

FIELDSTONE HOMEOWNERS ASSOCIATION  
REGULATIONS AND GUIDELINES  
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\* Form may be duplicated

**FIELDSTONE HOMEOWNERS ASSOCIATION, INC.**

**REGULATIONS AND GUIDELINES**

*INTRODUCTION:*

These Regulations and Guidelines have been established to preserve the look and quality of life at Fieldstone, maintain property values and assure pleasant and harmonious living for all residents and their guests. These guidelines are based on and supplemental to the Restrictions in the Declaration of Covenants of the Fieldstone Homeowners Association.

In accordance with the Documents for Fieldstone Homeowners Association a Planning and Approval Committee has been established to preserve all Regulations and Guidelines. An additional function of the Committee is also to approve or disapprove in writing, all written requests submitted. If a request for a change is denied by the Committee, the homeowner has the right to appeal to the Board of Fieldstone Homeowners Association. The Committee and Association assume no responsibility and/or liability for approved alterations. The owner is responsible for any permits required.

All owners, and their guests, residents, occupants, lessees, etc., in addition to any other obligation, duty, right and limitation imposed upon them by the Declaration of Covenants, Certificate of Incorporation, By-Laws of the Association and these and all future Regulations and Guidelines, shall be subject to and held responsible for compliance with said documents. *All owners are liable for violations of these Documents by their guests, invitees, occupants and tenants.*

These Regulations and Guidelines represent a consolidation of the original Rules and Regulations and Architectural Guidelines published in 1995 and contain all the amendments, revisions and additions made between 1995 and September 2011. By updating these records we hope to have clarified these important documents and made them easier to read.

Fieldstone Homeowners' Association  
Board of Directors  
Published February 13, 2001.  
Rev 1/2003  
Rev and Updated 1/2012

## **EXTERIOR CHANGES**

Please be aware that any and all changes, alterations or modifications to the exterior of any unit, common property, or private property must be approved in writing by the Association prior to work beginning. All architectural changes, alterations, or modifications should be an exact match of the existing and identical in appearance including size, color, etc.

A Change Request must be submitted containing details of all desired change. This Change Request Form must be submitted to the Management Company prior to work beginning.

You will receive a written answer regarding your request within thirty (30) days of the receipt of the request. A change form is included in this information and may also be requested from the Management Company.

No work is to begin without written approval. Please maintain a copy of all approvals for your records. It is the responsibility of the homeowner to get any and all necessary permits that may be needed. The Board assumes no liability for approvals. **FAILURE TO SUBMIT A CHANGE REQUEST FORM PRIOR TO WORK BEGINNING WILL RESULT IN A \$50 FINE WITHOUT WARNING. IF THE CHANGE REQUEST IS NOT APPROVED, THE AREA NEEDS TO BE RETURNED TO ITS ORIGINAL STATE WITHIN 30 DAYS AT THE HOMEOWNERS EXPENSE. IF THE WORK IS NOT DONE THE ASSOCIATION WILL PERFORM THE WORK AND THE HOMEOWNER WILL BE BILLED FOR THE COSTS.**

NOTE: As a general definition, private property extends from the front wall (side where garage door is located) of the unit to the curb. Because lot sizes are irregular, private property generally extends 12 feet from the rear wall and about 12 feet from the sidewall of an end unit.

***FIELDSTONE HOMEOWNERS ASSOCIATION, INC.***  
**REGULATIONS AND GUIDELINES**

- 1) Antennae –No exterior radio, television or electronic antennae or aerials of any kind shall be erected, maintained or operated upon any unit.  
(Rev 1997)
  - a) Satellite Dishes – Prior to the installation of a satellite dish, approval must be obtained from the Committee for the size dish and the location of the installation. Upon the owners request, a set of regulations will be provided which contains current guidelines. An indemnification agreement must be signed and be on file with the Management Company prior to the beginning of any installation. *Approval Required*  
(Rev 1/2000)
- 2) Awnings – No owner of any unit is permitted to cover any deck/patio with any kind of permanent covering or structure. An awning is permitted on the rear deck/patio with prior approval; a change request with detailed specifications, including color and dimensions must be submitted. Awnings must be of the approved type and are to be retracted when not in use. The awnings are to be kept clean and in good repair by the homeowner. Information is available from our management company regarding the approved style. **Awning length is to be equal to the length of the deck.** *Approval Required.*
- 3) Birdfeeders – Birdfeeders are permitted from November 15 – April 15. This time restriction is to permit the lawn maintenance crews to work without the feeders in their way. The feeders are to be free standing in the rear yard lawn areas adjacent to your home. Birdfeeders may not be attached to or placed on the deck or patio areas and should be at least 10’ from any building (revised/approved 1/14/03). Feeders attract not only birds but also mice and squirrels. Animals may carry disease as well as do damage to homes – both yours and your neighbors. ADD: (Revised 3/2/04) However, if birdfeeders are placed in existing rear beds, the birdfeeder is permitted year round.
- 4) Decks / Patio - No owner of any unit shall be permitted to enlarge, enclose or make any structural alterations to any deck and/or patio. The only type of deck to be constructed or attached to any unit is to be of the kind originally constructed by the builder. **Any deck replacement requires approval (1/10/11).**
- 5) Decorations – Decorations for holidays celebrated between November 15 and the following January 6 are permitted between November 15 and the following January 31.
- 6) Fencing – No fences, hedges, screening, privacy partitions or the like shall be permitted on the grounds of any unit.

- 7) Firewood Storage – Many homes in Fieldstone have wood burning fireplaces. If homeowners wish to store wood for their fireplaces outside their home, it is permitted from October 1 through April 30. Wood must be stacked neatly on rear decks in a wood storage rack, which should not be above the railing of the deck. Wood cannot be stored in front of a unit, stacked under the deck or on the lawn. If you choose to store wood in your garage or basement, remember to stack it against a cement or cinder block wall away from all wood interior walls. Your wood may have termites, which naturally move towards heat.
- 8) Flagpoles A single flag mounting wall bracket may be attached to the building. No flagpole(s) may be erected on any lot or Common Property. Flag brackets must be placed so that the flag/windsock does not encroach on the neighboring property, i.e., flapping against building, windows, etc. (Rev 1997)
- 9) Doors – Any and all doors (including front, rear, and garage) (revised/approved 1/10/11) shall be the type installed by the developer. Any replacement door must be approved (revised 1/10/10). *Approval Required.*
- 10) Garages – No garage may be converted to living space. Every garage shall be kept usable as a garage for passenger motor vehicles.
- 11) Garage Sales –(And similar such events) All outdoor sales are limited to the hours of 9:00 AM to 3:00 PM. No residence may have more than two (2) such sales per year. Residents are restricted from hanging items in trees on buildings or signposts. Sales are limited to the units driveway and may not extend to the lawn areas of private or common property. Signs or advertisements are not to be placed on mailboxes, street signs or light poles and must be removed promptly at the end of each day the sale is held. (Added 1/2003)
- 12) Hose Reels – Hose reels and other similar garden devices must be hidden from view.
- 13) House Numbers – No more than one set of house numbers is permitted on the front of each home in Phase II Note: PHASE I HOMES HAVE AND ARE PERMITTED TO HAVE TWO SETS OF NUMBERS. If the original numbers are hidden by shrubs, the shrubs must be trimmed. If replacement numbers are required, they must duplicate the original.
- 14) Kick plates and Doorknockers - The kick plates must be 6 – 8 inches in height. Only brass color is to be used and to be installed according to manufacturer’s instructions. Replacement doorknobs are to be brass. Brass doorknockers are permitted on front doors.

- 15) Landscaping and Gardening – Gardening is an activity, which is enjoyable to many residents of Fieldstone. The Association encourages gardening, however, there are Regulations and Guidelines that must be followed.
- a) New Flower Beds - Residents may choose to establish a new flower/shrub bed or plant additional trees. Plants may not be planted outside of planting beds. The care and upkeep of any new bed will be the total responsibility of the homeowner including watering, fertilizing, pruning, cleanup, mulching, etc. If the bed has to be removed due to neglect, the homeowner will be responsible for all costs associated with returning the site to its previous condition. *Approval Required.*
  - b) Flowers - Residents are permitted to plant bulbs, annuals and perennials in existing beds. All flowers, however, are the homeowner's responsibility to water, fertilize and maintain. Once the flowers have finished their growing season, it is the homeowner's responsibility for total cleanup. Although the landscapers will make every attempt not to disturb your flowers when pruning and cleaning beds, any damage to flowers planted by homeowners will not be the Association's responsibility.
  - c) Common Property Bushes and Trees - Owners may request to plant additional bushes and trees on common property which will then become the responsibility of the Association since it is on common property. The disposition of any approved trees and shrubs planted on common property by owners, will be at the total discretion and expense of the Association for upkeep, maintenance and possible removal. *Approval Required.*
  - d) Mulch and Stones – Landscape mulch for front beds and beds on common property will be provided for by the Association. Mulching of beds on private property (generally rear yards) is the responsibility of the unit owner. Unit owners may add mulch to new or existing private beds but are to use the color and type used by the landscapers. In cases where erosion washes standard mulch away, owners may choose to replace mulch with  $\frac{3}{4}$  inch dark colored stone that most closely resembles the mulch in color. Colored or white stone are not permitted. *Approval Required.*
  - e) Pruning - The pruning of all shrubs on private front property will be performed by the Association. However, residents may prune their own shrubs if they prefer. Owners preferring to prune private property front shrubs must notify the Management Company in writing of their intentions. However, should shrubs not be properly maintained, pruning will return to the responsibility of the Association at its' discretion. Pruning of shrubs in the rear of private property is the responsibility of the owner. The pruning of trees planted on the property of the owner, front or rear, is the responsibility of the homeowner.

- f) Shrubs and Tree Replacement - On private property shrubs and trees are the homeowner's responsibility to replace should they die. Residents may replace any dead shrub or tree with the same exact tree/shrub without getting the Committee's approval. However, the planting of a different type of shrub/tree than was planted originally requires Committee approval. Since we all live in close proximity, it is important that appropriate plantings be maintained for both aesthetics and safety. Add shrub language. *Approval Required.*
- g) Plant Retaining Walls or Tree Base Enclosures – Any request must be approved in writing prior to work being done. While the Association must approve the installation of such retention devices, the only stone that is approved for landscaping purposes may either be twenty four (24") inch earth-colored stone installed on a six inch (6") sand foundation or earth-colored stone which locks or interlocks. No white or colored stone is permitted. These regulations are based on the Associations experiences associated with other materials deteriorating rapidly, being unstable over time or for commercial mowing considerations. *Approval Required.*
- 16) Landscape Lights – Low Voltage (LV) – All lighting must be approved by the Underwriters Laboratories (UL) for outdoor use. All maintenance must be performed by the homeowner. The Association will have no responsibility or liability for any outdoor lighting installed by the homeowner or his contractor. Homeowners must request approval to install low-voltage outdoor lighting. Because of the potential problem of light annoying neighbors or posing landscaping problems, no lights will be approved that are not in an existing bed. All outdoor LV lighting must be installed in existing foundation planting bed and have clear bulbs. Colored lighting is not permitted. All landscape lighting must be maintained by the homeowner. *Approval Required.*
  - a) Ground or walkway lighting -Interior units can have up to three (3) outdoor lights and end units can have up to five (5) lights in the front of the unit. Lights cannot exceed 12 volts 15 watts and all electrical lines and connections must be thoroughly hidden from view. Traditional style sidewalk lights with a top cover to shield light from being seen from above must be used. *Approval Required.*
  - b) Landscape Accent Shrub "up" lights. Must be low voltage, Approximately 2 ½ inches in diameter and about 7 inches high with a non swivel head. These lights may not exceed 20W and must point straight up and may not point at buildings, streets, disrupt neighbors or traffic and must meet Solebury Township zoning restrictions. Added 1/03. *Approval Required.*
  - c) Holiday lighting for holidays celebrated between November 15 and the following January 6 is permitted November 15 and the following January 31.



- 17) Lighting Exterior (Permanent or temporary fixtures) – No flood lights or other exterior lighting is permitted beyond those supplied by the builder. Lampposts and carriage lamps other than originally supplied by the builder are prohibited. Only clear or white lighting is to be used, colored lighting is not permitted. Holiday lighting such as flood lights or tree lights are exempted.
- 18) Motor Vehicles - It is prohibited to use any lot or any part of the existing property for automobile repair work of any kind. It is further prohibited to maintain on any lot or any part of the existing property any automobile that is not operable, roadworthy, lawfully registered and or inspected.
- 19) Motor Vehicles Non Conventional - Any non-conventional motor vehicles, including but not limited to trail bikes, dune buggies and snowmobiles, shall not be driven upon any streets, parking areas, sidewalks, pathways or open common areas, etc.
- 20) Nuisances and Risks– The storage or collection of rubbish of any kind, any materials that emit foul or obnoxious odors, the growing of any noxious weed or other natural substance, and the harboring of the source of any noise or activity which unreasonably disturbs the peace, comfort or serenity of other homeowners is prohibited. Nothing shall be done or kept in or on any lot or unit, which could increase the rate of insurance maintained by the Association or result in the possible cancellation of such insurance. No owner is permitted to take or make any action that could potentially place any increased risk on any other resident, guest, owner, property or unit etc.
- 21) Outdoor Equipment - All sporting equipment, toys and other equipment and supplies necessary or convenient to residential living shall be stored within the unit. Storing of an outdoor grill on the deck is permitted. No furniture, equipment or objects of any kind are to be placed within the common property.
- 22) Outdoor Hanging or "Airing": - No clothing, bedding or other similar items shall be dried or aired in any outdoor area, including private yards and decks.
- 23) Parking - The parking of motor vehicles, except in designated paved areas is prohibited.
  - a) The overnight parking or storage of commercial trucks or any other commercial vehicle, including any vehicles with commercial signs affixed, is prohibited unless housed in a garage.
  - b) The parking or storage of any recreational vehicle including but not limited to camping vehicles, boats, boat trailers, other trailers, snowmobiles, jet skis and any other unconventional vehicle anywhere on existing property, is prohibited.
  - c) The storage of any motor vehicle on any street or off street parking areas anywhere on existing property is prohibited.

- d) *Car covers are not permitted in Fieldstone (1/16/10).*
  - e) Overnight on street parking is prohibited anytime between 2:00 a.m. and 6:00 a.m. the following morning.
  - f) Parking violations will result in a fine of \$50.00 (fifty dollars) per Diem, unit per occurrence, per vehicle without warning. (Rev 1/00 & 1/01)
- 24) Parking during Ice and Snow - There is no on street parking on any thoroughfare, day or night, following the deposit or accumulation any snow or ice in compliance with Solebury Township regulations until the streets are completely plowed to full width. Violators will be subject to an immediate fine of \$50.00 (fifty dollars) which will accrue per diem, per offence, per vehicle and possible towing. Any additional costs incurred by the Association relating to the violation shall also be the responsibility of the unit owner. (New 10/00)
- 25) Pets and Animals – Pets and Animals - No animals, livestock, pigeons or poultry of any kind shall be raised, bred or kept on any lot or in any unit with the exception of dogs, cats or other common household pets (no exotic animals) provided that they are not kept, bred or maintained for any commercial purpose. No more than two common household pets over one (1) pound will be allowed in any one unit. Animals shall not be housed outside of any unit or left outside unattended. When outside, animals shall be leashed and the owner or designated animal walker shall curb pets to common area lawns; private front yards are for the exclusive use of the owner and their pets. Owners or designated animal walkers shall be responsible for cleanup and the proper disposal of any solid pet waste in their own waste receptacle. No solid waste shall be left behind or deposited on any common area of Fieldstone. Pets shall not be left unattended or leashed outside. Dog owners are responsible for keeping pets from barking unnecessarily and disturbing their neighbors.
- a) First time violations will result in a fine of \$50.00 (fifty dollars) per occurrence, (Rev 1/00 & 1/01). Additional violations will result in a fine of \$50.00 (fifty dollars) per occurrence.
- 26) Radon Venting – Should a certified technician determine that your property requires radon ventilation, please contact the Management Company for information regarding approved vent and color. *Approval Required. (Exhaust vented through gutter downspout, color must match the gutter)*
- 27) Regrading –No unit owner, guest, lessee, resident, occupant, invitee, etc., shall commence any digging, earth moving or regrading operations of any nature without first obtaining permission from the Planning and Approval Committee. This is intended as protection against inadvertent disruption of surface drainage, underground services and creation of a nuisance to other property owners. *Approval Required.*
- 28) Roof Shingles & Gutters – The Association is responsible for roof shingle and gutter/downspout replacement consistent with the material

- guarantee. Homeowners are responsible for maintenance of roof shingles, gutters and downspouts that match the original color. Before repair work is begun, the Planning and Approval Committee must be notified of such work and must be provided with a sample for approval should it differ from the original. Only single layer of shingles is permitted. *Approval Required.*
- 29) Security/Protection Signs: May be used as follows: Inside: - Approximate size – 3” to 5”, posted in a visible window. Door – lower corner of the door under doorknob. Outside: - Sign should not be more than 12”- 18” above the ground and placed as close to the home as possible.
- 30) Signs - No signs of any nature, other than security/protection signs discussed separately, 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.
- 31) Single Family Occupancy - No unit shall be used for any purpose other than as and for a single family residence or dwelling as defined by Solebury Township zoning regulations.
- 32) Snow Removal. Homeowners in Fieldstone clearing driveways may not deposit the snow or ice from the driveway or their cars in the street. The cost of re-plowing the roadway, as well as monetary fines, will be directly assessed to the homeowner. -. Any private snow plowers, when cleaning driveways, must also clean the roadway. If snow is left and causes any risk or accident, homeowners would be liable.
- 33) Statues, Lawn Ornaments etc. – No statues, lawn ornaments, sculptures, or other similar objects may be affixed or placed on any private yard or common property. Birdbaths are permitted only in existing flower beds in the rear of the home.
- 34) Storm & Screen Doors – A storm door may be installed. The approved storm door styles are a single Full Lite or Hi-Lite. The color of the door should be white except Phase II units may alternatively use a cream color door that matches the trim. *Approval Required*
- 35) Streets & Passageways – For the safety and welfare of all residents, the private streets in Fieldstone may not be used for recreational purposes, specifically, but not limited to, skateboarding, rollerblading, scooters and roller skating. Added 8/97 Rev. 1/01 Rev. 5/09 Skateboarding, rollerblading, scooters and/or roller-skating will result in a \$50 per occurrence without notice.
- 36) Swimming Pools, Hot Tubs, & Jacuzzis – Exterior installation of swimming pools including above ground pools, hot tubs, and Jacuzzis is prohibited.
- 37) Trash and Refuse disposal – No lot or portion of the common property or existing property shall be used or maintained as a dumping ground for

rubbish or any type of waste, including garden waste. Trash, garbage or other waste shall not be kept except in sanitary containers awaiting disposal. Trash, leaves and other similar material shall not be burned. Normal trash collection days shall be twice each week. Recyclables are picked up once each week. Trash and recycling containers can not be placed on/or at the curb until 5:00 PM the night before collection. Containers are to be taken in by the end of the day of collection and stored inside the garage or home. Trash cans or receptacles cannot be stored outside the home. Failure to adhere to rules governing when trash can be placed at the curb and when containers must be removed from the curb and stored will result in a \$25 fine (without notice) per occurrence. (Rev 8/09)

- 38) Temporary Structures – No structure of a temporary nature, i.e., trailer, tent, shed, barn, doghouse, swing set, jungle gym, other children’s play structure or other outbuilding shall be placed on any lot or anywhere on the existing private or common property at any time. Lawn chairs, children’s wading pools, etc., shall not be left on lawns after daily use.
- 39) Walks, Walkways and Steps Any private walk, walkway or step needing repair or replacement must be repaired or replaced with the original type material, color, size and shape as installed by the developer. The original walk, walkway or step may not be extended, enlarged or altered in layout and form in any way. No unit owner, tenant or lessee may add additional walks, walkways or steps to any unit, unit property or common property. Any owner making this type of repair needs to properly protect and mark the work area to prevent possible injury and liability. Note: Maintenance of common sidewalks (those usually along the street) is the responsibility of the Association. (New 1/2000) *Approval Required.*
- 40) Warning Letters -The Association will no longer send warning letters for parking or safety issues that would impact the health and welfare of others. Owners or tenants in violation of the documents will be issued a monetary fine directly which will accrue per diem, per offence, per occurrence. Any additional costs incurred by the Association relating to the violation shall also be the responsibility of the unit owner. (New 10/00) Rev 1/2003
- 41) Window Exterior Appearance -In order to maintain a harmonious and consistent exterior appearance of windows as viewed from the outside of the unit, it is necessary to limit the color of the outside view of window treatments. White, off-white and light colored neutrals are acceptable colors as viewed from the exterior. (New 10/00)
- 42) Window and or Wall Air Conditioning. No window or “through the wall” air conditioning units are to be used in any unit in Fieldstone. Only central air conditioners and heating equipment of the type (not brand) originally installed by the builder are permitted. The use of attic or whole house fans is acceptable provided they vent through the back of the roof, not visible from the street and not through windows or the siding of the

building in any manner. Replacement of the air conditioning unit is the homeowner's responsibility and must be located in the same spot as the original. *Approval Required.*

- 43) Outside Fires – Open fire boxes, bowls, free standing fireplaces, chimineas, etc. are prohibited within Fieldstone on deck areas or any common ground.
- 44) Street Trees – Tree removal, including stump grinding, is the responsibility of the Association. Replacement of street trees on homeowner property is the responsibility of the homeowner and must be completed within a time frame set by the Fieldstone Board of Directors. It is the responsibility of the homeowner to have any decorative tree rings or landscape stone surrounding the tree removed by the homeowner prior to the scheduled tree removal. The contractor that is hired by the Association for any tree removal will not grind any tree stumps that have a stone retaining wall or any type of border around the tree. The Association is not responsible for the removal or restoration of any landscaping, retaining walls or other improvements installed by individual homeowners. Bradford Pear trees must be replaced with a Chanticleer or Cleveland Select Pear; other trees on homeowner property must be replaced by the same variety of trees that is being removed.
- 45) Dumpsters – Dumpsters are permitted with prior approval for four days and three nights.