

**WEATHERSTONE<sup>SM</sup>**



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**Community Association**

**A Planned Community in Chester Springs, Pennsylvania**

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## **RULES AND REGULATIONS**

**These “Rules and Regulations” are provided to help clarify the documents of the WeatherStone Community Association. The Board of Directors will issue revisions to these “Rules and Regulations” as changes are deemed necessary.**

**February 2007  
August 2009  
February 2012  
May 2014  
May 2015  
March 2017  
November 2019**

**WEATHERSTONE COMMUNITY ASSOCIATION**  
**RULES AND REGULATIONS**

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NOTE: Any forms referenced herein can be acquired from the WeatherStone Community Association (WCA) website: <https://www.weatherstonechestersprings.com/> or Shew Community Management (SCM) website: <http://www.shewmanagement.com/>

## DUTIES AND RESPONSIBILITIES

The Board of Directors has duties and the residents have responsibilities to our community. These are defined in our Bylaws, and Declarations and Covenants. Please be familiar with them and assist the Board by following them. The Board and the residents need to work together for the harmony of our community.

## GENERAL USE RESTRICTIONS

1. Except as hereinafter provided, the Lots shall be used for private residential purposes only, and no buildings of any kind shall be erected or maintained thereon except for private houses and such out-buildings as are customarily appurtenant to residences (subject to such restrictions and guidelines set forth in this Declaration), each house being designated for occupancy by a single family, together with a private garage for the exclusive use of the respective owner or occupant of the Lot upon which such garage is erected. No sheds, dog houses, pet kennels or pet runs shall be permitted on the Lots, unless approved by the Board of Directors (Board) with respect to design, location, and screening in accordance with such specifications and standards as the Board shall establish from time to time. Except for Privacy Fences installed by Declarant and as may be permitted by the Declarant, no fences shall be permitted on any Lot other than fences no higher than four (4) feet in height, as may be approved as provided herein.
2. No Lot, once conveyed by the Declarant to an individual Lot Owner, may be further subdivided.
3. No business or any building, designed for industrial or manufacturing purposes or for any dangerous or offensive trade or business whatsoever, shall be permitted on a Lot. Neither shall any nuisance, dangerous or offensive thing be permitted, nor any livestock kept thereon. Notwithstanding the foregoing, home occupations accessory to residential use shall be permitted if and to the extent permitted under the West Vincent Township Zoning Ordinance.
4. The placement on any Lot of travel trailers, mobile homes, motor homes, boats, commercial vans, and commercial trucks, and any motor vehicle (other than a passenger car and pickup truck smaller than 3/4 ton) which the Board of Directors determines is aesthetically inconsistent with the surrounding Community, unless parked entirely within the garage of the house erected on the Lot, shall be prohibited, except for temporary placement of the same for purposes of loading, unloading or servicing at the owner's home.
5. No above ground swimming pools shall be erected or maintained on any Lot. A "children's pool" which is inflatable, no deeper than eighteen (18) inches, contains no more than sixty-five (65) square feet of surface area, and is stored indoors after dark shall not be deemed to violate the above restriction.
6. No rubbish, trash, garbage, scrap metal, waste, new or used lumber or wood (except firewood to be used in fireplaces erected on the Lot, provided such firewood is stacked no higher than four (4) feet and does not exceed four (4) feet wide) shall be placed or permitted on any Lot.

7. Trash bags and/or containers, including recycle materials, should be secured so trash/recycle material cannot be dispersed about the property by natural causes (wind, rain, animals, etc.). Trash and recycling containers are to be placed in the areas established by the trash service provider no more than one (1) day preceding the scheduled day of collection. All trash containers and recycling bins must be stored in the resident's garage within one (1) day after the scheduled day of collection. Place trash and recycling containers in your garage when not out for collection.
8. No Owner of a Lot shall obstruct, interfere with or alter in any way any storm water management system or Utility Facility relating thereto or any easement located in whole or in part on such Lot. The foregoing restriction shall include, but is not necessarily limited to, modifying or obstructing the surface area of any land within a stream or drainage easement, including growth of trees or shrubs within such areas.
9. Except in the Townhouse Section, each Owner is responsible at Owner's sole expense for care and maintenance of any grounds, sidewalk, and trees between the road curb and the Owner's lot line. All trees and shrubs are to be maintained to present a neat appearance and for unobstructed access to sidewalks and pathways. Trees bordering street sidewalks are to be kept trimmed to allow a minimum of 7 feet of clearance.
10. No outside clothesline or structure used for hanging clothes shall be erected on any part of a Lot, and clothes may not be hung outside to dry.
11. The common areas shall be used only for the facilities intended use, for example; utility and drainage facilities, retention basins, woodland conservation, floodplain conservation, pedestrian uses, and active and/or passive recreational purposes. No use shall be permitted that damages or alters the intended use of the facility. Please stay away from the following areas:
  - The retention ponds
  - The pond at Pond Park
  - The areas in Forest Park off the trails
  - The various gardens
12. The retention basins are an important component of WeatherStone. The basins collect our storm water and release it slowly into the ground, atmosphere and the watershed. Residents may not place any structure (i.e. fence), yard debris or plant a tree or shrub on the berm or within ten feet from the top of the berm. This land is owned by West Vincent Township and we do not have the right to infringe upon property owned by another party.
13. Any complaints regarding the maintenance or condition of the common elements or limited common elements or the actions of the Board of Directors, its officers, agents, or independent contractors, shall be made in writing or electronically to the Board through its property management company.
14. Holiday lighting and decorations may be put up no more than thirty (30) days in advance of the holiday and must be taken down within fifteen (15) days after the holiday.

15. The rules for the use of the tennis courts are as follows:
- **Tennis courts are for tennis use only.**
  - Use tennis courts at your own risk.
  - No food, glass or alcoholic beverages.
  - No pets.
  - No bicycles, roller blades or skateboards.
  - Proper footwear required.
  - Children under the age of 12 must be accompanied by an adult.
  - Court use is for residents and their guests, accompanied by a resident.
  - Court hours from 8:00 am to 8:00 pm.
16. Portable Storage Units. PODs may be placed on a resident's driveway/parking pad for a period of no more than two weeks with the permission of the Board of Directors.
17. Community garage/yard sales may be held on the Saturday of the third weekend in May and October each year with rain date the following day. Signs (meeting WCA guidelines – Page 5) may be posted two days prior to the yard sale and must be taken down the next day.
18. Our parks may be used for various activities. For more formal events such as weddings pictures and large events, the Board asks that you submit a written request one month prior to your event. This may be done by letter or via email to SCM including the nature of the event and number of people.
19. There are a few restrictions regarding our pond. There shall be no fishing, ice skating, swimming, or wading. Please DO NOT add or remove fish, frogs or plants to/from the pond.

## RULES OF THE COMMUNITY

### Restrictions, Rules, and Regulations

1. Rules Regarding Pets. Animals and pets must always be controlled by the owner (or their delegate) including but not limited to lessees, guests and invitees). Dogs shall not be allowed to create excessive noise from barking. A barking noise violation exists when there is constant barking for a duration of fifteen (15) consecutive minutes. The first "barking dog incident" is best handled between neighbors, not by the Board. Subsequent violations require reports by multiple neighbors, and must include dates, times and duration of the excessive barking. Additionally, no more than four (4) pets may be kept in or outside of any house. It is the responsibility of pet owners to immediately remove animal waste deposited by their pet. Removal should be made in a sanitary manner and placed into the pet owner's refuse container—not a neighbor's refuse container, which has been a reported complaint. Pets may not be unaccompanied outdoors, staked on or to the lot or building in any manner using devices such as pet runs, pet stakes or other similar installations, including invisible fencing.
2. Exterior Alterations. No exterior alterations or additions of any kind shall be made to any house without Board approval. This includes, but is not limited to, changes to exterior light fixtures and mailboxes; changes to the color of doors, shutters, garage doors, siding, and roof shingles; adding patios, decks, and fences, etc.

3. Antennas. Exterior antennas must be approved by the Board and meet the stipulations in the WCA Rules and Regulations for Antennas that can be found on our website.
4. No automobiles or other permitted vehicle shall be parked on the property except in the garage, driveway or portions of the streets designated for parking. No permitted vehicle shall be washed, cleaned, repaired or maintained except in a garage or driveway. No boat, utility trailer, motor home, house trailer, truck or commercial vehicle exceeding three-quarter (3/4) ton capacity shall be parked or maintained by any person anywhere on the property, unless parked entirely within the garage of the house erected on the Lot.
5. No noxious or offensive activity as defined and enforced by the Township shall be engaged in that may become an annoyance or nuisance to the other lot owners.
6. Trees, shrubs and flowers. No trees or shrubs may be planted without the prior written consent of the Architectural/Landscape Committee and approval of the Board. See Page 16 for more information.
7. Laundry. No wash or laundry shall be hung or aired for drying anywhere on the property, except in the interior of a house.
8. Signs. Without prior written approval of the WeatherStone Community Association Board of Directors, no sign or notice of any kind shall be placed anywhere on the property for public view except no more than one (1) property “For sale” sign or political sign no higher than three (3) feet measured from ground level to the highest point of the sign shall be permitted. Directional real estate signs are not permitted within common or limited common areas. One political sign may be placed on the front lawn of a single-family residence or on the porch railing of a townhouse residence two weeks prior to an election that must be removed the day after the election. No political signs are to be placed on any property defined as a limited common element.
9. Window Treatment. Any window treatment at either windows or doors, visible to the exterior must be white or off-white in color.
10. WeatherStone Finishes. The list of finishes and colors used in WeatherStone can be found on our website at: <https://www.weatherstonechestersprings.com/>. These are the finishes you must use if you repaint your front door, need brick work repair, et cetera.
11. Feral Animals. Providing food and/or shelter to feral animals (stray cats or dogs) is strictly prohibited. The Board, in the interest of the health, safety, and welfare of WeatherStone residents reserves the right to trap feral animals and remove them from WeatherStone. If you observe feral animals in the community refer your concerns to the West Vincent Township animal control officer.
12. Snow and Ice Removal. Snow and ice removal shall be performed in accordance with Township Ordinance 140 of 2008. Owners of single Lots are responsible for complying with the Township Ordinance with regard to their private properties, as is the Board is responsible for snow and ice removal in common (parks, alleys, and community entranceways) and limited common areas (Townhouse walkways, steps, and parking pads) of WeatherStone. Snow/ice should be removed from/treated on the sidewalks of the single-family homes within 12 hours of the end of the storm.

13. Solicitation. Solicitation is strictly prohibited in WeatherStone. If someone comes to your house soliciting, ask to see a permit. If there is no permit, contact the township police at 610-458-3205.
14. Parking Recommendations. Parking in WeatherStone can sometimes be problematic because of the narrow streets, the proximity of the houses, one-way streets and the alleyways. The objective for these recommendations is to:
- a) Encourage residents to use their off-street parking areas when possible.
  - b) Allow access for emergency vehicles.
  - c) Allow access to the mailboxes by the mail carriers.
  - d) Allow parking for guests, deliveries and loading/unloading of packages.
  - e) Minimize inconvenience to residents.
  - f) Incur a minimum amount of street signage.

The fire chief and township supervisors stipulate that there will be:

- a) No Parking in alleys except in designated areas.
- b) No Parking on narrow one-way streets, including: Evergreen Park, Rose Park and Butterfly Court.
- c) Parking on one side only for all other roads, in the same direction as traffic.

Pennsylvania Parking Regulations prohibits:

- a) Parking in front of a public or private driveway.
- b) Parking within 15 feet of a fire hydrant.
- c) Parking within 20 feet of a crosswalk at an intersection.
- d) Parking within 30 feet of a stop sign.
- e) Parallel parking no more than 12 inches away from the curb.
- f) Parking in the opposite direction of oncoming traffic.

## TOWNHOME OWNER RESPONSIBILITY PROPERTY MAINTENANCE

Townhomes are owned in their entirety by the Unit Owner(s). It is the townhome owner's financial responsibility to maintain the unit as described in our *Bylaws: Article VII*. *MAINTENANCE OF THE PROPERTY: Section 7.1. Maintenance and Repair of the Property*. However, our documents require the Association oversee and approve of any exterior modification to assure harmony and aesthetic conformity (architectural appearance, color theme, landscaping, etc.). The responsibility to perform and to pay for a repair versus replacement can be confusing. For this reason, Owners are encouraged to check with the Association before expecting -- or making -- a repair or replacement of an exterior element. To describe your responsibility and the Association's (typically, unless the Association is expending reserve funds for a community-wide replacement project for elements included in the reserve study) any repair or replacement is likely a limited common expense (LCE). An LCE is a cost for a repair or replacement that benefits fewer than all townhome owners, including just one owner or one building of owners. Pennsylvania law and our documents do not allow Association funds to be used to benefit fewer than all owners. For this reason, repair and replacement costs that are needed *before* the scheduled replacement in the reserve is an expense to be borne by the Owner(s) affected.

The Association is also responsible to maintain the common elements (areas outside of the footprint of your unit). This includes snow removal, lawn care and the replacement of some shared facilities such as roofs.

The Association does not reserve for many exterior components of a townhome that serve fewer than all the townhome owners. For example, front steps, railings to a home, parking pads and deck, serve only one unit. Some portions of WeatherStone may be owned by the Association (for example, outside of the footprint of the unit), but the financial obligation remains the sole financial responsibility of the owner(s) of the unit that element serves.

The following chart is merely a guide. Determination of responsibility and expense always remains based upon our Declaration and Covenants and the law. Owners are invited to confirm the responsibility of any repair or replacement with the Board before performing any work.

### KEY:

CF = Common Facility – owned equally by all homeowners through the Association.

LCF = Limited Common Facility – Lawns, landscaping, exteriors of townhouse and townhouse driveways are maintained by the Board and chargeable directly to owners

Replacement = the replacement of an item at the end of its scheduled expected lifetime

Maintenance = repair or replacement of an item prior to the end of its scheduled expected lifetime.

NOTE TO TOWNHOME OWNERS: Although the financial responsibility for a townhouse is the owner's, it is the Board of Directors' responsibility to ensure the appearance of WeatherStone. Therefore, the Board must be involved in the maintenance of the exterior of your home. You should communicate your maintenance needs to SCM who will share with the Board your concerns. A decision will follow providing direction on how to proceed, i.e. submitting an Architectural/Landscape Request, being provided with the contact information of a recommended contractor who can make the necessary repairs.



<b>COMPONENT</b>	<b>TYPE</b>	<b>ASSOCIATION RESPONSIBILITY</b>	<b>OWNER RESPONSIBILITY</b>
Chimneys and Caps	LCF	Maintenance Replacement	Costs Costs
Deck and Patio Railings	LCF	Maintenance Replacement	Costs Costs
Entrance and Garage Doors	LCF	Maintenance Replacement	Costs Costs
Exterior Components (from exterior surface sheathing)	LCF	Maintenance Replacement	Costs Costs
Exterior Siding and Soffits (including stucco)	LCF	Maintenance Replacement	Costs Costs
Exterior Steps	LCF	Maintenance Replacement	Costs Costs
Gutters and Downspouts	LCF	Maintenance Replacement	Costs Reserves
Lamp Posts	LCF	Maintenance Replacement	Costs Costs
Landscaping Plants and Trees	LCF	Maintenance* Replacement*	Watering Costs
		*(unless additional work undertaken at owner's request with approval)	
Parking Pad	LCF	Maintenance Replacement	Costs Reserves
Patio and Deck	LCF	Maintenance Replacement	Costs Costs
Roofing, Porch Ceilings, and Flashing	LCF	Maintenance Replacement	Costs Reserves
Shutters	LCF	Maintenance Replacement	Costs Costs
Sidewalks and Curbs	CF	Maintenance Replacement	Reserves Reserves
Walkways (between sidewalks and steps to unit)	LCF	Maintenance Replacement	Costs Reserves
Windows, Glass, and, Screens	LCF	Maintenance/Repairs Replacement	Costs Costs

**Note: All items NOT listed in the above Table are the responsibility of the individual townhome owner.**

**Homeowner's Insurance.** Owners are required by the governing documents to insure the entire unit. This includes the exterior of the unit owned by you. Although the Association has the responsibility for the eventual replacement of the exterior elements set forth above, it has no ownership interest in the unit itself and cannot and does not insure it. Contributions to the replacement costs are included in the reserve portion of assessments collected for this purpose. While performance of maintenance work is the Association's responsibility to assure quality, uniformity and harmony in the community, the *financial obligation* for those maintenance repairs belong to the Owner of the unit. Similarly, the Association is not obligated to pay the cost of repairs or unscheduled replacement necessitated by insured events (including for example, hail or fire). Repairs or replacement required because of an insured event remain the financial responsibility of the Owner, whether or not the loss is insured.

## FINING PROCEDURES

Violators who violate the guidelines established by the WeatherStone Community Association (WCA) will be notified and possibly fined for failure to comply with these Rules and Regulations and any other issues identified in the WCA documents. The Board of Directors of Weatherstone reserves the right to assess the violation and issue a fine/fining structure consistent with the severity of the violation.

1. The Board, or its managing agent, shall notify the unit owner responsible for a violation of the Governing Documents in writing and describe the violation in detail.
2. In the event that the violation is not abated or corrected by the unit owner within fifteen (15) days from the date of the notice of violation, the Board may impose a fine on the unit owner in an amount consistent with the nature and severity of the violation.
3. The Board or its managing agent shall notify the unit owner in writing of the fine and the amount thereof. If the fine is not paid within ten (10) days of the notice of the fine (or within 10 days of a decision following a hearing, if any), additional fines may be imposed until the violation is abated.
4. Any fine imposed in accordance with this Rule shall constitute common expense assessment and a lien against the unit and shall be collectible in the same manner as provided for in the collection of common assessments. Accordingly, all legal fees, interest, court costs, and other fees incurred in the collection of the fine shall be the responsibility of the unit owner.
5. The notification and fining structure will be based on the type of infraction and will be assessed on subsequent violations.
6. Any unpaid fine will be handled in the same way late association fees are handled. Pool passes will be withheld at the beginning of the swim season until all outstanding fees are paid in full by the violator.

## DELINQUENCY POLICY

1. Any common expense assessment, special assessment or other assessment including fines as may be levied by the Board in furtherance of its duties shall be termed delinquent if not paid on the date when such assessment is due.
2. Common annual expense assessments are due and payable in advance on the first of each month. Special assessments shall be due and payable in one (1) or more monthly payments, in advance, on the first day of each month, as determined by the Board.
3. If the assessments remain delinquent for thirty (30) days, a notice of delinquency shall be sent by ordinary mail to the delinquent unit owner. Any assessment not paid within fifteen (15) days after its due date shall accrue a late charge as set by the Board.

4. An interest charge of twelve percent (12%) per annum or other such rate as may be determined by the Board, of the unpaid balance (including all late fees, charges, legal fees, and costs) shall be charged monthly to any account after thirty (30) days delinquency.
5. If any assessments, which include late fees, charges, interest, legal fees and court and related costs remain delinquent for sixty (60) days, a final notice of delinquency shall be sent by ordinary mail to the delinquent unit owner advising the unit owner of the balance in the account and that suit shall be instituted to collect the balance unless the account is brought current within ten (10) days of the date of said notice.
6. If the assessments are not paid within seventy (70) days of the due date, the Board will notify the first mortgagee of the delinquency and will initiate appropriate legal action for the collection of the debt.
7. If the assessments remain delinquent for sixty (60) days, the entire balance of the current fiscal year's assessment may be accelerated by the Board and be declared due and payable in full.
8. All late fees, charges, interest, legal fees, court costs, and other expenses or fees incurred in the collection of a delinquent account shall be the responsibility of the unit owner.
9. Until the same are paid, all delinquent assessments shall constitute the personal liability of the unit owner and shall be a charge and lien upon the delinquent owner's unit.
10. A delinquent unit owner may not exempt himself from liability with respect to the Common Expenses by waiver of the enjoyment of the right to use any of the Common Elements or by the abandonment of his unit or otherwise.
11. A unit owner who is delinquent in payment of his/her assessments at the time of the election cycle (30-60 days prior to the election date) or has been delinquent in more than two payments in the past year may not seek election for a position on the Board.
12. The unit owner may not vote or attend any annual, special meeting; any other meeting or community gathering while his/her account is delinquent.
13. A delinquent owner will not receive pool passes until the debt is satisfied or an appropriate payment arrangement is made.
14. The assessment collection procedures set forth in this resolution shall not be exclusive of other rights and remedies available to the Board or the WeatherStone Community Association.

## POOL RULES

### ***Admission Policies***

Please present pool passes, and register members and guests at the lifeguard stand. You are limited to your family plus six (6) guests per day. Exceptions require permission from the Board. Admission may be denied without pool passes.

- Persons with communicable diseases, diarrhea, colds, open sores or bandages, etc. will be prevented from entering the large swimming pool and small wading pool and asked to return when they are well.
- Children under 12 must be accompanied by a responsible adult, 16 or older, at all times.
- Anyone intoxicated, under the influence of drugs or narcotics will not be admitted.
- Owners and occupants, including renters, who are delinquent in their Association fees or fines imposed by the Board will be denied pool access.

### ***Be Safe and Enjoy the Pool***

- Watch your children and supervise their behavior. Climbing on fences is prohibited.
- Glass is prohibited in pool area.
- Alcohol and smoking are also prohibited.
- No running, diving, cannonballs, ball playing or rowdiness is permitted.
- Lewdness and cursing is prohibited.
- Flotation devices, inflatables, and water toys will be permitted solely at the lifeguard's discretion.
- Children in the small wading pool must be supervised by an adult, age 16 or older.
- Lifeguards must be obeyed. Three (3) warnings from the lifeguard and one will be expelled from the pool for the day. Excessive/chronic violations may result in pool membership being rescinded after review by the Board. Bathers must exit the pool during lifeguard necessity breaks.

### ***Be a Good Pool Citizen***

- Eating and drinking is permitted only at chairs, tables, and lounges. No food or beverages may be consumed poolside.
- Only working service animals are permitted. No other pets are allowed at the pool.
- Keep restrooms neat and orderly. Children 6 and under should be accompanied by adult to restroom.
- No diaper changing on chairs, tables or lounges.
- Keep pool area clean and tidy by disposing of refuse in trash receptacles. Remove all personal items when leaving pool area.

***Note: By choosing to use the pool area, the restrooms and all recreational facilities at WeatherStone, owners and residents are agreeing to be responsible for themselves, their families and their guests. The WeatherStone Community Association (WCA) assumes no responsibility for any accident, injury, loss or damage to persons or personal property. Persons using the pool area do so at their own risk and agree the WCA is not liable for any incidents that occur within the recreational areas.***

## ARCHITECTURAL/LANDSCAPE GUIDELINES

One thing that makes WeatherStone unique is our architectural and landscape control process. This is done to maintain an architecturally appealing community. Residents buy into WeatherStone for that reason. Thus, the need for a process to support the “curb appeal” of our development is necessary. When the community association was formed in 2008, WCA began to manage the process of architectural/landscape control. The committee worked with the architect who designed the architectural aspects of WeatherStone. This was done to get an architectural feel of what should and should not be approved. The expectation, that most residents have, is that WeatherStone maintain its “curb appeal”. It is your responsibility as a resident to know what your role is in this process and to make choices that support the harmonious and compatible appearance of the WeatherStone community.

The first resource for guidelines is the Association Documents. Each request is considered individually with respect to lot location and conditions. An Architectural/Landscape Request may only be submitted, in writing, by the resident. Special consideration is sometimes given to individual homeowner situations regarding dogs, children, special needs occupants, etc.

- Landscaping – Generally, flexibility is given for approvals of homeowners adding landscaping. Preference is for indigenous species and naturalistic design style similar to original plantings and plans. Townhome landscaping is association maintained and typically, only minor plantings or changes in the back deck and patio areas are allowed. Please refer to the invasive plants list on the next page that identifies invasive plants in Pennsylvania. These plants should not be used in the gardens at WeatherStone. Changes to plants in gardens, that may have been damaged by a harsh winter or have died, may be replaced by the homeowner without submission of a request, if similar replacement plant materials are used.
- Fences – White PVC or metal open picket style maximum four (4) feet height or less. Privacy fence shall be six (6) foot high natural cedar with the top one (1) foot being lattice. Privacy fence shall be limited to three eight (8) foot sections run continuously. No fence may be placed within four (4) feet of an alleyway. Any fence damaged by the snow removal process, trash trucks, or WCA contractors shall be the sole responsibility of the home owner. The Board reserves the right to determine the aesthetic impact of any fence on the community and immediate area of the installation.
- Site Walls – Brick or natural stone is preferred when visible from street. Manufactured block retaining walls are allowed in back yard areas.
- Paving – Concrete, brick, and natural stone pavers in earth tone colors for patios, etc. Added concrete sidewalk walkways are allowed.
- Awnings – Retractable awnings on rear, side porches or decks in solid or simple color patterns that go with home trim colors are allowed.
- Storm Doors – A plain, narrow style, full light storm doors in white is the standard. Other colors including cream, black, or maroon may be approved depending on the color of the front door.
- Painting – Re-painting shutters, doors, etc. should be similar to the existing approved colors for these items and should coordinate with siding color etc.

- Exterior Building Changes – All materials and details for additions, porch enclosures etc. should match the existing house construction. Screened porches are only allowed when done with a panel system behind porch rails that does not substantially change porch appearance.
- All changes to the exterior of a property within WeatherStone must be submitted to the management company on the *Architectural/Landscape Request Form* which can be found on our website (<https://www.weatherstonechestersprings.com/architectural--landscape.html>) or through our management company (<https://www.shewmanagement.com/contact-us/>). The request will be forwarded to the Architectural/Landscape Committee for making a recommendation to the Board for approval or denial. One should allow five (5) to six (6) weeks for the approval process.
- Swing Sets – While these are not permanent structures, they do need approval to be installed. They can only be erected in the back yard. They should be removed when they are no longer being used or when they become unsafe.
- Protecting Our Plants/Trees – If you are planning a fence or other improvement that will involve digging holes that could damage tree/shrub roots, be considerate of the situation and work with your contractor to cause as little damage as possible to the plants.
- Invasive Plants - The species listed on our website. Go to: <https://www.weatherstonechestersprings.com/architectural--landscape.html>  
These plants are a serious threat to our native ecosystems. Many have been designated as "Noxious Weeds" by the Pennsylvania Department of Agriculture. Therefore, the WeatherStone Community Association strongly recommends that these plants not be used in the landscape and gardens in and around WeatherStone.
- Recommended Street Tree Replacements –These trees will cause less sidewalk and street damage than some of the trees originally planted.  
Go to <https://www.weatherstonechestersprings.com/architectural--landscape.html> and scroll down the page to see the list. An architectural/landscape request must be submitted.

NOTE: An approved request expires one year from the date of the Board's approval if not installed before that time.

The request must be complete and include the following when submitted:

- Specification of materials (Description, color/s, types, style, etc.)
- List species or types of trees/plants
- Diagram (plan) with measurements of the area of proposed modification/addition.  
This may be prepared on a Plot Plan of your lot.
- Neighbors' Signatures
- Contractor's insurance certificate
- Pictures (Optional)

## LAWN CARE/LANDSCAPE GUIDELINES

The following recommendations are made to ensure a consistent look throughout WeatherStone and are congruent with the “WeatherStone community association lawn care specifications” provided to our landscape contractor.

### Lawn care

1. The cut height of the grass should be maintained at 2 ½” to 3 ½”.
2. Clippings should be swept or blown from walkways, roadways, and alleyways.
3. Heavy amounts of clippings should be raked and removed from all lawns.
4. Areas adjacent to buildings, posts, lights, and fences should be trimmed with hand trimmers, such as weed wackers.
5. Turf along sidewalks and curbs should be trimmed with hand trimmers, such as weed wackers.
6. Litter and debris should be removed from the lawns, especially prior to mowing.

### Planted bed maintenance

1. Planted beds should be weeded as necessary to maintain a weed free appearance.
2. All tree base areas should be kept free of weeds, vines, and undergrowth.
3. All trees and shrubs should be maintained to present a neat appearance and for unobstructed access to sidewalks and pathways.

### Fall cleanup

1. Lawns and planted beds should have leaves removed after the trees have stopped dropping their leaves in the late fall.



## USE OF CLUBHOUSE

The clubhouse is available for rent to residents of WeatherStone at a nominal fee. Contact our management company, for details and to acquire the application.

- Notice: The management company needs two weeks to process the request.
- Insurance: The renter must have the WeatherStone Community Association named as an additional insured to their homeowner's policy. There is usually no, or a nominal fee associated with this.
- Fee/Security Deposit: Made out to WeatherStone Community Association.  
Include rental fee, plus security deposit equal to the rental fee.
- Time Limits: In consideration of those residents who live around the clubhouse, it may only be used between the hours of 8:00 AM and 11:00 PM.  
The renter may set up the day before the event and must have the clubhouse cleaned up the day after the event.
- Access: Access information will be provided one (1) week prior to the use date.
- Clubhouse facilities:  
Included:  
Sink, refrigerator, and microwave.  
Tables and chairs:  
Four 30" round tables, three 30" x 72" rectangular tables, four 60" round tables, 50 (plus) chairs.  
Heat and air conditioning.  
Bathroom.
- Not included:  
Stove.  
Pool. Reserving the clubhouse does not include access to the pool for the attendees of the clubhouse event. Use of the clubhouse and use of the pool are two distinct and separate events. When using the clubhouse, you are not permitted to go to the pool and return to the clubhouse. This avoids wet swimmers and wet bathing suits from carrying water into the clubhouse.

### **SECOND FLOOR IS OFF LIMITS**

- Capacity: Approximately 50 persons total (2 rooms).
- Cleaning: Contact the management company.  
Inspect house prior to use and have cleaned, if necessary.
- Inspection: If the clubhouse has been cleaned satisfactorily by the tenant and there are no damages, then the security deposit will be returned, or the check will be voided.