

Our Protective Covenants

The Communities Rules and Regulations

1. No trash cans or other trash receptacles shall be stored outside any dwelling, except for scheduled trash pickup. **Trash cans may not be seen from the street except on pickup day!!**

2. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, waste or hazardous materials. Burning of any materials shall not be permitted.

Each owner shall keep each lot in good order and repair.

Spring is a great time to paint your shutters and doors, power wash your siding, seal your driveway or stain your deck.

3. Motor vehicle repair shall not be permitted in the street or parking areas. The streets and parking areas shall not be used for storage of any type including motor vehicles.

4. No vehicles used for commercial enterprise shall be stored or parked on the streets for a period in excess of twenty-four hours. ***Please do not park in front of the mailboxes.***

5. Fences shall be decorative in nature and blend with the community and shall not be chain link fences.

6. No above ground swimming pools shall be placed on any lot. *(Kiddie pools should be drained and removed daily).*

7. **No TV antenna's.** *Note that at the time the covenants were written satellite dishes were huge and it is written in the covenants that they are not allowed, however, it is illegal for the board to prevent you from having the option of a satellite. The Executive Board recommends that we limit satellite dishes to 1 small satellite dish per home, mounted on the roof and not on the lot, to maintain the aesthetics of the community.*

8. Dogs, cats and other household pets may be kept, provided that they are not raised, bred, or kept for commercial purposes and are contained on the owner's property. **No livestock, swine or poultry is allowed.**

Pet owners are responsible for their pets' waste. Please try to toilet your pets in your own yard before taking a walk and please carry a cleanup bag with you when walking your pet.

Please be a responsible pet owner! We love your pet but not his waste!

9. Pet houses are not permitted outside of the residence. **Residents should feed their pets inside their home to avoid an accumulation of strays. If you feed it, it is your pet.**
10. No obnoxious or offensive, noisy or illegal trade, business, profession, hauling, transaction or activity shall be carried out upon any lot or dwelling erected thereon, nor shall anything be done thereon which may be or may become an annoyance or nuisance to a residential neighborhood. **In short, respect your neighbors.**
11. All utilities services including but not limited to electric, telephone and cable shall be supplied from an underground distribution system.
12. Exterior clotheslines of any type shall not be permitted.
13. William Penn Plaza is subject to the terms and conditions of prior deeds, agreements with cable or public utility companies with respect to their installation.
14. Storm water detention and drainage areas shall not be altered or interfered with.
15. No signs of any type shall be permitted, except for a real estate for sale sign.
16. Lawns are to be mowed regularly, and shall not be allowed to exceed township ordinance in height.

All landscaping is to be maintained in a healthy, trimmed appearance.

The sidewalk that borders your property is for you to maintain, including snow removal.

17. To preserve the aesthetic character of the development, exterior colors shall not be changed under any circumstances. **(Use the association paint formulas included in this newsletter,**
18. Enforcement shall be by proceedings at law or in equity against any person or persons, violating or attempting to violate any covenant either to restrain violations or to recover damages.
19. Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.
20. Each lot owner in the William Penn Plaza townhouses shall be a member of the William Penn Plaza Townhouse Community Association and shall pay annual assessments as promulgated from time to time.

RESOLUTIONS

1. ROOFS – Roofs must be 30-year architectural shingles in the color weathered wood.
Passed: April 2019
2. DECKS - Decks shall be in a neutral wood pallet to blend with the community. Passed June 2021
3. SOLAR roof panels are not allowed. Passed April 2022
4. AWNINGS- Deck awnings may be in a beige, tan or forest green pallet. Passed April 2022
5. SHEDS- Sheds require a township permit and must be painted in the association approved beige with optional green trim. Passed October 2022
6. HOT TUBS- Hot tubs require a township permit and may be placed on, under or adjacent to the backyard deck. Passed October 2022

We must also abide by local and state rules and regulations and ordinances.

www.bethlehmtwp.com