



September 12, 2017

Property Owners Association

To All Lantern Hill Property Owners

**RE: LANTERN HILL PROPERTY OWNERS ASSOCIATION
AMENDMENT OF RULES & REGULATIONS**

Dear Lantern Hill Homeowners & Residents:

The governing documents of the Lantern Hill Property Owners Association, implemented through your Board of Directors, have established Rules and Regulations designed to maintain property values and ensure an enjoyable living experience.

The Board of Directors is charged with the duty to enforce these Rules & Regulations, and from time to time may amend them as deemed necessary by the Board consistent with the Association Declaration and By-Laws.

Below is a new rule concerning leasing and occupancy of Units. Please insert this page into your existing Lantern Hill Property Owners Association Rules & Regulations. Please carefully read the rule and take any action which may be required for your Unit. The Association will begin enforcement of the new rule thirty (30) days after publication.

LEASING/OCCUPANCY OF UNIT

Owners may only lease their entire Unit (not individual rooms) and all initial lease terms must be for a minimum of one (1) year.

For any Unit which is leased, a copy of the lease must be provided to the Management Company within thirty (30) days of the effective date of the lease, along with a completed Tenant/Occupant Registration Form, which is available on the Association website (www.lanternhilldoylestown.com) or from the Management Company.

Owners remain responsible for the actions of their tenants and all occupants, and will remain liable for any violations of the Association's governing documents, assessed fines, or any damage to Association property caused by their tenants or other occupants. Owners are strongly encouraged to conduct a criminal background check on all prospective tenants.

In the event that the owners of any Unit do not reside at their Lantern Hill Unit, but instead permit non-owners to reside in their Unit without a written lease (i.e., a family member), the owners must still provide the Association with a completed Tenant/Occupant Registration Form, even in the absence of a written lease.

Any time the occupancy of a Unit changes when an owner is not currently residing in the Unit, a copy of the new lease (if applicable) and an updated Tenant/Occupant Registration Form must be provided to the Association within thirty (30) days of the change in occupancy.

Sincerely,

Board of Directors
LANTERN HILL PROPERTY OWNERS ASSOCIATION

MK/kl

975 Easton Road • Suite 102 • Warrington, PA 18976 • 215-343-1550



Property Owners Association

TENANT/OCCUPANT REGISTRATION FORM

ASSOCIATION UNIT ADDRESS _____

UNIT OWNER(S):

NAME(S) _____

ADDRESS _____

PHONE# (HOME) _____ **(CELL)** _____

(EMAIL) _____

TENANT(S)/OCCUPANT(S):

NAME(S) _____

ADDRESS _____

PHONE# (HOME) _____ **(CELL)** _____

(EMAIL) _____

LEASE START DATE _____ **LEASE END DATE** _____

AUTOMATIC RENEWAL **YES** _____ **NO** _____

CRIMINAL BACKGROUND CHECK COMPLETED ON TENANTS: YES _____ **NO** _____

As the Landlord/Owner of the above referenced unit in the Lantern Hill Property Owners Association, I verify that the above information is correct and I have provided a copy of all necessary Association Rules/Regulations/Restrictions to my tenant/occupant. As the Landlord/Owner I am responsible for the actions of my tenant and any guests or occupants of the unit. **I have attached a copy of my written lease agreement as required by the Association's governing documents.**

Owner's Signature _____

Date _____

Return to:
Lantern Hill Property Owners Association
975 Easton Road, Suite 102
Warrington, PA 18976
Fax: 215-491-5620
Email: m.klein@cpm975.com



RECEIVED
MNGR COPY

May 18, 2015

To All Lantern Hill Property Owner Association Homeowners & Residents:

**RE: LANTERN HILL PROPERTY OWNERS ASSOCIATION
AMENDMENT OF RULES & REGULATIONS**

Dear Lantern Hill Property Owners Association Homeowners & Residents:

Pursuant to the authority provided to the Board of Directors under the Declaration, the Board of Directors has amended the Association Rules concerning trash containers. This rule only affects the Manor Homes in the community, as they are the only units which may store trash containers outside on non-pickup days.

The following paragraph from page 6 of the current Rules & Regulations is being amended:

Trash cans and recycling containers may not be stored in any way to public view or on the front porch on non-trash pickup days. For Manor Homes only, these containers may be placed by the foundation in a neat and orderly fashion.

The new Rule concerning trash container storage for Manor Homes which replaces the above paragraph is as follows:

Trash cans and recycling containers may not be stored in any way in public view or on the front porch on non-trash pickup days. For Manor Homes only, these containers must be placed in the least conspicuous location along the foundation in a neat and orderly fashion, provided however that any trash container stored outside must be no larger than 45 gallons and may only be black or grey in color.

Please add this notice to your existing Rules & Regulations. All other Association Rules & Regulations remained unchanged and in full force and affect. The Board of Directors will provide homeowners with a 30-day grace period from the date of this notice before beginning enforcement of this new rule.

Thank you for your cooperation in helping to keep Lantern Hill a great community.

Sincerely,

Board of Directors
LANTERN HILL PROPERTY OWNERS ASSOCIATION

MK/kl

LANTERN HILL PROPERTY OWNERS ASSOCIATION

RULES AND REGULATIONS

ADDRESS NUMBERS

Current address plaques may not be removed or altered or additional address numbers added to the exterior of the home without prior written approval by the Board of Directors.

AIR CONDITIONERS (EXTERNAL WINDOW-MOUNTED UNITS)

The installation of window-mounted air conditioners is prohibited in Lantern Hill.

Portable air conditioners are a viable alternative and are currently being used in Lantern Hill. The mechanical unit is located entirely within the house. "Portable units" are air conditioners, typically on wheels, that are located in the room to be cooled. Most of these units can function as dehumidifiers, fans, and in some cases air filters. The only exterior feature permitted is a flat panel (8 to 24 inch in height and the width of the window) with one (or two exhaust ports depending on the manufactures' design). This entire panel must not extend beyond the plane of the inside window sash.

ARCHITECTURAL GUIDELINES

Exterior changes to the property or alterations to the grounds are prohibited unless prior written approval is received from the Board of Directors. All exterior changes requests must be submitted in writing to the management company. All requests must be submitted using the required Architectural & Landscape Change Request Application (See Exhibit E). The request must be in sufficient detail to allow the Board to render a decision. Failure to obtain the necessary approval letter will result in the Association requesting areas to be returned to their original condition.

CLOTHESLINES

Clotheslines and the outside drying of laundry are strictly prohibited.

DECKS (See Exhibit "B")

DIGGING

Homeowners must call the PA One Call System at 1-800-242-1776, prior to excavating any area. The Commonwealth will then send a representative to mark the location of underground utilities. Homeowners may then dig 18-inches outside of any marked area.

DOOR KNOBS/KNOCKERS Any changes to door-knobs and additions of door- knockers requires review by the Architectural Committee and approval by the Executive Board of Directors. It is recommended that the style and scale remain in keeping with the existing doorknobs.

ENFORCEMENT PROCEDURES (See Exhibit "A")

EXTERIOR LIGHTING

Lighting may not be changed or added to, unless prior written approval is received from the Board of Directors. All requests must be accompanied by a photograph or a detailed description. It is recommended that styles be Victorian or Federal, the scale similar to the existing fixture and the color to be matte black. All light bulbs must be clear or white only and 60 watt maximum. Colored bulbs in fixtures are not permitted at any time.

FITNESS CENTER A copy of the Fitness Center rules shall be prominently posted in the Fitness Center at all times (See Exhibit "E").

FLAGS

Decorative or seasonal flags are not permitted. American flags of a moderate size may be displayed. It is recommended that flag holders be attached to a porch post, deck railing or other easily repaired wood surface. Freestanding flagpoles are not permitted.

"FOR SALE" SIGNS

A single "For Sale" sign may be placed in a window of the unit while it is actively for sale. No signs are permitted in any other area except for "Open House" signs on the date of the open house only.

GRILLS

- Grills may only be stored in the following locations:
 - On a patio or deck
 - Inside a closed garage
 - On a grouping of one (1) foot square patio blocks, immediately adjacent to the sidewall of a home or garage.
 - In a planting bed immediately adjacent to the sidewall of a home or garage.
 - In those rare cases where placements options are extremely limited, homeowners may request a alternative option which must be approved by the Architectural Committee and the Board.
- Grills may not be stored on driveways, alleys, sidewalks or directly on lawn areas.
- Grills must be covered with an appropriate dark grill cover when not in use.
- Grills must be used at a sufficient distance from the building to prevent damage to the exterior surfaces of the building. Damage caused by improper use is the owner's responsibility to repair in a timely fashion.

HOLIDAY DECORATIONS

Holiday decorations are permitted to be displayed up to thirty (30) days preceding the holiday and must be removed within fifteen (15) days following the holiday. The use of strobe lights is strictly prohibited. Residents are asked to limit the number and consider the scale of all decorations and try to keep their decorations from interfering, distracting or encroaching upon their neighbor's homes.

HOSES

Hoses are required to be stored in a freestanding hose reel or within the confines of the owners unit when not in use. Hose reels must be maintained out of the way of landscapers, either in a planting bed or in hidden corners where they will not impede grass cutting.

LANDSCAPING

- The planting of fruit or vegetable bearing plants in beds is prohibited. Annual and perennial flowers are permitted to be planted in existing beds.
- Container plants must be kept on your porch, steps, deck or patio. Dead vegetation in these containers must be removed promptly.
- Each owner is responsible for the replacement of dead trees and shrubs on their individual lot. Dead trees or shrubs may be replaced with same varieties of a similar size. Alternate varieties must be approved by the Board of Directors.
- The installation of new planting areas or additional trees and shrubs requires prior written approval (See Exhibit E form). New plantings are required to be initially mulched by the owner at installation.

OCCUPANCY/LEASING OF UNITS

- Occupancy is restricted to residential use and to home based occupations that do not add traffic, noise or otherwise impose on the community. All such uses are subject to Borough zoning ordinances.
- No unit may be used in a manner which increases insurance premiums or violates any governmental law, statute or ordinance.
- Any unit lease must be in writing and a copy must be submitted to the Association within ten (10) days of execution. All leases must be for a minimum initial term of not less than one (1) year. Transient housing is not permitted.
- The owner of a unit is required to provide the tenant with a copy of all Rules and Regulations and ensure their tenants adherence to same.
- The Association may collect fines and delinquent assessments from a tenant whether owed by the unit owner, landlord or tenant.

PARKING AND VEHICLES

- All vehicles must be currently licensed, registered and inspected.
- Inoperable vehicles or dead storage of vehicles, on any portion of the Lantern Hill Association property, is strictly prohibited. Dead storage is defined as any vehicle, which is not driven on a public street in over fifteen (15) days.
- Repair/renovation of vehicles on any portion of the property is not permitted.

- No vehicles, in excess of three quarters of a ton, or any recreational vehicles, mobile homes, trailers, or boats shall be parked on the Lantern Hill Association property.
- Vehicles with commercial lettering and graphics, commercial related equipment such as ladder racks, commercial licensing or used for commercial purposes are prohibited from being parked anywhere on the property, including all roadways, except when stored in a closed garage. Trucks and vans are permitted to be parked on a temporary basis within the property in connection with services being performed for an owner or the Association.
- All parking spaces are on a first come, first serve basis only. All vehicles must be parked in designated parking areas only. Parking in non-designated areas is strictly prohibited. Parking on Woodbridge Drive is available on one (1) side of the street only. Vehicles must park in the direction of the flow of traffic.
- Driveways and areas immediately in front of garages are for the exclusive use of the corresponding home occupants only. Garage doors are required to be kept closed when the area is not in use.
- Owners are required to abide by all Municipal signage within the community, including posted speed limits and parking restrictions.

PATIOS (See Exhibit "C")

PET MAINTENANCE

- Dogs are required to be on a leash at all times when outside of the owners unit and must be attended by a responsible person. Pets may not be left outside unattended at any time.
- Pets are not permitted to be leashed to any trees or landscape items at any time. Pets may be leashed to buildings or grounds when attended.
- Pets are not to be walked in areas immediately surrounding the buildings so that their waste does not damage high impact lawn areas and flowerbeds.
- All pet owners are to immediately remove any waste deposited on any portion of the property and dispose of it in their own trash.
- Pet owners are responsible for any damage their animals may cause. The cost of repairing any areas destroyed by a pet will be charged directly to the owner of that pet including reseeding or sodding lawn and replacing plants.
- Pets are not permitted access to the Association's recreational facilities.
- Residents are encouraged to submit written complaints of pet maintenance violations.

PLAY EQUIPMENT

Recreation equipment, toys, bikes or other play items, may not be left outside unattended on any area, including lawns, porches, driveways, alleys, etc., but must be stored in the owner's unit when not actively being used. In addition, none of these items may be left outside overnight at anytime.

PRIVACY FENCES (See Exhibit "D")

SATELLITE DISHES

Satellite dishes not to exceed one-meter in diameter are permitted in accordance with FCC Regulations. Dishes may be installed on areas of exclusive use only, are to be of a color matching the building materials nearby and placed in the least visible location possible, preferably not on the front elevation. All wire feeds/connections to and from the satellite dish must be routed through the interior of the structure. Owners are encouraged to consult the Architectural Review Committee for advice on location selection.

SIGNS

Other than house numbers, a small decorative sign indicating the residents name or a single "For Sale" sign in a window, no sign may be erected by any owner or occupant without the prior written approval of the Board of Directors.

STORAGE

The storage of personal items on porches, decks and patios is limited to lawn furniture, barbeque grills and plants. All other items must be kept stored inside the owners home when not in use. Personal items, including outdoor furniture, are not permitted to be stored on any part of the lawn areas. Small decorative lawn ornaments of a reasonable size and number may be placed in planting beds only.

STORM DOORS

The installation of storm doors does not require prior written approval as long as the door meets the Association's storm door specifications. Storm doors must be aluminum and full-view style with limited, decorative non-descript borders only. Decorative center attachments, bevels, etchings or inlays are not permitted. The door must be white or a color to closely match the front door.

STRUCTURES

No sheds, tools, recreation equipment, pools, hot tubs or other structures may be installed or maintained on any part of the property.

TRASH MAINTENANCE

- Trash, rubbish or other waste may not be stored outside except on collection days. No area of the property is to be used as a dumping ground (See exception below for manor homes). Littering of any kind is strictly prohibited
- To prevent dispersion by wind and animals, trash is to be placed out for pickup in a trashcan with a secure lid. Open boxes or bags may not be used for trash disposal.
- Trash is to be placed out for pickup no earlier than the evening before the scheduled pickup day. Appropriate sealed bags may be utilized, but only placed out on the day of the scheduled pickup. Trash containers are to be removed from curbside and stored out of site no later than the evening of the scheduled pickup day. (See exception below for manor homes)
- Trashcans and recycling containers may not be stored in any way to public view or on the front porch on non-trash pickup days. For Manor Homes only, these containers may be placed by the foundation in a neat and orderly fashion.
- Any trash or debris left behind after trash pickup, which has been disturbed by inclement weather or animals, must be properly cleaned up and removed by the unit owner.

WINDOW COVERINGS

No sheets, newspapers, brown paper or other temporary window coverings may be used. Only white or off-white solid colored material shall be visible from the exterior. In addition, wood finish or neutral color blinds or interior shutters are permitted.

YARD SALES

Individual yard sales are prohibited. Community yard sales may be organized by a Lantern Hill resident(s), or the Recreation Committee and must be approved by the Board of Directors.

EXHIBIT "A"
ENFORCEMENT PROCEDURES

REPORTING VIOLATIONS

All complaints regarding a violation of the Association's Rules and Regulations must be submitted in writing by letter or email to the property manager for review by the Board of Directors. The owner issuing the complaint must sign all communications. Anonymous complaints will not be accepted. All correspondence should be forwarded to the Lantern Hill Property Owners Association Board of Directors, care of 975 Easton Road, Suite 102, Warrington, PA 18976. If possible, all complaints will be visually verified by either a member of the Board, Property Manager or committee designated by the Board. Any additional documentation such as photographs, which will assist in the review of the violation, would be appreciated.

FIRST WARNING

Once a complaint has been reviewed and found to be a violation of the Association rules, a first warning letter will be sent to the offending homeowner. This letter will require correction of the violation in a specified timeframe, no less than five (5) days and no more than thirty (30) days, depending on the nature and severity of the violation. The first warning letter will also establish if any fines will be charged for non-correction or future non-compliance.

SECOND WARNING

If after the first warning letter a violation is not corrected, a second letter will be sent to the offender informing them that the correction has not been completed and specifying any fines that have been charged or will continue to be charged. This letter will also establish the owner's right to a hearing with the Board of Directors to discuss the violation and any fines.

HEARING

Any requests for a hearing with the Board of Directors must be submitted in writing within five (5) days of the second warning letter. All hearings will be scheduled at the Board's discretion and will be conducted by either the Board or a designated committee. If the hearing is conducted by a committee, any decision of the committee may be appealed to the Board. All decisions of the Board though will be final.

FINES

If a violation goes uncorrected within the timeframe specified in the first warning letter, an initial fine in the amount of \$50 will be charged for non-compliance. Additional \$50 fines per occurrence or per day may be charged if the violation is ongoing. All fines are charged to the homeowners Association account and are immediately due and payable to the Lantern Hill Property Owners Association. All unpaid fines are an automatic lien against the owner's property, which must be satisfied before the transfer of any title.

EXHIBIT "B"
DECKS

Any construction of a new deck or enlargement or structural alteration of an existing deck requires prior review by the Architectural Review Committee and written approval by the Executive Board of Directors.

1. Deck Construction: The architectural requirements for decks are set forth below. The Association wishes to promote individuality in materials and designs, yet retain the overall community feeling of Lantern Hill. The following guidelines set forth are the current approved styles and materials. Variance from this list will be considered by the committee and the Board on an individual basis, based upon unique aspects of a property.

a. PVC, synthetic or manufactured products similar to TREX are acceptable. Color sample must be submitted for approval. Additionally, pressure treated yellow pine, cedar, redwood or other approved rot resistant wood may be used to construct a deck. Wood decks may be protected from weathering by a clear sealer. However, pressure treated yellow pine decks must be treated with a solid or semi transparent stain on all visually exposed surfaces in one (1) of the following pre-approved colors by Sherwin Williams (or equal). Note on plan or elevation all colors for each of the following items; flat surface, railing, arbor, substructure, lattice and all vertical supports. Cedar, redwood or exotic woods may have clear sealers with no pigment or Wolman F & P Transparent pigments in natural or cedar.

i. Sherwin Williams or Equal Exterior Stains

- ii. Navajo White SW3005
- iii. White Birch SW3503
- iv. Mountain Ash SW3540
- v. Sand Castle SW3006
- vi. Driftwood SW3027
- vii. Blue Shadow SW3531
- viii. Hawthorne SW3518
- ix. Spicewood SW3021

b. Decks are required to have an opening in the railing (and steps where appropriate) so there is a safe means of egress from the deck to the ground level.

c. Railings are to be installed according to code. No decorative vertical element is permitted higher than the height of the railing without prior written approval.

d. The area beneath the deck shall be enclosed by black or brown vinyl coated welded wire mesh (¼ inch X ¼ inch opening maximum) to prevent the entry of wildlife. The mesh shall be buried 12-inches below final grade to help prevent burrowing animals from gaining access under the deck. All wire mesh shall be covered by white vinyl 2-inch lattice similar to the style present on porches. All decks shall have a weed barrier installed below the deck surface to deter growth. A minimum of 12-inch mulch border is required. Planting beds that are larger than 12" should be submitted on the plot plan.

- e. Decks must be contained within and not extend past the dimensional width of the home, side to side and front to rear. Decks may not extend into easement areas and must maintain the same setbacks as the buildings themselves. No deck shall be attached to any neighbor's structure.
- f. All decks must be entirely within the owner's property, may not intrude upon common or open space and may not attach to any neighboring building. No deck or vertical design element shall block any neighbor's site line.
- g. The following information must be clearly stated or evident when the deck plans are submitted to the Architectural Review Committee.
 - i. A plot plan with owners name, date submitted, ¼ inch scale on a 11 X 17 paper, address, neighbors address, overall dimensions, railing location and style, egress to common areas, compressors, windows, fire escape, doors, additional planting bed(s), steps, arbors etc., vents, footings, where the deck is attached to the home or garage, neighbors site lines, finished specifications, elevation arrows as required to relate to elevation sheet.
 - ii. Elevation sheet submitted as above in ¼ inch scale, showing relationship to owners and neighbors land grade, home and garage, railing style and decorative elements in the overall design of the deck. Photos of such items prefabricated or custom built may be submitted.
 - iii. The style of deck and railing are subject to specific recommendation by the committee and Board. Vertical spindles are preferred in a traditional style but other designs may be submitted. Railings shall be constructed in accordance with the building code.
 - iv. The extension of sump pump and downspout discharges so as not to terminate under the deck, and access to hose bib.
- h. Storage of any material beneath the deck is prohibited.
- i. Enclosed decks (screens, roofs, walls, etc.) are not permitted in the community.
- j. Proposed deck will not prohibit the ventilation of heaters, water heaters, dryers or any other vent.

2. Additional Requirements

- a. The homeowner is responsible to secure all necessary permits from Doylestown Borough and to ensure that the design is in full compliance with all Borough codes and regulations.
- b. Upon request the homeowner is required to provide all contractors proof of liability insurance, naming the Lantern Hill Property Owners Association as an additional insured.
- c. All deck projects shall be completed in a timely manner.
- d. All deck projects undertaken by an owner will be left in a safe, neat and workman like manner at the end of each day. Every effort should be taken to ensure that the health, safety and welfare of the community are maintained throughout the construction process.
- e. All deck projects shall maintain existing grading and drainage patterns currently found on the site. No property owner may re-grade his or her lot.
- f. All proposed flowerbeds shown on the property owners plans shall be mulched.
- g. The maintenance of the deck is the sole responsibility of the homeowner.

3. Deck Maintenance

- a. Decks must be cleaned once a year. Appropriate products for wood or synthetic materials must be used. Surrounding plants should be covered or protected during cleaning.
- b. Staining or sealing of wood decks shall be completed at least once every three (3) years. Surrounding areas, including plants, must be protected during staining or sealing. Please refer to stain information in section 1(a).
- c. Regular repair and maintenance of the deck structure or any rear entry steps are required including replacing broken or warped boards and spindles and repair of all hardware including nail pops.

EXHIBIT "C"
PATIOS

Patios may be of natural or synthetic materials as reviewed by the Architectural Review Committee and approved by the Executive Board of Directors. No poured flat concrete patio shall be permitted beyond those installed by the builder. No patio may extend beyond the dimensional width of the home and shall not extend into easement and buffer areas. The following items are required for patios:

1. A sample of material or detailed photos of materials to be used must be submitted for review by the Architectural Review Committee.
2. A plan with owners name, date submitted, ¼ inch scale on 11 X 17 paper, address, neighbors address, overall dimensions, entrance to home, egress to common areas, compressors, windows, fire escapes, doors, plantings, steps, arbor, fences and neighbor site line.
3. All patios must have a minimum slope of 2-percent (or ¼ inch vertical fall per 1-foot of horizontal) away from buildings.
4. All patio pavers shall be set on 1-inch to 2-inch compacted quarry fine stone dust setting bed, on top of 6-inch to 8-inch of compacted type 2A modified crushed stone, on top of woven geotextile/filter fabric, on top of the compacted subsoil. Pavers shall have clean, sharp construction sand swept into joints.
5. **Additional Requirements:**
 - The homeowner is responsible to secure all necessary permits from Doylestown Borough and to ensure that the design is in full compliance with all Borough codes and regulations.
 - Upon request the homeowner is required to provide all contractors proof of liability insurance, naming the Lantern Hill Property Owners Association as an additional insured.
 - All patio projects shall be completed in a timely manner.
 - All patio projects undertaken by an owner will be left in a safe, neat and workman like manner at the end of each day. Every effort should be taken to ensure the health, safety and welfare of the community is maintained throughout the construction process.
 - All patio projects shall maintain existing grading and drainage patterns currently found on the site. No property owner may re-grade his or her lot.

- All proposed flowerbeds shown on the property owners plans shall be mulched.
- The maintenance of the patio is the sole responsibility of the homeowner.

6. Patio Maintenance

- a. Patios must be cleaned once a year. Appropriate products for hard-scaped areas materials must be used. Surrounding plants should be covered or protected during cleaning.
- b. Regular repair and maintenance of the patio structure or any rear entry steps are also required.

EXHIBIT "D"
PRIVACY FENCES

No privacy fences are permitted in the community. Lattice with openings between 6-inches and 12-inches are permitted under the following terms and conditions:

1. The lattice and its location for installation are subject to approval by the Executive Board of Directors.
2. The height of the lattice shall be no more than 6-feet above grade.
3. If there is a good side, then the good side is to be installed facing out to neighbors.
4. The design and manufacturer of the proposed lattice, arbor or trellis, custom or standard, must be provided to the Architectural Review Committee in the form of drawings, photos or both for review. Color is to follow deck stain/sealer guidelines.
5. A plan and elevation for the lattice must be submitted for approval showing grid size, height, materials, decorative elements, attachment to building, deck or other surface and location in relation to owners building and any adjoining neighbor's homes.

6. Additional Requirements:

- The homeowner is responsible to secure all necessary permits from Doylestown Borough and to ensure that the design is in full compliance with all Borough codes and regulations.
- Upon request the homeowner is required to provide all contractors proof of liability insurance, naming the Lantern Hill Property Owners Association as an additional insured.
- All lattice projects shall be completed in a timely manner.
- All lattice projects undertaken by an owner will be left in a safe, neat and workman like manner at the end of each day. Every effort should be taken to ensure the health, safety and welfare of the community is maintained throughout the construction process.
- All lattice projects shall maintain existing grading and drainage patterns currently found on the site. No property owner may re-grade his or her lot.
- All proposed flowerbeds shown on the property owners plans shall be mulched.
- The maintenance of the lattice is the sole responsibility of the homeowner.

Exhibit "E"

**LANTERN HILL PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL & LANDSCAPE CHANGE REQUEST APPLICATION**

NAME: _____

ADDRESS: _____

TELEPHONE _____

EMAIL: _____

Any change or addition to the exterior of a home or lot must have prior written approval from the Association, before any work may commence. Submission of a completed application does not guarantee approval.

Requested Change To Property

Landscaping

Deck

Patio

Other: _____

Include with this application as applicable:

- a) Reason for proposed change or addition
- b) Plot plan showing home, property lines, and location of proposed change/addition.
- c) Drawing of proposed change or addition.
- d) All specifications of proposed change or addition including, kind, shape, length, width, height, materials, colors, etc.
- e) Landscaping request must include the names, sizes, and placements of all plant and bed material being used, including maximum size at maturity.

Conditions of Approval

- 1. Ensure compliance with all applicable codes, laws and ordinances.
- 2. Upon request, provide additional specifications as needed for proper review.
- 3. Any damage to common property must be repaired, and returned to its original condition by the owner in a timely fashion.
- 4. All work must be completed in a timely manner.
- 5. All projects undertaken by an owner must be left in a safe, neat and workmanlike manner at the end of each day. Every effort should be taken to ensure that the health, safety and welfare of the community are maintained throughout the construction process.

6. Indemnify and hold harmless the Lantern Hill Property Owners Association, its Directors, Officers, Committees, Members and Employees.
7. Any proposed change or addition must be properly maintained in accordance with the Association rules. Such maintenance is the responsibility of the current and future owners.
8. Additional conditions may apply upon review of the completed application.
9. **Note:** By signing this form I agree to all the conditions herein. I acknowledge that no work may begin without my receiving notification of approval from the Lantern Hill Property Owners Association, and after obtaining any permits that may be required by Doylestown Borough.

OWNER SIGNATURE _____ CO-OWNER SIGNATURE _____
 DATE SUBMITTED _____

Please return to:
 Lantern Hill Property Owners Association
 975 Easton Road, Suite 102
 Warrington, PA 18976
 OR
 Fax to: 215-491-5620

ARCHITECTURAL COMMITTEE RECOMMENDATION:

() APPROVED (CONDITIONS, IF ANY):

() DENIED (REASON):

FOR ARCHITECTURAL COMMITTEE:

_____ DATE: _____

BOARD APPROVAL:

THIS PROJECT WAS FORMALLY APPROVED BY THE BOARD AT THEIR MEETING
 ON _____
 (DATE)

Exhibit "F"

LANTERN HILL NEIGHBORHOOD ASSOCIATION Fitness Center Rules and Regulations

1. All persons using the Fitness Center do so at their own risk and responsibility. By entering the Fitness Center, a person agrees to relieve the Association, its Directors, Officers, Managers and Employees from any liability in connection with the use of the facilities.
2. When entering the Fitness Center, please sign in with your first and last name and address. All coats, boots, umbrellas, etc. are to be placed in the designated locations.
3. The Fitness Center will be open year-round from 5 AM to 11 PM daily. Access is available by use of distributed key fobs. The replacement cost for lost fobs is \$35.
4. Only Lantern Hill residents and commercial building tenants and their employees may use Fitness Center. Guests are not permitted.
5. Fitness Center users must be age 18 or older. Children between the ages of 12-18 may use the facilities, but must be accompanied and supervised **at all times** by a parent or adult guardian. Children under the age of 12 are not permitted in the Fitness Center at any time.
6. Equipment is available on a first come, first served basis. To ensure proper use of equipment, please refer to posters and equipment manuals available in the Fitness Center.
7. No advance reservations of equipment are permitted. If other people are waiting to use a piece of equipment, use is limited to thirty minutes.
8. When finished, equipment must be returned to its lowest setting. Free weights and barbells must be returned to their appropriate places on the racks.
9. **Do not drop any weights on the floor**, especially after a set. Dropping weights can cause injury to the user and others as well as damage to the equipment and floor.
10. Report any equipment damage, malfunction or vandalism to the property manager, as posted.

- 11.No food, beverages, smoking or inappropriate behavior (e.g., swearing shouting and horseplay) is permitted in the Fitness Center. Water and other sports drinks in non-breakable containers are permitted.
- 12.Music may be played with private earphones only.
- 13.Televisions, if provided, are for use on a first come, first served basis. Please consider others and do not change a channel without permission to do so.
- 14.For sanitary reasons, users must clean equipment with provided antiseptic wipes immediately following each use. Please keep the Fitness Center and equipment as neat and clean as possible.
- 15.All equipment shall remain in the Fitness Center at all times. Borrowing the equipment is strictly prohibited.
- 16.If you are the last one to use the Fitness Center, please turn off the lights, including those in the bathrooms.
- 17.The Association is not responsible for the loss of or damage to any personal items in the Fitness Center.
- 18.No persons shall donate any equipment to the Fitness Center without first submitting the equipment to the Association for inspection and formal approval. Failure to obtain prior Association approval mandates the immediate removal of the equipment in question.
- 19.The Association may suspend privileges of any person found to violate any of the above Rules and Regulations and/or may impose fines for each violation.