOCIATION
ARCHITECTURAL RULES, REGULATIONS AND GUIDELINES FOR SOLAR ENERGY

Introduction

The Bedminster Square Community Association (Single Family homes, Village Singles and Townhomes) requires that each Homeowner maintain the exterior appearance of his/her property in a manner that upholds the quality of our neighborhood. These rules and regulations are to protect every Homeowner's property value by ensuring a well-kept and desirous place in which to live, which includes aesthetics involving after-construction equipment added to or modifications made to a lot or a house.

The laudable goal of saving energy and incorporating equipment and systems into and onto homes or lots which do so, has resulted in increased interest in the installation and use of solar energy devices and equipment. The Bedminster Square community does not want to do anything to prevent use of such devices, but feels it is important to ensure that such equipment is reasonably controlled as to appearance and location of installation, so as to protect neighbors and the community as a whole from unsightly equipment and/or installation. Accordingly, the purpose of these rules about solar energy devices and equipment is to reasonably control use and location to protect home values and aesthetics in the community, without preventing their use.

Policy

These rules, regulations and guidelines apply to all solar energy devices including and without limitation to solar panels and their associated components collectively referred to in this Rule as "devices" or "systems" or "equipment" which due to installation and use location are or may become "visible from neighboring property" above the fence line or other privacy barriers that may exist between neighboring yards and homes.

Solar panel installations are only permitted on Village Single and Single homes. Solar Panels or devices or systems are not permitted to be installed on a Townhome.

Any home repair required due to damage incurred as the result of the installation, usage of or removal of the solar panel system will be the responsibility of the solar panel homeowner.

Any damage to a neighbor's home due to the installation, usage or removal of the solar panel system will be the responsibility of the solar panel homeowner and neighbor to resolve.

Approval Process for Solar Panel Installations

- 1) All solar panel systems installed in the Bedminster Square community shall be mounted on the roof of an existing approved dwelling. Solar panel system installations should be placed on south facing roofs (east and west facing roofs areas will work as well, but any northerly facing roofs are not recommended). The location should be free of any potential obstructions and areas that are devoid of any shading caused by nearby buildings, trees or obstructions to ensure optimal power production.
- 2) Approval from the Bedminster Square Community Association's Board of Directors and local authorities must be obtained prior to proceeding with a solar panel system installation.

BEDMINSTER SQUARE COMMUNITY ASSOCIATION
ARCHITECTURAL RULES, REGULATIONS AND GUIDELINES FOR SOLAR ENERGY

- 3) Any mechanical and electrical work performed must be done in compliance with all Federal, State and local code requirements.
- 4) Any connections or disconnects to or from the electrical service entrance must be done in full compliance with all applicable codes and utility requirements.
- 5) Solar panel system installations must be completed by a licensed and insured contractor who has at least three years of prior experience of solar system installations. Proof of insurance of solar contractors must be documented.
- 6) For areas of the roof where solar panels are to be installed:
 - a. Pitched roofs require a fixed, penetrating racking system and must be mechanically fastened to support and secure the solar panels.
 - b. Solar panels that are mounted to racking and secured by weights (ballasted system) are prohibited.
 - c. Racking must be flush mounted to the exterior surface of the roof and the panel's arc is to be directly attached to the racking.
 - d. No structures may be built that exceeds or extends past the roof to accommodate solar panels (i.e., overhangs, etc.)
- 7) The color of the solar panels must be uniformed black with black frames and all supporting mounting structures must be black to preserve the color harmonization of the community.
- 8) Solar panels and racking structures must be uniform in color, size and construction.
 - a. Installation of solar panels must be parallel with the edges of the roof.
 - b. Any misaligned panels or racking must be corrected
- 9) All work shall be completed within three months from the start of construction. The work area will be well kept neat and organized.
- 10) Inverters should be installed in the garage, utility closet, basement or the exterior of the building so that it is not visible from the street.
- 11) All disconnecting means must be installed in accordance with the National Electrical Code and all other governing bodies.
- 12) All permitting, inspections and required documents must be requested, filed and retained by the solar panel system owner. In the case of a resale, a copy of the documents stated above must be given to the new owner of the home.
- 13) System to be designed such that the minimum amount of electrical infrastructure is visible on the roof of the building.
 - a. The Modification request form submitted to Bedminster Square Community Association Board of Directors must clearly show visible electrical infrastructure.
 - b. Any visible electrical infrastructure must be installed such that color scheme blends into the existing roof color scheme. Metallic conduit is not permitted to be visible on the exterior of the building.

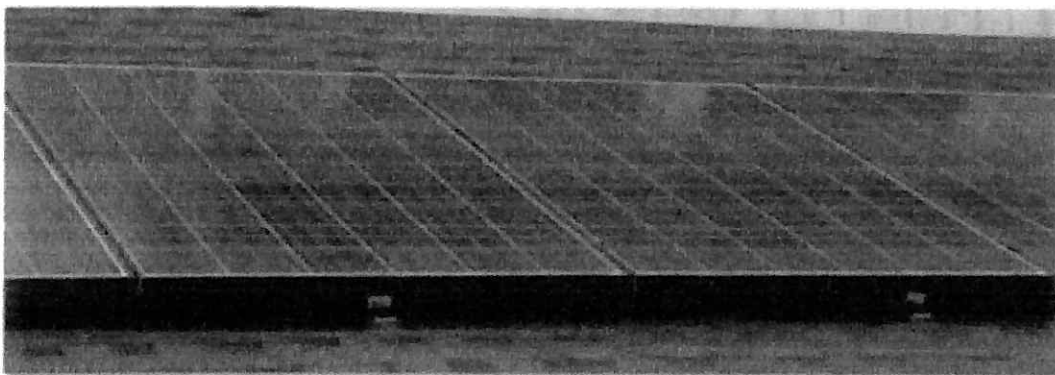
BEDMINSTER SQUARE COMMUNITY ASSOCIATION
ARCHITECTURAL RULES, REGULATIONS AND GUIDELINES FOR SOLAR ENERGY

- 14) Solar installations have a definitive life. At the end of life, homeowners shall return the roof to the original conditions or install new panels in accordance with whatever rules and regulations are in existence at the time of the re-installation.
- 15) Pictures of the panels to be installed as well as the electrical characteristics are to be supplied along with the modification application form.
- 16) The homeowner is responsible for inspecting, maintaining and making any necessary repairs to the solar panel system. If at any given time, the solar panel system fails to meet aesthetics and/or maintenance requirements, the Board of Directors has the power to assess fines until necessary repairs are made by the owner at the owner's expense.

Appendix A



Figure 1: Solar panels installed on a house w/ black frames and black mounting system.



BEDMINSTER SQUARE COMMUNITY ASSOCIATION
ARCHITECTURAL RULES, REGULATIONS AND GUIDELINES FOR SOLAR ENERGY

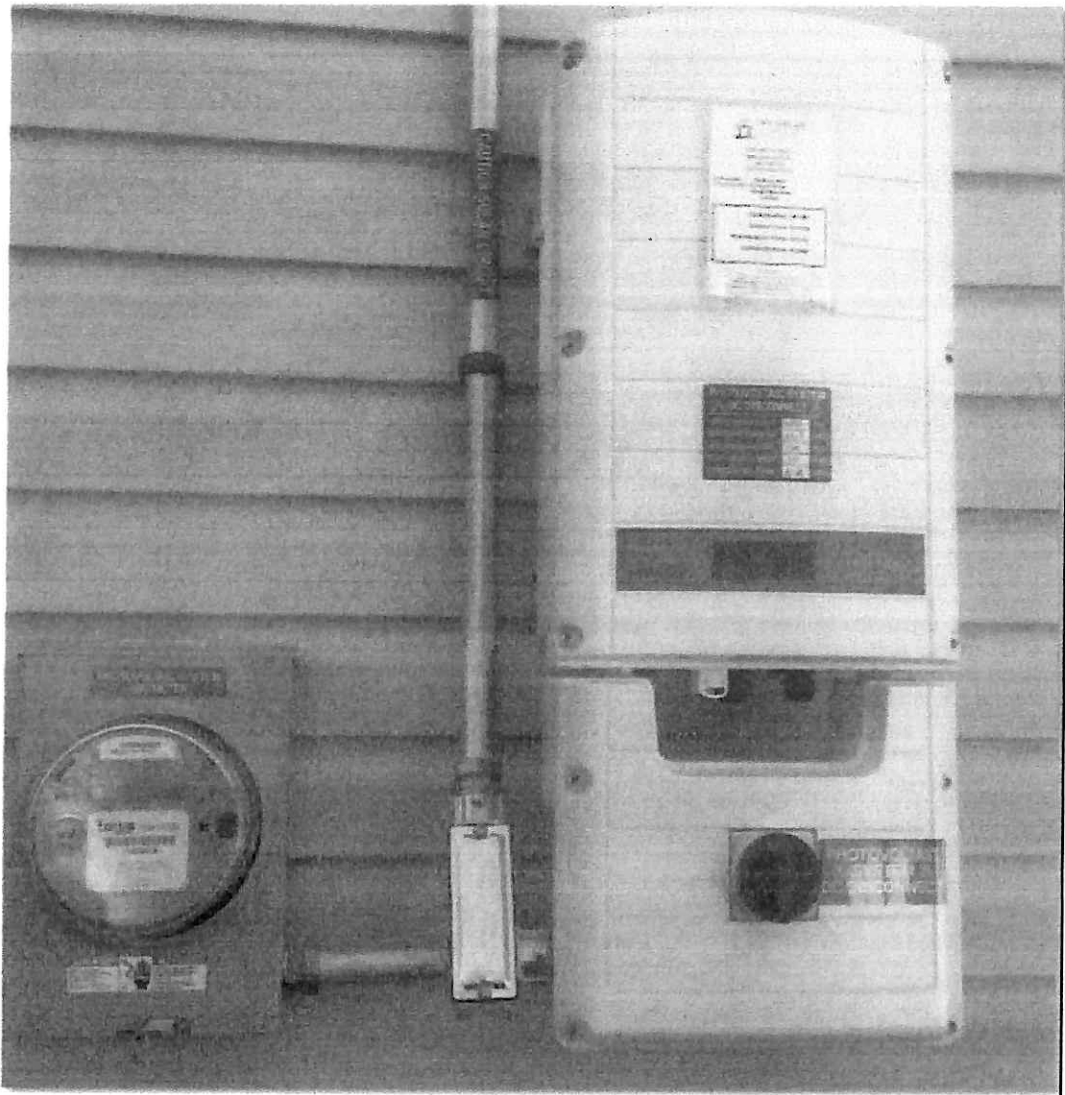


Figure 2: Inverter along with revenue grade production meter.

BEDMINSTER SQUARE COMMUNITY ASSOCIATION

PROPERTY OWNER - TOWNHOME	HOMEOWNER	ASSOCIATION
A/C Units/Related Wires & Pipes		
Maintenance, Repairs, Replacement, Pad under Unit	X	
Alarm Systems (Private Units)		
Maintenance, Repairs, Replacement	X	
Appliances/Hot Water Heater		
Maintenance, Repairs, Replacement	X	
Basements		
Water Seepage, Sump pump maintenance, repair, replacement	X	
Chimney/Fireplace		
Repairs, maintenance, replacement & cleaning - cap, stack & flu	X	
Dryer Vents		
Cleaning, Repairs, Replacement	X	
Doors (Entrance) Columns & Frames		
Painting Outside	X	
Painting Inside, Locks/Hardware, maintenance, repair, replace	X	
Columns	X	
Doors (Sliding, Storm, Garage)		
Maintenance, Repairs, Replacement	X	
House Numbers	X	
Street		TOWNSHIP
Mailboxes		X
Lights/Entrance		
Maintenance, Repairs, Replacement, Bulb Replacement	X	
Sewer Line (Private)		
Cleaning, Repairs and Replacement of Unit Line	X	
Sidewalks (Private Access)		
Snow Removal	X	
Repairs	X	
Replacement	X	
Sidewalks (Public Access in front of home)		
Snow Removal	X	
Repairs	X	
Replacement	X	

BEDMINSTER SQUARE COMMUNITY ASSOCIATION

	<u>HOMEOWNER</u>	<u>ASSOCIATION</u>
Sidewalks (Common Area)		
Snow Removal		X
Repairs		X
Replacement		X
Water Pipes		
Maintenance, Repairs, Replacement	X	
Water Spigot		
Repairs, Replacement, Winterize/summerize	X	
Windows & Frames		
Glass/Unit Replacement, Frame, Repairs, Painting	X	
Exterior caulking	X	
Fences		
Common Area - Maintenance/repair/replacement		X
Patio - Maintenance/repair/replacement	X	
Yards - Maintenance/repair/replacement	X	
Decks, Patios and Porches		
Snow removal, neat/clean, structural repairs/replacement	X	
Waterproof/Paint/Stain (w/Association approved color)	X	
Maintenance/Repairs of Railing and Flooring	X	
Replacement	X	
Tot Lots - Maintenance and Repair		X
Exterminating		
Inside Home	X	
Outside Home	X	
Parking Lots, Driveways and Drive Lanes		
Snow Removal - Driveways to Garage	X	
Maintenance & Repairs - Driveways to Garage	X	
Snow Removal - Drive Lanes		X
Maintenance - Drive Lanes		X
Snow Removal - Parking Lots		X
Maintenance & Repairs - Parking Lots		X
Driveway Separation		
Stone Maintenance/Replacement	X	
Weed Control	X	
Exterior		
Siding Maintenance, Repair and Replacement	X	
Stucco Maintenance, Repair and Replacement	X	
Power Washing	X	
Roof Vent Pipe		
Flashing leaks, Replacement of Rubber Gasket/Boot	X	
Unit Structure		
Foundation	X	

BEDMINSTER SQUARE COMMUNITY ASSOCIATION

	HOMEOWNER	ASSOCIATION
Landscaping		
Grass Cutting – Common Area		X
Grass Cutting – Yards		X
Mulch – Front Bed		X
Mulch – Side Beds		X
Mulch – Back Beds		X
Shrubbery Annual Pruning – Front Beds		X
Shrubbery – Removal/Replacement	X	
Leaf Removal – Homes and Common Areas		X
Weeding of Beds	X	
Tree Maintenance		
Replacement and Maintenance – Common Areas		X
Replacement and Maintenance – Front Yards		X
Replacement and Maintenance – Streets		X
Replacement and Maintenance – Side and Back Yards	X	
Replacement and Maintenance – Bed Trees	X	

BEDMINSTER SQUARE COMMUNITY ASSOCIATION

PROPERTY OWNER – VILLAGE SINGLES	HOMEOWNER	ASSOCIATION
A/C Units/Related Wires & Pipes		
Maintenance, Repairs, Replacement, Pad under Unit	X	
Alarm Systems (Private Units)		
Maintenance, Repairs, Replacement	X	
Appliances/Hot Water Heater		
Maintenance, Repairs, Replacement	X	
Basements		
Water Seepage, Sump pump maintenance, repair, replacement	X	
Chimney/Fireplace		
Repairs, maintenance, replacement & cleaning – cap, stack & flu	X	
Dryer Vents		
Cleaning, Repairs, Replacement	X	
Doors (Entrance) Columns & Frames		
Painting Outside	X	
Painting Inside, Locks/Hardware, maintenance, repair, replace	X	
Columns	X	
Doors (Sliding, Storm, Garage)		
Maintenance, Repairs, Replacement	X	
House Numbers	X	
Street		TOWNSHIP
Mailboxes and Posts	X	
Lights/Entrance		
Maintenance, Repairs, Replacement, Bulb Replacement	X	
Sewer Line (Private)		
Cleaning, Repairs and Replacement of Unit Line	X	
Sidewalks (Private Access)		
Snow Removal, Repairs & Replacement	X	
Sidewalks (Public Access in front of home)		
Snow Removal, Repairs & Replacement	X	
Sidewalks (Common Area)		
Snow Removal, Repairs & Replacement		X
Water Pipes		
Maintenance, Repairs, Replacement	X	
Water Spigot		
Repairs, Replacement, Winterize/summerize	X	

BEDMINSTER SQUARE COMMUNITY ASSOCIATION

	<u>HOMEOWNER</u>	<u>ASSOCIATION</u>
Windows & Frames		
Glass & Unit Replacement, Frame, Repairs, Painting	X	
Exterior caulking	X	
Fences		
Common Area - Maintenance/repair/replacement		X
Yards - Maintenance/repair/replacement	X	
Decks, Patios and Porches		
Snow removal, neat/clean, structural repairs/replacement	X	
Waterproof/Paint/Stain (w/Association approved color)	X	
Maintenance/Repairs of Railing and Flooring	X	
Replacement	X	
Tot Lots - Maintenance and Repair		X
Exterminating		
Inside Home	X	
Outside Home	X	
Driveways and Drive Lanes		
Snow Removal - Driveways to Garage	X	
Maintenance & Repairs - Driveways to Garage	X	
Snow Removal - Drive Lanes		X
Maintenance - Drive Lanes		X
Exterior		
Siding Maintenance, Repair and Replacement	X	
Stucco Maintenance, Repair and Replacement	X	
Power Washing	X	
Roof Vent Pipe		
Flashing leaks, Replacement of Rubber Gasket/Boot	X	
Unit Structure		
Foundation	X	
Landscaping		
Grass Cutting - Common Area		X
Grass Cutting - Yards	X	
Mulch - All Beds	X	
Mulch - Common areas		X
Shrubbery Annual Pruning	X	
Shrubbery - Removal/Replacement	X	
Leaf Removal - Common Areas		X
Tree Maintenance		
Replacement and Maintenance - Common Areas		X
Replacement and Maintenance - Front Yards	X	
Replacement and Maintenance - Streets	X	
Replacement and Maintenance - Side and Back Yards	X	
Replacement and Maintenance - Bed Trees	X	

BEDMINSTER SQUARE COMMUNITY ASSOCIATION

PROPERTY OWNER –SINGLE FAMILY HOMES	HOMEOWNER	ASSOCIATION
A/C Units/Related Wires & Pipes		
Maintenance, Repairs, Replacement, Pad under Unit	X	
Alarm Systems (Private Units)		
Maintenance, Repairs, Replacement	X	
Appliances/Hot Water Heater		
Maintenance, Repairs, Replacement	X	
Basements		
Water Seepage, Sump pump maintenance, repair, replacement	X	
Chimney/Fireplace		
Repairs, maintenance, replacement & cleaning – cap, stack & flu	X	
Dryer Vents		
Cleaning, Repairs, Replacement	X	
Doors (Entrance) Columns & Frames		
Painting Outside	X	
Painting Inside, Locks/Hardware, maintenance, repair, replace	X	
Columns	X	
Doors (Sliding, Storm, Garage)		
Maintenance, Repairs, Replacement	X	
House Numbers	X	
Street		TOWNSHIP
Mailboxes and Posts	X	
Lights/Entrance		
Maintenance, Repairs, Replacement, Bulb Replacement	X	
Sewer Line (Private)		
Cleaning, Repairs and Replacement of Unit Line	X	
Sidewalks (Private Access)		
Snow Removal	X	
Repairs	X	
Replacement	X	
Sidewalks (Public Access in front of home)		
Snow Removal	X	
Repairs	X	
Replacement	X	
Sidewalks (Common Area)		
Snow Removal		X
Repairs		X
Replacement		X

BEDMINSTER SQUARE COMMUNITY ASSOCIATION

	HOMEOWNER	ASSOCIATION
Water Pipes		
Maintenance, Repairs, Replacement	X	
Water Spigot		
Repairs, Replacement, Winterize/summerize	X	
Windows & Frames		
Glass & Unit Replacement, Frame, Repairs, Painting	X	
Exterior caulking	X	
Fences		
Common Area - Maintenance/repair/replacement		X
Yards - Maintenance/repair/replacement	X	
Decks, Patios and Porches		
Snow removal, neat/clean, structural repairs/replacement	X	
Waterproof/Paint/Stain (w/Association approved color)	X	
Maintenance/Repairs of Railing and Flooring	X	
Replacement	X	
Tot Lots - Maintenance and Repair		X
Exterminating		
Inside Home & Outside Home	X	
Driveways		
Snow Removal, Maintenance & Repairs	X	
Exterior		
Siding Maintenance, Repair and Replacement	X	
Stucco Maintenance, Repair and Replacement	X	
Power Washing	X	
Roof Vent Pipe		
Flashing leaks, Replacement of Rubber Gasket/Boot	X	
Unit Structure - Foundation	X	
Landscaping		
Grass Cutting - Common Area		X
Grass Cutting - Yards	X	
Mulch - All Beds	X	
Mulch - Common Areas		X
Shrubbery Annual Pruning	X	
Shrubbery - Removal/Replacement	X	
Leaf Removal - Common Areas		X
Tree Maintenance		
Replacement and Maintenance - Common Areas		X
Replacement and Maintenance - Front Yards	X	
Replacement and Maintenance - Streets	X	
Replacement and Maintenance - Side and Back Yards	X	
Replacement and Maintenance - Bed Trees	X	

**RESOLUTION OF THE BOARD OF DIRECTORS
BEDMINSTER SQUARE COMMUNITY ASSOCIATION
ADOPTING ELECTRONIC MEETING, NOTICE, VOTING PROCEDURES**

WHEREAS, the Association is formed pursuant to a Declaration of Covenants, Conditions and Restrictions ("Declaration") and By-Laws adopted pursuant thereto, to administer, maintain, repair and replace certain Common Elements and Units of a residential development situated in Bedminster Township, Bucks County, known as the "Bedminster Square". The Declaration is recorded in the Office of the Recorder of Deeds in and for Bucks County in Deed Book 4649 at page 0601 et seq, as amended.

WHEREAS, pursuant to Section 3 of the Declaration the Association is created by and subject to the Pennsylvania Uniform Planned Community Act (68 PA.C.S.A. 5101) (the "Act").

WHEREAS, Bedminster Square was incorporated as a Pennsylvania Non-Profit Corporation on January 11, 2003; accordingly, it is subject to the Pennsylvania Non-Profit Corporation Law.

WHEREAS, Bedminster Square was created in 1989, a time where email, the internet and electronic conferencing technologies were not yet created.

WHEREAS, absent the anticipation of such technologies, neither the Act, nor the Declaration, nor the Bylaws address or prohibit their use.

WHEREAS, the Pennsylvania Non-Profit Corporation Law, in pertinent part provides as follows:

§ 5702. Manner of giving notice.

(a) General rule.--

(1) Any notice required to be given to any person under the provisions of this subpart or by the articles or bylaws of any nonprofit corporation shall be given to the person either personally or by sending a copy thereof:

....

(ii) By facsimile transmission, e-mail or other electronic communication to the person's facsimile number or address for e-mail or other electronic communications supplied by the person to the corporation for the purpose of notice. Notice under this subparagraph shall be deemed to have been given to the person entitled thereto when sent.

5708. Use of conference telephone or other electronic technology.

(a) Incorporators, directors and members of an other body.-- Except as otherwise provided in the bylaws, one or more persons may participate in a meeting of the incorporators, the board of directors or an other body of a nonprofit corporation by means of conference telephone or other electronic technology by means of which all persons participating in the meeting can hear each other. Participation in a meeting pursuant to this section shall constitute presence in person at the meeting.

(b) Members.--**Except as otherwise provided in the bylaws**, the presence or participation, **including voting** and taking other action, at a meeting of members, or the expression of consent or dissent to corporate action, by a member by conference telephone or other electronic means, including, without limitation, the Internet, shall constitute the presence of, **or vote** or action by, or consent or dissent of the member for the purposes of this subpart.

WHEREAS, use of electronic voting technologies has greatly increased voter turnout and unit owner participation in the affairs of associations; it has significantly increased board member and unit owner attendance at meetings; it has reduced the cost and inefficiencies associated with mailing and submission of paper ballots; it has also made voting more secure and less susceptible to inconsistencies or errors.

WHEREAS, consistent with the Pennsylvania Non-Profit Corporation Law, the Board of Directors believes it to be in the best interest of the Association to incorporate the use of, and permit access to, electronic means of providing/accepting notice, attending meetings of the Board and the Unit Owners, and the casting of votes.

NOW THEREFORE, pursuant to authority of the Pennsylvania Non-Profit Corporation Law **BE IT HEREBY RESOLVED** by the Board of Directors as follows:

1. The Association may give all notices required to be given to the Unit Owners pursuant to the Declaration, Bylaws or Rules and Regulations, by email to the email address provided by the Unit Owner to the Association for that purpose. In order to qualify for electronic acceptance of notice, a Unit Owner must sign and return the attached "APPLICATION FOR ELECTRONIC DELIVERY OF NOTICES". Unit Owners who opt to accept electronic delivery of notices, accept and waive any defects or failures in the delivery such notices, and waive the right to receive notice by mail or in person (until or unless the APPLICATION FOR ELECTRONIC DELIVERY OF NOTICES is rescinded in writing).

2. The Association may permit (but will not require) Unit Owners to vote on any matter requiring their vote by electronic or internet means. The option to vote via electronic or internet means, as well as instructions for the casting of electronic or internet

**BEDMINSTER SQUARE COMMUNITY ASSOCIATION
APPLICATION FOR ELECTRONIC DELIVERY OF NOTICES**

NOTICE: By signing below, I hereby consent to accept and receive all notices required to be given to me by the Association pursuant to the Declaration, Bylaws and Rules and Regulations via the email address provided herein. Furthermore, should any defects occur in the electronic transmittal process and notices are not received, I hereby waive any objection relating to action taken; I furthermore waive the right to receive notices by mail or by personal delivery.

NAME(S) _____

E-MAIL ADDRESS(ES)

UNIT ADDRESS _____

I hereby consent to receive all notices required under the Declaration, Bylaws and/or Rules and Regulations by electronic means, delivered to the e-mail address(es) provided above. I hereby waive any and all defects that may occur during electronic delivery; and waive receipt of mail or in-person notice. I also agree to update the email address should it change.

Signed _____

Date: _____

Signed _____

Date: _____

*****Kindly contact the management company IN WRITING should your electronic-mail address change or should you wish to rescind the above consent to receive all notices by electronic means.**