

OLD JORDAN WOODS CONDOMINIUM ASSOCIATION

REGULATIONS REVISION 01-30-2025

WHEREAS, the Executive Board of Old Jordan Woods Condominium Association is empowered to govern the affairs of the Condominium Association pursuant to Article 7, Section 15 of the Bylaws. Specifically Section 7.15(p). of the Bylaws states that the Executive Board shall have the power to amend their rules and regulations from time to time and when approved by appropriate resolutions which shall be binding on the Owners and occupants of the Units, their successors in title and assigns.

WHEREAS, it is the intent that this revision shall be applicable to all Owners, tenants, and guests, invitees or any others who have vehicles entering upon the common areas or limited common areas and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Executive Board.

NOW, THEREFORE, BE IT RESOLVED THAT THE following amendment to the Old Jordan Woods Condominium Association regulations last revised January 25, 1993, is hereby adopted by the Executive Board, as follows:

I. VEHICLE AND PARKING RULES

1. Parking will be on a first come, first served basis.
2. The speed limit within Old Jordan Woods is not to exceed 15 miles per hour.
3. Parking or driving any vehicle on lawns and/or tended ground of Old Jordan Woods is prohibited.
4. Loading or unloading of moving vans, delivery vans, trucks or cars is restricted to parking areas only. The Unit Owner shall pay all costs of damage to Common Areas caused by the move.
5. Parking of the following vehicles is permitted on Old Jordan Woods property, but must meet the following requirements.
 - a. Passenger Car or Van -- a motor vehicle designed for carrying ten passengers or less, primarily used for the transportation of persons. Station wagons, SUV's and pick-up trucks are included.
 - b. Motorcycles -- the vehicle code defines a motorcycle as a motor vehicle having a seat or saddle for the use of the rider and designed to travel with not more than three wheels on the ground. Motorcycles or motorbikes on any location other than designated parking areas are prohibited. Motorcycle owners must place a wood or metal plate under the kickstand when parking it in Old Jordan Woods in order to protect the asphalt.
6. Unauthorized Vehicles - Parking of the following vehicles is prohibited and is subject to towing as per Section IV of the Enforcement Policy.
 - a. Recreational Trailer -- a recreational trailer is a trailer designed, adapted, and used exclusively for recreational purposes. This class includes boat, camping, livestock, house and semi-trailers.
 - b. Trailer -- a vehicle designed to be towed by a motor vehicle.
 - c. Boats/Snowmobiles/All-Terrain-Vehicles/Sea-Do's/Jet Skis -- are not permitted on the property.
 - d. Commercial Vehicle -- commercial vehicles of any kind are not permitted

to be parked overnight. Commercial vehicles are defined as those vehicles having external signage and/or those vehicles regularly containing implements and materials used in trades or businesses.

- e. Trucks -- any truck larger than a three-quarter ton pick-up is not permitted in the community. No trucks of any size that display commercial lettering are permitted.
7. Moving vans are permitted to be parked on the property for a maximum of 24 hours and must notify the Management Office in advance.
8. Handicap Spaces -- the Board must approve handicap parking. The Owner is responsible for related costs. Owner must submit an application received from the Management Office for Board approval. When Owner moves or no longer needs the Handicap designated parking space, Owner must pay for the restoration of the parking space to original condition.
9. Abandoned Vehicles -- Vehicles without proper registration and/or inspection stickers and/or a proper license plate are abandoned vehicles. Vehicles that are inoperable and/or left on Old Jordan Woods property for more than 30 days without being moved are also considered abandoned vehicles. Abandoned vehicles will be towed as per Section IV of the Enforcement Policy. (Section 3353 of the State of Pennsylvania Code of Statutes).
10. All automobiles and other vehicles will maintain parking privileges with proper Maintenance and Repair.

II. PET POLICY

1. Only one medium sized domesticated dog or cat is permitted per Unit.
2. Dogs must be leashed and accompanied by the Owner at all times on the Common Elements.
3. Dog Owners must clean up any waste left by the pet on Common Elements.
4. Pets may not be tied to Common Elements.
5. Pet damage to the grounds will be repaired at the Owner's expense.
6. No audible disturbances which disturb the neighbors, right to quiet enjoyment, and in accordance with Northampton ordinances must be followed.
7. Pets shall not be left on patios or balconies unattended.

III. BUILDINGS

1. All exterior window coverings, such as shades, liners or draperies shall be white.
2. Window treatments visible from the exterior shall be limited to the following: drapes and/or curtains, blinds, or window shades.
3. Coverings not mentioned above shall not be permitted within the Condominium.
4. Unit Owners must have prior consent to making any exterior changes and/or additions to the Common or Limited Elements. All contractors hired by the Owner must be licensed, bonded, and provide a certificate of insurance holding Old Jordan Woods not liable for any damage or injuries. Architectural Control Committee forms may be picked up at the Management Office. Approval must be obtained for windows, storm doors, landscaping, etc. ACC request approvals in effect for six (6) months after approval date are expired. Upon expiration, the homeowner must resubmit their request for approval.

5. Window air conditioners are prohibited.
6. Use of wood stoves, gas, kerosene, coal burning, any other non-electric stove, heater, or freestanding device is strictly prohibited.
7. Installation of exterior antenna or satellites to the Common Elements is prohibited. Permission for satellite dishes must be obtained before installation by submitting an Architectural Control Committee request form. Satellite dishes may not be more than eighteen inches in diameter and may not be attached to the Common Elements.
8. Front entry porch lights must be lit at night. Exterior light photocells shall be maintained in working condition by homeowners. Changing of light fixtures must be in accordance with community guidelines.
9. Balconies, patios, porches and entranceways are not for storage. Items permitted to remain on these areas are lawn furniture, a barbecue grill (not to exceed medium size) and potted plants. Storage of any other items is prohibited. No enclosures of any kind are permitted on decks and patios.
10. Draping or hanging of clothes, blankets or laundry on patios, balconies or porches is prohibited. Enclosures of any kind are prohibited on patios or balconies.
11. The storage of flammable materials such as kerosene, gasoline, or any other petroleum or flammable materials is prohibited in the Unit, Limited Common Elements, or the Common Elements. One propane tank for a barbecue grill is allowed.
12. All Old Jordan Woods exterior doors are to be painted according to the Association's designated color.
13. No exterior signs, except non-illuminated unit number signs on or in a unit, are permitted without prior written approval. Existing building standard unit number signs must be maintained.
14. Homeowners must maintain balconies in good condition including painting and structure.
15. Homeowners must maintain the waterproof integrity of their windows which includes the outside caulk and capping of the windows themselves. Homeowners are encouraged to inspect their windows periodically to ensure that no moisture is allowed to get into the structure of the building which may cause damage to the structure itself. An owner's failure to maintain their windows may result in costly repair work that the owner may be held responsible for. Windows are to be free of decals except for those identifying children and pets are inside.
16. Dryer Vent cleaning is mandatory for all units within a two year period for fire prevention and safety.

IV. COMMON ELEMENTS

1. Drinking of alcoholic beverages is strictly prohibited in the Common Areas. This rule applies to Owners, Tenants, and their guests.
2. Littering on the Common Areas is prohibited.
3. Riding bicycles on the lawns and planting beds is prohibited.
4. Any damage caused by Occupants or their guests to the buildings, staircases, railings, light fixtures or siding shall be repaired at the expense of the Unit

Owner.

- 5. All rubbish will be carefully disposed of by using commercial receptacles located on the grounds. Items that cannot fit into the receptacles (furniture, appliances, water heaters, air conditioners, TV's, etc.) are the Owners' responsibility and expense to dispose of by calling the refuse collector whose name and telephone number is listed on the dumpster.
- 6. All boxes are to be broken down and placed in the commercial recycle bins.
- 7. Circulars, cigarette butts, loose papers, envelops, etc... are to be placed in regulars trash bins.

V. LANDSCAPING

- 1. The removal of any perennials, annual, shrubs, trees or any other plants is prohibited.
- 2. Excessive and out of season lawn decorations are prohibited.

VI. LEASED UNITS

- 1. A copy of the lease and a lease/tenant addendum must be filed with the Management Office before tenant occupancy, with a processing fee check in the amount of \$100.00.
- 2. Fines will be issued for Non-submittal and or Non-Approval (as to form only) of Lease & Lease tenant addendums and Lease/Tenant Addendum renewals and for tenants who remain on-site without such approval (as to form only), in accordance with the Old Jordan Woods Enforcement Policy Section VII. Fines will begin at \$100.00 and may escalate and continue as per Section VII of OJW Enforcement Policy
- 3. Leases shall be for a term of not less than one year.
- 4. Tenants are subject to these regulations.
- 5. The Unit Owner must pay all monthly fees, special assessments or other assessments made by the Unit Owner at the time specified. In the event they are not paid, the Unit Owner shall be liable for fines, charges, attorney fees, and costs for collection of such fees and/or assessments.

RESOLVED AND ENACTED by the Executive Board of Old Jordan Woods Condominium Association this 31st day of January, 2008 *to be immediately mailed to all Old Jordan Woods Condominium Association Unit Owners, and to be effective (30) days after enactment. This Rule Revision replaces all previous enacted Rules related documents of Old Jordan Woods.*

Attest:

Old Jordan Woods Condominium Association

By: _____
John Ciesla, Treasurer

By: _____
Debora Lounsberry, President

Date: _____

Date: _____