

FIELDSTONE

HOMEOWNER'S ASSOCIATION, INC.

October 13, 2021

REVISED

IMMEDIATE FINE VIOLATIONS

Dear Homeowners/Resident:

Please be reminded of Fieldstone's violations that result in an immediate fine without prior warning necessary. They are:

- Garbage at the curb prior to 5:00 p.m. the evening before collection or having trash out on non-trash days - \$50 per occurrence
This fine was previously listed as \$25. Please disregard the previous letter dated 11/18/2010
- Scooter/rollerblading/roller skating/skateboarding - \$50 per occurrence.
This fine was previously listed as \$25. Please disregard the previous letter dated 10/28/2010.
- Overnight street parking - \$50 per occurrence
- Not picking up after pets - \$50 per occurrence
- Any exterior change without a prior written approval - \$50 per occurrence

Homeowners/residents are responsible for their guests or in the case of the pet requirements, their dog walkers. Dogs and cats are not permitted to run loose in the community under any circumstance.

Sincerely,

Board of Directors
FIELDSTONE HOMEOWNERS ASSOCIATION

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HOMEOWNER'S ASSOCIATION, INC.

AMENDMENT OF THE RULES AND REGULATIONS OF THE FIELDSTONE HOMEOWNER'S ASSOCIATION

On April 7, 2016, the Fieldstone Board of Directors approved the following **revision** to the Rules and Regulations, #16, Landscape Lights:

- a) Ground or Walkway Lighting: Interior units may have up to six (6) outdoor lights and up to ten (10) lights for end units. All walkway lights need to be integrated into the existing gardens and not stand alone on the property. Lights can be up to 20 inches in height and can be bronze, black or silver.
- b) One (1) spotlight is permitted per household to enhance gardens and trees with the understanding that there can be no direct glare into a neighbor's home. If there is a complaint regarding the placement of the lights by a neighbor, the Board has the authority to remove the lighting or remedy the situation.
- c) Holiday lighting is approved from Halloween through January 31st, and one (1) day before the day of and one (1) day after other holiday observances.
- d) All lighting must emit only a white or yellow glow (excluding holiday lighting).

All homes must now comply with the rules listed above.

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AMENDMENTS TO RULES

OCTOBER 2014

Rule 23) Parking – g) Parking violations will be subject to the vehicle being towed from the premises at the owner's expense.

Rule 30) Signs – No signs of any nature, other than security/protection signs or temporary safety guideposts, shall be erected or displayed upon any of the existing property. In all fairness to a homeowner who wishes to sell and where an open house is being held, real estate directional signs will be permitted during the time period of the open house. All signs must be removed immediately after the conclusion of the open house.

Rule 35) Streets and Passageways – For the safety and welfare of all residents, the private streets and sidewalks in Fieldstone may not be used for skateboarding, rollerblading, scooters and or/or roller-skating will result in a \$50 fine per occurrence without notice.

Rule 40) Window Exterior Appearance – Full screens may now be permitted in both Phase I and Phase II with prior Board approval.

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HOMEOWNER'S ASSOCIATION, INC.

December 2, 2014

IMPORTANT UPDATES AND AMENDMENTS TO RULES

Dear Homeowners,

The Board of the Fieldstone Homeowners Association is writing to advise you of a number of rule changes, along with continuing issues concerning pets, current Board structure, flashing issue with decks, and parking restrictions reminders during winter weather events. We would ask that you take a few minutes and give this letter your careful consideration.

There have been four Rules and Regulations that have been amended. The full text of the changes to these is enclosed for your review. The changes are effective immediately. Please maintain a copy for future reference. Briefly summarized:

Full screens will now be permitted in both Phase I and Phase II with prior Board approval, vehicles parked in violation of the Rule 23 "Parking" restrictions will be subject to towing from Fieldstone at the owner's expense; Rule 35 "Streets and Passageways" has been amended to return it to its original wording as reflected on posted signs, and Rule 30 "Signs" has been amended to permit, under certain conditions, temporary signs related to safety.

The greatest number of ongoing complaints received by Continental Property Management continue to be pet related. Please be reminded that neither cats nor dogs are permitted to be left unattended and/or leashed outside. When outside, animals should be leashed and with the owner or a pet walker. Animals should be curbed to common area lawns, and each private front yard is for the exclusive use of that homeowner and their pets. All residents are responsible for the clean-up of solid waste (Rule 25 "Pets and Animals").

By way of its July 21, 2014 letter to homeowners, the Board advised that it had become aware of an issue that may affect decks in Phase II. Many decks as originally constructed did not have flashing between the back wall of the unit and the deck. This could result in the rotting of wood and water damage. It was suggested that Phase II residents check this area of their homes. This information, as well as photographs of a home that had sustained damage, was once again shared at the September 11, 2014 Annual meeting. Homeowners should guide themselves accordingly.

With winter upon us, all residents are required to comply with Solebury Township's regulation prohibiting on street parking, day or night, following the deposit or accumulation of snow or ice (Rule 24 "Parking during Ice and Snow"). Also, when

clearing your driveway you may not deposit the snow or ice in to the street (Rule 32 "Snow Removal").

The recently elected officers of the Board are as follows: Michael Richardson-President, Donald Reilley-Vice President, and Larry Schneider-Treasurer. While the Board is pleased to announce the new slate of officers, it is also once again seeking new Board members. Fieldstone requires a fully functioning and complete five person Board to accomplish its responsibilities. There are currently two vacant seats. If you are interested in being of service to Fieldstone by becoming a member of the Board, please contact Pamela Resnick, Continental Property Management at (215)343-1550.

We would very much like to thank the residents who have participated in the committee reviewing Rule 30 and Rule 35. The revisions to these two rules are enclosed. We would request any residents interested in becoming a member of the new Fieldstone Landscaping Advisory Committee review the attached information and respond accordingly.

Thank you for your attention to the above, and review of the enclosed amended rules.

Sincerely,

Board of Directors
FIELDSTONE HOMEOWNERS ASSOCIATION

Enclosures

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SATELLITE REGULATIONS

It is the intent of these regulations to insure that satellite dishes and their installation meet all appropriate building, safety, and electrical codes.

1. The Board does not restrict the use of video receiving dishes less than one meter in diameter, properly installed on the owner's private property.
2. Dishes should be placed in as inconspicuous a place as possible, preferably on the rear portion of the roof or chimney, and should not be mounted on the front or side of the owner's home unless the cost of installation on the rear roof or chimney would be excessive or placement on the rear roof or chimney would not be in the proper direction for quality reception.
3. Dishes must be installed so as not to pose a safety hazard to surrounding homes.
4. Dishes must be properly grounded under electrical code.
5. Dishes must be removed and re-installed by the owner, at the owner's expense, when roofing replacement is required to the owner's home.
6. Dishes must not "hang over" or encroach onto a neighbor's property, roof, walls, or windows or block a neighbor's window.
7. Dishes must not present an electrical hazard to neighboring homes.
8. Dishes must not have wires "draped" on the roof or side of the owner's home.
9. Dishes cannot be installed in common areas and must not inhibit others from using common areas or property.
10. Dishes must be mounted by a secure method so as not to cause damage to surrounding homes or property by collapse.
11. Dishes must be for the exclusive use of the owner installing the dish and may not be used in common with other neighbors.
12. Dishes and their installation must meet all local, state, and county codes that may apply.
13. The owner of a dish will be required to sign an indemnification agreement agreeing to indemnify and hold the Association harmless for any personal injury occurring to other residents or Association personnel or for damages occurring to common property or other residents; property from the installation and placement of the dish.

Approved by the Board

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HOMEOWNER'S ASSOCIATION, INC.

INDEMNIFICATION AGREEMENT **RE: SATELLITE DISH INSTALLATION**

In conjunction with the installation of a satellite dish by the undersigned, the undersigned does hereby agree to indemnify and hold harmless Fieldstone Homeowner's Association and its directors, officers, and employees, of and from any claim or loss for personal injury or property damage resulting from the installation, maintenance, placement, or removal of the satellite dish owned by the undersigned and located on the undersigned's home.

INTENDING TO BE LEGALLY BOUND HEREBY. The undersigned does hereby execute this Indemnification on the date indicated below.

_____ (SEAL)

Date: _____