

Rules & Regulations

*Revisions adopted and effective October 23, 2023.**

Distributed to Homeowners, November 2023

Please check the website at for updates: <https://www.ridingsatnorthampton.org>.

***NOTE:** All previous RNH Rules & Regulations are no longer binding.

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SECTION 1

INTRODUCTION AND RESPONSIBILITIES

In order that all members of The Ridings at Northampton Residents Association are treated fairly and equally, and to preserve the appearance and value of The Ridings at Northampton (RNH) as an executive townhome community and a desirable place to live, the RNH Board of Directors establishes and enforces various RNH Rules & Regulations to serve as standards necessary to maintain the appearance and value of the community as a whole as well as an enhanced quality of life.

The primary purpose of the Rules & Regulations is to maintain/increase the value of the executive townhome development that all homeowners have invested in, and compliance with the Rules & Regulations is the responsibility of all homeowners. While the elected Board members have a heightened responsibility for enforcing the Rules & Regulation, this responsibility should be a collaborative effort on the part of the entire development. The board makes every effort to avoid punitive enforcement of the Rules & Regulations and welcomes input regarding any new exterior materials or unforeseen situations that may arise. All residents should take pride in their homes/development and be active in maintenance/protection. The board is open to questions, concerns, and new ideas regarding the development.

Ridings' residents live in very close quarters, and one minor infraction of the Rules & Regulations by one homeowner may seem harmless (leaving trash bins curbside outside of regulated timeframe); yet if all homeowners were to engage in the infraction, the value of the homes in the development would quickly decline and problems would arise (a cluttered curbside appearance, parking issues, etc.). Even just one home/property in violation of the Rules & Regulations can decrease the curb appeal and value of other homes in the community. Residents are responsible for becoming familiar with these Rules & Regulations, which is the first and important step in complying with them.

1A. RNH BOARD OF DIRECTORS RESPONSIBILITIES

The RNH Board of Directors is comprised of five (5) volunteer RNH homeowners, each elected to serve a two-year term: two (2) are elected to serve beginning in even years, and three (3) are elected to serve in odd years.

NOTE: Applications to serve on the RNH Board are generally due in mid-October, and self-nominations are accepted. For more information about serving on the Board or becoming involved in other RNH Residents Association responsibilities, contact the management company.

The RNH Board is responsible for:

- Monitoring changes of the external design, appearance, maintenance, and improvements of homes and grounds in the community and immediately addressing any noncompliance.
- Regulating the use of the property consistent with the RNH Residents Association governing documents and consistent with standards exemplary of a residential executive townhome community.

- Preserving the original architectural and environmental character of the RNH community.
- Managing the affairs of the association according to the by-laws and other governing documents.

In addition, the RNH Board has the authority to:

- Make/interpret rules, regulations, standards and guidelines in the best interest of the community.
- Levy fines for violations.
- Set the annual assessment and budget.
- Update/approve exterior specifications for colors, materials, etc.
- Engage the services of a management company, attorney, landscapers, and various other contractors and vendors.
- Bring lawsuits to enforce rules, regulations, covenants, contracts, etc. (**NOTE: Should the RNH Residents Association institute legal action for the collection of fines/assessments, contract breach, etc., defendant(s) shall be responsible for payment of all attorneys' fees and associated legal costs, plus interest and cost of the suit.**)
- Alter or interpret the RNH Rules & Regulations as well as other governing documents to maintain the community standards.
- Conduct an Annual Meeting according to the Association Bylaws (the first Monday in December) and open to all residents wishing to attend. This meeting may be held in person or by electronic means.

RNH homeowners, residents, and tenants may communicate with the RNH Board at **RidingsHOA@gmail.com**.

In addition, helpful information, financial information, A&E form, etc., is available to RNH homeowners, residents, and tenants on the RNH Web site at <https://www.ridingsatnorthampton.org>. RNH homeowners, residents, and tenants are also encouraged to register for e-mail notifications by e-mailing **RidingsHOA@gmail.com**.

1B. MANAGEMENT COMPANY RESPONSIBILITIES

The RNH Residents Association is currently managed by:

Continental Property Management (CPM), Inc.
975 Easton Road, Suite 102
Warrington, PA 18976
Phone: 215-343-1550

Under the authority of the Board, CPM oversees overall Association management tasks, such as finances, insurance, etc., as well as maintenance of common areas. CPM is also responsible for enforcement of the RNH Rules & Regulations and other duties as directed/delegated by the RNH Board.

1C. RNH HOMEOWNER RESPONSIBILITIES

Through the purchase process, each new RNH homeowner is required to acknowledge and accept the community's governing documents, which include but are not limited to, the Declaration, Bylaws, Building Specifications, Architectural Specifications, Exterior Specifications, Rules & Regulations, and any resolution, documents or amendment adopted by the RNH Board or RNH Residents Association membership.

These governing documents explain two categories of standards/regulations that affect the use of The Ridings at Northampton property:

1. Those established by the builders (i.e., the RNH Covenants/Declarations, etc.), which may only be revised via a two-thirds (2/3) vote of all RNH homeowners.
2. Those established by the RNH Board of Directors (e.g., Building Specifications, Rules & Regulations, etc.). This second category of standards/regulations may be revised, modified, or terminated at the discretion of the RNH Board of Directors.

Each RNH homeowner has agreed to these standards/regulations upon purchasing a property in The Ridings at Northampton community and is responsible for compliance accordingly.

RNH homeowners are responsible for the repair and maintenance of their individual home and the real estate that they own (see Sections 3 and 4 for details).

1C1. Non-owner Occupied Homes, Leases and Tenants/Occupants

Leases are permitted for a term of no less than one (1) year, and the lease must state: "Terms of this lease are subject to the RNH Rules & Regulations, and the terms and conditions of The Ridings at Northampton governing documents."

A copy of the signed lease (with the rental amount crossed out, if preferred) must be submitted to the RNH Residents Association no later than thirty (30) days after date of signing by both parties.

Nonresident RNH homeowners must provide the management company with details regarding the name and contact information for the tenant/occupant as well as updated contact information for the homeowner, so the HOA is able to communicate with both.

Tenants and other occupants must adhere to the RNH Rules & Regulations. The homeowner is responsible for his/her tenants'/occupants' actions and is liable for actions that violate township/community laws and regulations. Homeowners are responsible for advising tenants/occupants to conform to the RNH Association's Declaration, Bylaws, and Rules & Regulations.

1C2. Home Maintenance and Insurance

As noted above, RNH homeowners are responsible for the repair and maintenance of their individual homes and property (see Section 3 for more details).

While the RNH Residents Association maintains property insurance on common Association assets, plus Association liability and Directors' and Officers' coverage, RNH homeowners are responsible for insuring the replacement cost of their home, its contents, personal property, and personal liability coverage.

1D. RNH RESIDENTS ASSOCIATION RESPONSIBILITIES

The services provided by the RNH Residents Association are set forth in the Declaration. A listing of the Association's maintenance, repair, and replacement responsibilities are detailed below.

NOTE: Any function not listed as an RNH Residents Association responsibility, is the maintenance, repair, or replacement obligation of RNH homeowners.

NOTE: Questions concerning the following information should be addressed to a member of RNH Board of Directors or the management company, currently Continental Property Management: 215-343-1550.

1D1. Assessment

The RNH Residents Association assessment is billed on an annual basis, **due January 1**. Payments received after January 15 will be assessed a late charge.

1D2. Townhome Building

The RNH Residents Association has no responsibilities regarding townhome building.

1D3. Private Lots

The RNH Residents Association is responsible for contracting a vendor to apply basic chemical treatment to private lawns.

1D4. Common Ground Areas

- Lawn mowing, chemical applications, reseeding, and leaf removal.
- Entrance signage.
- Trees and shrubbery—fertilization, trimming, and replacement.
- Planting beds—re-mulching, weeding, and chemical applications.
- Mailbox repair/replacement.
- Snow removal from common area sidewalks only.

1D5. Complaints

At any time, RNH homeowners may submit a written, signed complaint to the management company to identify a violation of the RNH Rules & Regulations and/or other governing documents. The management company will present the letter to the RNH Board of Directors to be addressed in an appropriate and timely manner. **(NOTE: An attempt will be taken to protect the identity of the complainant to avoid potential neighbor conflict.)**

See Section 1G, Enforcement Procedures of the RNH Rules & Regulations.

1E. OTHER PARTY RESPONSIBILITIES

1E1. Northampton Township

(<http://www.northamptontownship.com> or 215-357-6800)

- Common roads and parking areas—maintenance, repairs, and replacement as well as snow removal.
- Street signage and streetlights—maintenance, repairs, and replacement.
- Trash removal.

1E2. U.S. Postal Service

(Langhorne post office: 215-741-3796)

- Mailbox lock and keys

1F. RNH PROPERTY INSPECTIONS

Property inspections of homes in The Ridings at Northampton community are conducted regularly by the management company and/or RNH Board members/representatives. Should violations of the RNH Rules & Regulations and/or needed home repairs be observed (i.e., incorrect exterior color specs; mold and dirt on stucco/siding/privacy fences/landscaping ties; untidy flower beds/container gardening; or storage of debris under decks or on patios; etc.), RNH homeowners will be sent a letter advising them of the necessary corrections that must be made and the timeframe within which the corrections must be made. Noncompliance may result in a fine (see 1G6 for details).

1G. ENFORCEMENT PROCEDURES OF THE RNH RULES & REGULATIONS

1G1. Violation Reports

Complaints concerning violations of any provision of the RNH Residents Association's documents by a RNH homeowner, resident, or tenant must contain the full name and address of the complainant and submitted, **in writing**, to the management company. The complaint must be in sufficient detail to determine whether a violation has occurred. Every effort will be made to keep the identity of the complainant confidential.

1G2. Investigation

A representative of the RNH Board or the management company will investigate the complaint, when possible, to determine whether there is reasonable cause to believe that a violation has occurred.

1G3. Violation Notices

The RNH Residents Association will send a written notice describing the violation to the owner or tenant instructing them to correct the violation within a specified time period.

1G4. Hearing

Any RNH Residents Association homeowner, resident, or tenant, if so desired, shall have the right to an informal hearing, which could either be conducted by a committee appointed by the RNH Board or the Board itself. Written notice shall be given of the date, time, and place of the hearing as established by the Board. The meeting(s) may be conducted either in person, or by teleconference/videoconference. The purpose of the hearing is to allow the RNH homeowner, resident, or tenant to explain his or her actions in an informal setting with the RNH Board or Board representative(s). If a hearing is conducted by a committee, the homeowner or tenant may appeal the committee's decision to the Board. Any decision made by the RNH Board is final. The homeowner, resident, or tenant will be notified of the Board or committee decision, **in writing**, within ten (10) days of the hearing.

1G5. Fines and Penalties

If an RNH homeowner does not comply with the initial notice within the timeframe specified on the notice, the RNH Board may, commencing with the second notice, impose fines and/or penalties on the RNH homeowner. The fine could either be enacted for each incident or an initial fine, and/or a per diem fine for each day or designated period of time the violation remains uncorrected. The Board has full authority in establishing the amount of fines. The amount assessed may vary with the type of infraction and is due upon receipt of the notice stating that fines were assessed and the amounts of same. When fines reach a RNH Board agreed amount—generally \$500—the Board will file in district court for collection (see Section 1G6 below). Balances not paid within 60 days may be subject to late fees.

1G6. Noncompliance

If a RNH homeowner does not comply with the violation notice, and/or does not pay the amount assessed by the RNH Residents Association, the RNH Board may, without further notice to the RNH homeowner, file legal action against the owner for collection of the fines and compliance with the Association's documents. Any expenses associated with legal action, or the collection of fines assessed, including court costs, attorney's fees, will be added to the complaint and become the responsibility of the owner to pay. If a judgment awarded by the court remains unpaid, the RNH Board may place a lien for the amount of the judgment, plus costs, against the owner's property and execute same to the full extent of the law. The Board may also initiate an execution sale against the homeowner's personal property.

SECTION 2

EXTERIOR HARMONY, AND A&E FORM REQUEST AND SUBMISSION POLICY

2A. EXTERIOR HARMONY

All RNH homeowners are required to properly maintain the exterior of their home, including painting wood surfaces, etc. (see Section 3 for more details). The color of the exterior of any home in the development shall not be changed without RNH Board approval. This includes garage doors, front doors, capping, windows, landscaping ties, etc.

NOTE: Please refer to the Building Specifications for approved manufacturers and colors regarding exterior paint, capping, siding, roof shingles, storm doors, etc., for specific homes/clusters. If a specification looking for is not listed, contact the management company for guidance before proceeding.

2B. A&E FORM REQUEST AND SUBMISSION POLICY

NOTE: No modification/alteration work may be initiated by a RNH homeowner without written permission from the RNH Board. RNH homeowners who perform property revisions without prior written A&E form approval may be fined at the discretion of the RNH Board of Directors and penalties may include a directive to restore the property to its original condition and/or a condition within community standards/specifications.

RNH homeowners wishing to alter the exterior of their home or its landscaping must submit a **written** request for permission via an A&E (Architectural & Environmental) form (including details of the project, sketches, pictures, brochures, etc.) prior to beginning work. This form is available through the property management company (see section 1B for contact information) or can be printed from The Ridings at Northampton Web site at <https://www.ridingsatnorthampton.org>

NOTE: It is the RNH homeowner's responsibility to obtain all necessary township/municipal permits/approvals required for the renovation project.

A&E form submissions shall be submitted to the current RNH Residents Association property manager (address is noted on the A&E form) and will be reviewed as promptly as possible by the RNH Board and within thirty (30) days. A&E forms submitted as emergencies will be reviewed as necessary.

RNH homeowners, residents, and tenants are welcome to schedule an opportunity to attend a RNH Board meeting to help answer questions and clarify their request. The Board will reply in writing to all A&E forms received.

NOTE: A&E form approvals remain in effect for six (6) months. All work must be completed within that time. A&E form extensions may be granted only with the submission of another A&E form.

SECTION 3 DWELLING AND PROPERTY MAINTENANCE AND ALTERATIONS

RNH homeowners* are responsible for maintaining the appearance of their individual home consistent with the original architectural and environmental character of the community. No changes to the exterior design of any home may be undertaken without the written approval of the RNH Board. Exterior materials must be compatible with the architectural design character of the community and are detailed in the Building Specifications for each cluster.

***RNH homeowners are ultimately responsible for the condition of their home in the RNH community and compliance with RNH Rules & Regulations. While residents and tenants must also comply with all RNH Rules & Regulations, only the term *homeowners* will be used in the following sections.**

***NOTE:* All exterior changes, alterations, and additions require prior approval of the RNH Board of Directors before commencement of any work. Items preceded by ** require an A&E form submission and approval.**

3A. **EXTERIOR CHANGES

The Building Specifications detail the **approved specifications**—color and manufacturer—for home exteriors. In certain instances, manufacturers and colors may change, and the A&E form process protects RNH homeowners from installing incorrect colors that result in costly replacement. Homeowners must seek **written approval at least ten (10) days prior to beginning work.**

1. Contact Continental Property Management, Inc., to ask for an Architectural & Environmental (A&E) form (also available on the website and at the end of this document).
2. RNH homeowners (not contractors) must submit the form, a sample of the material, and the manufacturers' name and color for signed RNH Board approval.
3. RNH homeowners then receive a letter confirming the Board's approval.

***NOTE:* Making exterior changes without prior A&E form approval may result in action that devalues and/or detracts from the community, and, ultimately, may result in costly corrections and fines for the RNH homeowner. Homeowners who do not obtain signed approval, and the wrong color material is used, will be required to remove/correct the violation.**

Exterior changes requiring A&E form approval include, but are not limited to:

- Roofs, siding, stucco, and cap painting/replacement and repair.
- Doors and windows, including storm doors and garage doors.
- Decks, driveways, sidewalks, walkways, steps, and patios.
- Retaining walls, landscaping ties, fencing, and recreational equipment.
- Plantings that will be more than five (5) feet tall at maturity.
- Landscape changes, such as adding/extending beds and landscaping lights.
- Satellite dishes (***NOTE: All dishes/antennae must be placed at a discreet location to be minimally visible to foot or vehicular traffic. See Section 3G regarding satellite dishes and antennae.***)

RNH homeowners wishing to make exterior changes to their home are required to present their A&E form request to the management company for RNH Board review and approval. (See Section 2B regarding A&E form request and submission policy.)

RNH homeowners must include any appropriate plans, drawings, engineering studies, samples, and appropriate township approvals/permits with the original A&E form request.

Within thirty (30) days after completion of any building project, all building materials and debris must be cleared from the property, and excavations must be back filled and returned to original grade.

3B. YARD MAINTENANCE

RNH homeowners are responsible for routine maintenance of their private property and street curb grass, which does not require RNH Board approval, to meet the RNH Rules & Regulations. This means the property should be at least 80 percent free of weeds. All planting beds also must be kept reasonably free of weeds.

RNH homeowners are required to keep grass mowed; landscaping neat, tidy and trimmed (not blocking windows, doors, sidewalks, etc.); planting areas weeded; and decks, fences, and landscaping reinforcements (4X4 timbers and stone/paver walls) maintained in good condition. This regulation's coverage includes, but is not limited to:

- Regular (minimum weekly) lawn mowing. (See Section 4J regarding Courtesy Quiet Time in the neighborhood for considerate times to mow lawns.)
- After mowing, grass clippings must be removed from sidewalks and streets, and any heavy grass clippings must be removed from lawn.
- Removal of grass growing over the public sidewalk edges so that walking space is compromised, creating a walking hazard).
- Weed control (lawns must be a minimum of 80 percent grass and flower beds must not be overtaken by weeds).
- Trimming/pruning of hedges, trees and flowering plants.
- Container gardening consistent with an executive townhome community.
- Removal of dead plants (both planted and potted).
- Raking of leaves.
- Maintenance of pots and the plants in them.
- Trash on the property, including but not limited to, empty, broken, faded and overturned plant pots, plastic bottles, papers, garbage bags, and other types of refuse/debris.

The RNH Residents Association provides *basic* lawn treatments (i.e., fertilization, and weed and grub control), for all private lots. RNH homeowners still bear the primary responsibility for lawn care and—depending on the condition of an individual property—supplemental chemical treatments, reconstruction, and other measures necessary to bring a property within RNH Rules & Regulations and community standards. Proper landscaping maintenance and lawn treatment by homeowners is an important part of helping to preserve house values and maintain the community's beauty.

Signs announcing lawn treatments are to be posted at each development entrance three (3) days prior

to application. RNH homeowners who do not wish to have their lawn treated must contact The Ridings at Northampton property manager (see section 1B for contact information).

3C. LANDSCAPING

All bed and landscaping plantings must be kept in an attractive and neat condition. Plantings—seasonal and perennial—must be pruned periodically and may not block house numbers, which must be visible from the street.

All shrubbery and trees must be pruned away from the public sidewalk, including elevating tree branches at least twelve (12) feet above said sidewalk to maintain the safety of the sidewalk.

Landscaping, other than grass, is not permitted between the street curb and the sidewalk.

NOTE: Trees, tree branches, shrubbery, etc., growing onto a neighbor's property/air space, may be trimmed to the mutual property line by the infringed-upon neighbor. In addition, trees must be periodically pruned/maintained to prevent large branches/fallen trees damaging neighbor/communal property. In the event of such damage, the tree owner will be responsible for the repair of the damaged property.

Landscaping reinforcements (4X4 timbers and paver walls) must be maintained in good condition, as well as fences, decks, and any other landscaping features. Any landscaping installations or replacements must have prior RNH Board approval.

NOTE: RNH homeowners are responsible for verifying locations of all underground utilities and existing easements and bear total responsibility for all service interruptions—to their home or to neighbors—caused by their work. Call Pennsylvania One: 800-242-1776.

3D. **AWNINGS

Permanent awnings are prohibited on the front and sides of all RHN homes. Approved awnings are permitted in the rear of a home, according to the current approved Building Specifications (See 5D. Specifications for all Homes).

3E. **RECREATIONAL EQUIPMENT

Recreational equipment may be used in rear yards but must be stored out of sight from December 1 to April 1. Any recreational equipment used temporarily in the front/side yards (including bicycles, tree swings, etc.) must be removed from the front/side property each evening. Recreational equipment includes, but is not limited to, the following: tot/mini basketball polls, trampolines, bicycles, mini sliding boards, mini playhouses, carriages, wading pools, etc.

Play sets are allowed with RNH Board approval and must be a natural wood color and maintained in a safe condition or removed at the request of the Board when in disrepair. Only play sets constructed of pressure-treated wood or synthetic wood (such as Trex) are permitted and must be installed in rear yards.

No freestanding regulation basketball posts/nets are permitted.

No above-ground swimming pools are permitted. Small plastic or vinyl children's wading pools are allowed only in rear yards and must be emptied daily and removed from the yard each evening.

RNH homeowners must maintain property—including mowing, trimming, and reseeding—around/under all recreational equipment.

3F. BUILDING ADDITIONS AND FREE-STANDING STRUCTURES—PERMANENT OR TEMPORARY

No building structures or other additions, such as sheds, shacks, barns, doghouses, or other buildings are permitted to be placed on any RNH private lot or common area. Likewise, no tents, trailers, or other temporary structures are permitted to be placed on any RNH private lot or common area.

No gazebo-type structures are permitted on decks or anywhere on the property.

3G. **SATELLITE DISHES AND ANTENNAE

Satellite dishes and antennae may only be installed with RNH Board approval and are permitted in accordance with Federal Communications Commission regulations introduced in 1997. All such dishes must be placed at a discreet location on a townhome or lot (i.e., on the roof, chimneystack or behind hedges or shrubs) to be unobtrusive and minimally visible to foot or vehicular traffic. Preferably the dish or antennae is not to be visible from the center of the street in front of house. If the installing technician provides written explanation of the necessity to locate the dish elsewhere, a new A&E form must be submitted. At no time shall the satellite dish be installed on common ground, another RNH homeowner's property, or in a location preventing emergency access.

RNH homeowners must follow all Federal Communications Commission guidelines regarding size, etc., and installation—including visible wires—must be done in an attractive and professional manner.

For UHF/VHF reception, an omni-directional, all-in-one mount should be mounted on satellite dish. No visible coaxial cable is permitted. Installation must be done by an authorized professional and qualified satellite dish dealer/Installer who is to furnish the respective RNH homeowner with proof of proper insurances (i.e., liability, workman's, etc.).

3H. SOLAR PANELS

Solar panels for any purpose are not permitted on homes in The Ridings at Northampton.

3I. **WATER DRAINAGE

Retaining walls and grading alterations that change the contour of the earth and/or water drainage patterns must be submitted to the RNH Board for approval.

RNH homeowners are responsible for the management of runoff water on their property and must be careful not to adversely affect their neighbors' drainage or property.

3J. **WOOD CAPPING

Capping of all exterior wood trim fascia and soffits is permitted, as long as the capping material is

aluminum or vinyl and has a smooth or wood grain finish and matches the trim color designated for each home as specified in the Building Specifications.

3K. **GARAGE DOORS

Garage doors exhibiting chipping, warping, or in need of patching must be stained or painted. Garage doors which were originally painted must be repainted the approved color. See the Building Specifications for specific cluster requirements.

Garage doors may also be replaced with prior RNH Board approval. See Building Specifications for specific cluster requirements regarding garage doors.

3L. PAINTING

The wood areas on each RNH property shall be properly maintained and repainted with the appropriate colors (see Building Specifications) as necessary, generally a minimum of once every three to five years. The RNH Board/management company checks property condition regularly (a minimum of annually) and may inform RNH homeowners if additional painting is required.

3M. INTERIOR MAINTENANCE AND CHANGES

RNH homeowners shall be exclusively responsible for the repair, maintenance, replacement, and decoration of the interior of their home and shall keep it in a sanitary condition and in a good state of repair. The use and covering of the interior surfaces of windows (draperies, shades or visible items from the exterior of the building) shall be subject to review according to the community standards.

3N. **PATIOS, WALKWAYS, DECKS, FRONT STOOPS, OR PORCHES

Replacements, re-surfacing, and additions of patios, walkways, decks, front stoops, or porches of RNH homes must be approved by the Board. (See Building Specifications for details.)

3O. **PONDS

Fish or landscape ponds are only permitted with RNH Board approval. Standing water must have a circulation system to deter mosquitoes. Fencing around the pond may be required, depending on size and depth, in accordance with local and state regulations.

3P. **ROOFING

New roofs require RNH Board approval. (See Building Specifications for specific shingle type and color as specifications vary per cluster.) No tarps or roof patches are allowed unless granted by emergency exception (see Section 4O on tarp usage).

3Q. STORAGE

RNH homeowners are not permitted to place or store anything on the property that will create an appearance that is not in keeping with the standards of The Ridings at Northampton community.

No storage on the patio or grounds is allowed other than outdoor furniture and firewood (see Section 4K on storing firewood).

Only gas cans appropriate for gas grills and yard or snow equipment may be stored in a RNH homeowner's residence. Otherwise, flammable, combustible, or dangerous materials are not permitted (see Section 4G regarding storing hazardous materials).

Yard or home maintenance equipment may not be stored outside, and RNH properties must be free of rubbish, litter, and debris.

Modular storage units may be placed on the property driveway only with prior RNH Board approval that will be set with a maximum number of days. (See Section 3U on dumpster usage.)

See additional storage regulation in section 4O Tarps/Covers for Outdoor Grills/Outdoor Furniture/Cars

3R. **FRONT DOORS, STORM DOORS AND SLIDING DOORS

Storm doors are to be installed or replaced with RNH Board approval. Permissible doors must have only full pane/view glass panel with full screen insert, no bevel edge, no "frills" (no grills, etc.), with a kick plate of no more than six (6) inches high. Storm doors must match the approved trim color assigned to the unit. See Building Specifications for details.

Replacement of sliding doors, front doors, and all other exterior doors requires RNH Board approval. See Building Specifications for approved specifics for each home.

3S. PARTY WALLS—MAINTENANCE AND REPAIR

Due to design and topography within the NHR community, many homes are constructed in offset and or staggered configurations, leaving certain portions of dividing or separation walls exposed to the elements. Dividing or separation walls left exposed by virtue of the offset or staggered configuration of Units constitute “Party Walls.”

The maintenance and repair of Party walls must comply with general principles of law governing party walls. Exposed portions of exterior walls separating attached Units are deemed to constitute part of the Party Wall. RNH homeowners on each side of the Party Wall shall jointly be responsible for maintenance, repair, and replacement of the Party Wall, including all exposed portions. The cost of maintenance, repair, and replacement of Party Walls shall be shared equally by the Owners of the adjoining Units.

If a Party Wall is damaged or destroyed by fire or other casualty, then any homeowner whose house abuts the Party Wall may restore it and look to contribution from the adjoining homeowner. Any homeowner who through negligent or willful act causes the Party Wall to be exposed to and damaged by the elements shall bear the entire cost of furnishing the necessary protection against such elements.

Homeowners shall have an easement of reasonable access to the adjoining home or lot to the extent reasonably necessary to maintain, repair, or replace the Party Wall. Homeowners who share a Party Wall may agree to a different apportionment of the obligations to undertake and bear the cost of maintenance, repair, and replacement of the Party Wall.

In the event of a failure of adjoining homeowners to maintain, repair, or replace the Party Wall, the RNH Residents Association shall have the right, but not the obligation, after having provided at least thirty (30) days prior written notice, to enter each lot or lots and perform any required maintenance, repair, or replacement of a Party Wall. The cost of such maintenance, repair, or replacement, shall be charged equally to the two homeowners who share the Party Wall, and shall, together with the cost of collection, if any, constitute a lien on those homes, collectible in the same manner as assessments or common charges.

3T. WINDOW AIR CONDITIONERS AND FANS

Window air conditioner units are not permitted in The Ridings at Northampton community. However, portable room-to-room air conditioner units and fans are permitted providing they do not extend beyond the window screen.

3U. **DUMPSTERS

Temporary dumpsters may be placed on the property driveway with prior RNH Board approval for a determined set maximum of days.

3V. **DECKS (See also Building Specifications)

Decks may be added, revised, or replaced **only** with prior A&E form approval. Decks must be maintained so that they are structurally safe and aesthetically pleasing.

Decks may be constructed from natural wood or approved synthetics such as Trex, in natural wood tones.

3W. Deck Staining Guidelines, Including Wood Fences and Landscaping Ties

Only natural-wood (in brown family) color stains or treatments may be used in compliance with the existing Building Specifications and prior RNH Board approval. RNH homeowners who do not choose to have a composite deck may continue to use *clear sealant* or stains to color and maintain a new or older deck. RNH homeowners *are required* to properly maintain wood decks, fences, and landscaping ties, including periodic sealing. **Painted decks are not permitted.**

The RNH Residents Association stain and composite regulations are designed to maintain uniformity and avoid stark color contrast in the community while assisting RNH homeowners in meeting their maintenance responsibilities in an efficient and cost-effective manner. While the regulations offer a wide range of natural wood colors and composite options **Only brown wood tones may be used and stains must be transparent, semi-transparent or solid. Paint is not acceptable.** RNH homeowners must submit stain colors for approval prior to application. Using stains that do not fall within the color spectrum will need to be removed and replaced.

3X. **FENCES (See also Building Specifications and staining 3W)

Natural wood fencing is permissible only after a written plan is submitted to the RNH Board of Directors and approval is received. Fences may not extend into the side yards and may not be installed on common ground. No fencing (decorative or privacy) is permitted in a front yard.

No yard property boundary line is to be formed by cinderblocks, bricks, masonry, structures, hedges, or shrubbery (including the area between driveways) without RNH Board approval. **NOTE: RNH homeowners are responsible for verifying property lines and/or easements.**

If a fence is mistakenly constructed on another RNH homeowner's property or on common ground, the homeowner of the fence is responsible for the repositioning or removal of that section of fencing.

Fences cannot block access to interior units and must accommodate a minimum 5-foot easement access.

See also "Fences" under Ridings at Northampton Building Specifications Section 3W 5D - Specifications for all homes.

SECTION 4 QUALITY OF LIFE REGULATIONS AND GUIDELINES

NOTE: The RNH Board of Directors has the right to alter or interpret these guidelines in order to maintain community standards.

4A. ANIMALS/PETS

No undomesticated animals, livestock, pigs, fowl, or poultry shall be raised, bred, or kept within the RNH community.

No RNH homeowner may foster a colony of feral cats or other wild animals.

Only four (4) domesticated animals (dogs, cats, or other common household pets) may be kept inside any RNH home, provided they are not kept, bred, or maintained for any commercial purposes.

All pets must be held or kept on a leash when not in their owner's fenced rear yard and **may not be left outside unattended or allowed to run free**. Also, pets may not be tied outside the front of any home.

NOTE: In all areas of the RNH community, including their own yard and any fenced-in area of their yard), pet owners are required to pick up all pet defecation. All pet owners are expected to be considerate and—where possible—refrain from allowing their pets to defecate or urinate on shrubs or plantings on neighbors' properties or in common areas.

All pet waste is to be collected and appropriately disposed of by the pet owner to preserve sanitary conditions throughout the RNH community. This includes defecation on common ground (i.e., Basswood and Sycamore islands, the two entranceways of the community, the Bellwood/Basswood peninsula) as well as defecation on private property—including the homeowner's as well as neighbor's property.

When walking dogs, owners are expected to carry a pooper scooper, plastic bag, etc., in order to immediately pick up after their pets. It is the responsibility of pet owners to thoroughly clean and otherwise maintain their yard and any fenced-in areas where their pets have access. This responsibility is important to prevent the creation of any nuisance, health hazard, or odor.

Failure of a RNH owner/resident to pick up after a dog and/or to permit a dog to run freely in the community without supervision will result in fines being assessed to that homeowner.

In order to maintain The Ridings at Northampton as a pet-friendly community, all RNH residents share a responsibility in reporting pet violations as well as other violations of the RNH Rules & Regulations. Residents witnessing dog owners not picking up after pets and/or permitting dogs to roam freely or any other pet violations are encouraged and expected to contact the property manager with the address of the violator, description of the dog and the location, date, and when the violation was observed. Residents reporting the violations must provide their name and address, but this information will remain confidential and will not be revealed.

4B. MOTOR VEHICLES AND PARKING

Cars, pickups and vans with signs or lettering or commercial vehicles with commercial lettering, ladders, toolboxes, ladder racks or pipe racks are not permitted on any road or lot in the development, except as stipulated in Article V, Section 3 of the Declaration of Covenants and Restrictions. Commercial vehicles are not permitted to be parked outside anywhere in The Ridings at Northampton community from 8 p.m. to 8 a.m. It is, however, permissible for them to be garaged at night.

Vehicle maintenance may only be performed in the RNH homeowner's driveway and must be completed during the course of one day (during daylight hours). However, all evidence of such must be removed (cleaned up) each day by dark. RNH homeowners may only perform routine maintenance on motor vehicles owned by the homeowner in their driveway. All routine maintenance must be completed within a reasonable amount of time and cannot be disruptive to surrounding RNH homeowners/residents.

Boats, trailers, campers and mobile homes are not permitted overnight on any lot or road in the development except when housed in the garage.

All vehicles must be properly licensed, inspected and registered according to state law and be in proper operating condition in order to be permitted on any lot or road in the development (except those stored in the garage).

Off-road vehicles such as motorcycles, ATVs, battery- or gas-powered scooters, and mini-bikes are not permitted anywhere in The Ridings at Northampton community. They are specifically excluded from all lots, sidewalks, streets, common areas, and Heritage Conservancy property.

Each home in The Ridings at Northampton community was originally constructed with a garage, a driveway capable of parking a minimum of two (2) vehicles (some driveways can accommodate more), plus a parking space in front of the home. Streets congested with parked vehicles devalue a community, and therefore, homeowners are encouraged to use their driveway as much as possible. Similarly, homeowners are asked to be courteous to neighbors by using the space in front of their homes rather than their neighbor's space. Additionally, by not parking your vehicle in a wasteful manner more vehicles are able to be accommodated.

Parking cars on lawns is strictly prohibited, (see 4C for snow exceptions) as it devalues a community, causes sewer pipe damage, destroys tree roots and lawns, etc.

Except for snow emergencies, homeowners should also refrain from parking cars to overlap and block the sidewalk, requiring school children and residents to go onto the street to pass.

4C. SNOW EMERGENCY PARKING

Northampton Township laws prohibit parking on streets during snow/ice storms. Vehicles parked on the street will be fined, ticketed, and/or towed at the car owner's expense. This rule is applicable to RNH homeowners as well as visitors.

Parking cars on lawns is only permitted during snow events when there is no other option to remove vehicles from the street. Cars parked on lawns must be removed from lawns within 48 hours after the street has been plowed

NOTE: If snow is forecast during late night/early morning hours, vehicles must be removed from the street by 11 p.m. before the snow is predicted to start.

4D. SNOW REMOVAL

Northampton Township is responsible for snow removal from public roads. RNH homeowners are responsible for snow removal from their driveway and sidewalks (both private and public). The RNH Residents Association is responsible for removing snow from common area sidewalks.

According to Northampton Township Regulation 115-22, all homeowners must clear the width of their sidewalks of snow and ice within twenty-four (24) hours after the snow has stopped falling. This includes clearing the driveway apron. Failure to do so may result in a RNH Residents Association fine and township citation. Homeowners wishing to report violations may call the township at 215-357-6800.

NOTE: Homeowners are responsible for injuries to others that result from anyone slipping on their sidewalk due to ice and snow that were neglected to be cleared within the 24-hour time period required by the township.

In addition, Northampton Township regulation 21-202 deems that it is unlawful to throw, shovel, or plow snow into or on any roads and streets within the township from adjoining property with the intent of allowing such snow to remain on the street.

4E. CLOTHESLINES

Clotheslines of any type are not permitted in The Ridings community.

4F. SIGNAGE

Only signage placed by the RNH Residents Association/Board and/or its approved vendors is permitted.

Except as indicated below, no signage of any kind—including political, “For Sale,” etc., is permitted to be displayed to public view in windows or on any private lot or common area in the RNH community.

Home "For Sale," "For Rent," or “Open House” signs are permitted **only** at the two entrances to the community and on the property being advertised at designated times. Signs at these three locations are permitted from 3 p.m. Friday until 6 p.m. Sunday.

Congratulatory signage such as school graduations, new baby, happy birthday, etc., are permitted to be visible for 1 week.

Violations will result in signs being removed and—if not reclaimed within three (3) days—discarded. In addition, perpetrators will be subject to financial penalties. **NOTE: RNH homeowners are responsible for contractor and other signage placed on their private lot.**

4G. HAZARDOUS MATERIALS/GAS AND PROPANE

No flammable, combustible/explosive or dangerous material, i.e., gasoline/ propane, etc., shall be kept in any RNH home except as appropriate for gas grills, landscaping equipment, and snow removal equipment. The maximum size for a propane tank is twenty (20) pounds, which is the size normally used for gas grills. Propane tanks more than twenty (20) pounds are permitted provided they are buried underground, and they meet all township building codes and safety requirements. Board approval is required.

4H. HOME GENERATORS

Only portable gasoline or propane generators using a tank similar in size to a grill tank (20lb) are permitted. For the safety of all in the RNH community, generators must be used properly, including always running portable generators outside the house (never inside or in a garage) and keeping generators away from open windows— including neighbors' windows— so deadly exhaust does not enter the home. For more information in generator safety, log onto www.usfa.fema.gov/downloads/pdf/fswy24.pdf .

4I. TRASH CANS AND TRASH REMOVAL

Trash removal is provided by Northampton Township. **Trash and recycling are currently collected at the street curb on Tuesdays.** Residents should refer to the Northampton Township website for updates, holiday schedules and to register for notifications at <https://www.whitetaildisposal.com/municipality/northampton-township/>

All trash receptacles must be stored inside the home and/or garage. RNH homeowners are requested to paint their house number on their trashcan(s) and lid(s).

All trash must be stored in a secured plastic trash bag or in a trashcan before being placed at the curb. All food items must be placed in a trash can with a secure lid (rather than a freestanding plastic bag) to prevent access by animals and birds. The Ridings is surrounded by a nature reserve and proper containment of garbage is paramount.

Bags that will be placed outside for collection must be heavy duty. Any other type of bag (regular kitchen can bags, grocery store bags, etc.) is strictly prohibited. Additionally, paper bags, cardboard boxes or containers smaller than 20-gallons are prohibited.

Trash of any type may not be placed at the street curb before 6 p.m. the evening (currently Monday) before the collection day and should not obstruct sidewalks.

Trash cans must be removed from the street curb and brought inside no later than the evening (currently Tuesday) of the day trash is collected.

Each household may put out a maximum of 3 bags on the side of the can each week or a 55 gallon or less personal bin. If too many items are placed at the street curb and they are not collected, RNH homeowners are responsible for removing said items and storing them inside their home/garage until proper disposal can be arranged.

RNH homeowners must pick up any of their trash that falls/blows onto the street and lawn of surrounding homes after collection.

Yard waste is picked up on Wednesday (the day after regular trash) from April 1 to December 15. Leaves and weeds must be packed in cans or 30-gallon biodegradable paper bags weighing no more than 50 pounds. During this time period, yard waste in *plastic bags* will not be collected. Tree branches and shrubbery must be no more than 3 inches in diameter and no more than 36 inches long. They must be bundled and tied and/or put in biodegradable bags. If placed in a trash can, they may not extend over the top of the can. After December 15 and until March 31, up to 5 containers of yard waste may be put out with the regular trash collection (currently on Tuesday).

Cardboard boxes that are too big to fit inside the recycling container must be flattened and tied and placed next to the recycling container for pickup. Newspapers should be placed inside the recycling container.

Large bulk items/pieces, such as a chair or sofa, carpet, water heaters, etc. are to be placed at the street curb only on Monday evening for Tuesday collection. Only one (1) large bulk item will be collected at a time. Placing multiple items on the curb may result in township fines for dumping. Multiple items for trash may require a dumpster. (See Section 3U regarding dumpster usage.)

Carpet and padding needs to be rolled and taped closed, no more than three (3) feet in length. 10 rolls of carpet = 1 bulk item.

Windows, mirrors and glass panels will be collected providing they are taped with an "X" to pattern to prevent breakage. If the item breaks, the resident is responsible for promptly cleaning up any pieces of glass.

Refrigerators, freezers, air conditioners and dehumidifiers contain Freon, which is a hazardous material. Residents must call the trash hauler (currently 610-936-9967) to schedule a pickup date in advance. There is no additional cost for this service.

The current Trash Company for Northampton Township is Whitetail Disposal, and the company cannot take hazardous waste including:

- Radioactive, reactive, toxic, ignitable, corrosive, or acidic items.
- E-waste including televisions, computers, etc.
- C & D, including concrete, roofing, and other home remodeling debris.

Most bulk waste will be collected on the regular collection day and limited to one (1) regular household item per week of reasonable size, weight, and safety. All bulk items should be scheduled in advance. By calling 610-936-9967.

Not all items can be collected with the normal truck, and some may require a specialty truck that operates on a different schedule. Specialty items may not be included with township service.

Bulk Items Requirements:

- Mattresses and box springs must be wrapped in plastic.
- Toilets must be bagged.
- Collection of Items Containing Freon

Freezer, Refrigerator, Air Conditioner, Dehumidifier, Water Cooler:

- All doors must be removed prior to pick up.
- These items cannot be picked up with the regular truck.

C & D, including concrete, roofing, and other home remodeling debris are not considered bulk items.

On January 24, 2013, a landfill ban on desktop and laptop computers, computer monitors, computer peripherals, and televisions went into effect. DEP urges citizens to do their part for the environment by recycling or reusing as many electronic devices as possible to limit the number of those items and their hazardous components from entering the environment through landfills and other disposal activities. Residents needing to dispose of an electronic item should contact Northampton Township for recycling dates and locations. See <http://www.ewastepa.org/> for further information on electronics recycling.

Household recycling items will be picked up on the regular trash pick-up day (currently Tuesday) Recyclables must be clean and dry. Do not bag recyclables. If your recycling is contaminated or includes items that are not acceptable according to the following list, they will be rejected.

Acceptable Items

Plastic 1–7 (1 & 2 preferred)
Printed Paper
Cardboard
Aluminum & Tin Cans
Glass Bottles & Jars

Unacceptable Items

Plastic Bags
Plastic Wrap & Film
Flexible Packaging
Food or Yard Waste
Pizza Boxes
Shredded Paper
Styrofoam and Packaging Peanuts

Watch for date changes when regular trash will not be collected. (Refer to Northampton Township website/contact or television channel information per Section 1E1 and sign up for notifications at: <https://www.whitetaildisposal.com/municipality/northampton-township/>).

Questions or problems concerning trash collection should be directed to Whitetail Disposal at 610-936-9967 or Northampton Township at 215-357-6800.

4J. NEIGHBORHOOD COURTESY QUIET TIME AND RESPECT OF PRIVATE PROPERTY

No RNH neighbor may create a nuisance—via excessive noise or other action—thereby disturbing other residents in the community. In particular, a **Courtesy Quiet Time Curfew is in effect from 9 p.m. to 8 a.m. daily**. No power equipment (mowers, saws, etc.) may be used during the Courtesy Quiet Time. (Private landscapers hired by individual homeowners must be advised of this rule.)

Be considerate of your neighbors by:

- Not mowing your lawn before 8 a.m. on weekdays and 9 a.m. on weekends.
- Respecting the privacy and private property of your neighbors—especially owners of homes at the end of each cluster—by walking/driving machinery (i.e., lawn mowers, spreaders, etc.) and requiring vendors to walk along lot borders/easements and not through the middle of front, side, or rear yards. A 5-foot easement exists between the properties of end-unit homes and at the rear of all private lots (along the property boundaries) to provide residents with backyard access. Please respect the private property of end-unit homeowners as well as all homeowners by utilizing the easement area and asking vendors to do the same.

4K. FIREWOOD

No more than one (1) cord of firewood may be stored (neatly stacked) on a RNH homeowner's property. Wood piles must be placed so as to not obstruct any existing drainage patterns or easements. Tarps may be used to cover the pile, providing the color used is brown or clear.

4L. LAWN AND YARD ORNAMENTS

Lawn ornaments need to be consistent with the exterior harmony of The Ridings at Northampton community and that of an executive townhome community, and sensitive to the closeness of fellow neighbors.

4M. HOLIDAY DECORATIONS

Holiday decorations must be consistent with the exterior harmony of The Ridings and an executive townhome community. They should be installed and removed on a timely basis—generally within one (1) month before/after the holiday and stored inside during the off-season.

4N. MAILBOXES

No posters or notices may be attached to the mailboxes. Also motor vehicles are not permitted to be parked so that they block access to the mailboxes.

4O. TARPS/COVERS FOR OUTDOOR GRILLS/OUTDOOR FURNITURE/CARS (See also Section 4K regarding covering firewood.)

Tarps may be used on roofs under emergency situations. Roof tarp usage exceeding fourteen (14) days requires RNH Board approval.

Conformed car covers are allowed only for licensed and inspected vehicles parked in RNH homeowner's driveway.

Brown tarps (to match acceptable wood tones of decks in the Ridings) in good condition can be used October–April to store summer outdoor furniture/grills under/on decks or otherwise stowed neatly in conformance with Ridings standards.

Covers for outdoor furniture, grill, or other items used year-round or in the summer must be in good condition and not ripped, faded or otherwise detract from Ridings standards.

4P. FIREWORKS

Homeowners/renters/guests are NOT permitted to shoot fireworks in the Ridings development at any time for any reason due to the closeness of the homes and local/state regulations.

4Q: HUNTING

The Ridings at Northampton is surrounded by the Bellwood Nature Preserve (north and south divisions) owned and maintained by The Nature Conservancy. In addition, Ridings wooded and open space common ground is part of a natural greenway extending from the Churchill Nature Center through to Playwicki Farm. Wildlife in the Ridings is abundant, and in keeping with the restrictions of preserved space and community harmony with our human and wildlife residents, hunting anywhere in the Ridings is strictly prohibited.

To learn more about the Bellwood Preserve, including activities permitted/excluded on this land, contact The Heritage Conservancy at: INFO@HERITAGECONSERVANCY.ORG 215-345-7020 or visit <https://heritageconservancy.org/>

SECTION 5
The Ridings at Northampton Residents Association
Building Specifications

Ridings Style Homes:

1-54 Bellwood Drive (excluding #'s 6-18, even only)
201-256 Sycamore Circle

Pinnacle Point Style Homes:

6-18 Bellwood Drive (even #'s only)
327-337 Basswood Circle (odd #'s only)
361-369 Basswood Circle (odd #'s only)

Holland Meadows Homes:

55-132 Bellwood Drive
301-325 Basswood Circle
339-360 Basswood Circle

5A. Ridings Style Homes See also the section for RIDINGS AT NORTHAMPTON
SPECIFICATIONS FOR ALL HOMES

1. Roof Shingles (Prior Architectural Approval Required):

1-9	Bellwood (odd #'s)	CertainTeed Landmark AR Dimensional; "Cobblestone Grey"
11-21	Bellwood (odd #'s)	CertainTeed Landmark AR Dimensional; "Resawn Shake"
22-34	Bellwood (even #'s)	TAMKO Heritage Series Dimensional, "Rustic Cedar"
23-33	Bellwood (odd #'s)	CertainTeed Landmark AR Dimensional, "Moire Black"
35-45	Bellwood (odd #'s)	TAMKO Heritage Series Dimensional "Thunderstorm Grey"
36-44	Bellwood (even #'s)	CertainTeed Landmark AR Dimensional, "Cobblestone Grey"
46-54	Bellwood (even #'s)	TAMKO Heritage Series Dimensional, "Autumn Brown"
201-211	Sycamore (odd #'s)	CertainTeed Landmark AR Dimensional; "Resawn Shake"
202-212	Sycamore (even #'s)	GAF/Timberline 30 Dimensional; "Charcoal"
216-224	Sycamore (even #'s)	CertainTeed Landmark AR Dimensional; "Cobblestone Grey"
223-233	Sycamore (odd #'s)	TAMKO Heritage Series Dimensional; "Autumn Brown"
226-236	Sycamore (even #'s)	CertainTeed Landmark AR Dimensional; "Resawn Shake"
235-245	Sycamore (odd #'s)	TAMKO Heritage Series Dimensional "Thunderstorm Grey"
238-246	Sycamore (even #'s)	TAMKO Heritage Series Dimensional; "Autumn Brown"
247-255	Sycamore (odd #'s)	CertainTeed Landmark AR Dimensional; "Moire Black"
248-256	Sycamore (even #'s)	CertainTeed AR Dimensional, "Resawn Shake"

5A. Ridings Style Homes continued

2. Replacement Windows / Storm Windows:

(Prior Architectural Approval Required):

All Ridings' Homes: White – no grids

3. Storm Doors* (Full View Style **only – No Details or Decorations):**

1-9	Bellwood (odd #'s)	White
11-21	Bellwood (odd #'s)	Almond
22-34	Bellwood (even #'s)	Almond
23-33	Bellwood (odd #'s)	White
35-45	Bellwood (odd #'s)	White
36-44	Bellwood (even #'s)	White
46-54	Bellwood (even #'s)	Brown
201-211	Sycamore (odd #'s)	Almond
202-212	Sycamore (even #'s)	White
216-224	Sycamore (even #'s)	White
223-233	Sycamore (odd #'s)	Brown
226-236	Sycamore (even #'s)	Almond
235-245	Sycamore (odd #'s)	White
238-246	Sycamore (even #'s)	Brown
247-255	Sycamore (odd #'s)	White
248-256	Sycamore (even #'s)	Almond

***Storm doors leading to the back yard can be “White” or “Almond” or the same color as the approved color for the front storm door of the townhouse.**

5A. Ridings Style Homes continued

4. Front Door Style and Paint and Deck/Patio Doors (All Colors – MAB paint*):

Front Door Style: Must match door being replaced. Contact Management Company for guidance.

French doors may be installed in place of sliding glass doors. Color must match.

Sliding glass doors and other deck/patio doors must match the door being replaced.

1-9	Bellwood (odd #'s)	Ranch Red
11-21	Bellwood (odd #'s)	Governor's Fawn
22-34	Bellwood (even #'s)	Bayberry Green
23-33	Bellwood (odd #'s)	Concord Blue
35-45	Bellwood (odd #'s)	Fairmount Green
36-44	Bellwood (even #'s)	Ranch Red
46-54	Bellwood (even #'s)	Bootmaker Brown
201-211	Sycamore (odd #'s)	Governor's Fawn
202-212	Sycamore (even #'s)	Concord Blue
216-224	Sycamore (even #'s)	Ranch Red
223-233	Sycamore (odd #'s)	Bootmaker Brown
226-236	Sycamore (even #'s)	Governor's Fawn
235-245	Sycamore (odd #'s)	Fairmount Green
238-246	Sycamore (even #'s)	Bootmaker Brown
247-255	Sycamore (odd #'s)	Concord Blue
248-256	Sycamore (even #'s)	Governor's Fawn

5A. Ridings Style Homes continued

5. House Trim Paint (All Colors – MAB paint)*:

1-9	Bellwood (odd #'s)	Slate Gray
11-21	Bellwood (odd #'s)	Wheat Sheaf
22-34	Bellwood (even #'s)	Lamb's Wool
23-33	Bellwood (odd #'s)	Sky Grey
35-45	Bellwood (odd #'s)	Rockhill
36-44	Bellwood (even #'s)	Slate Gray
46-54	Bellwood (even #'s)	Autumn Tan
201-211	Sycamore (odd #'s)	Wheat Sheaf
202-212	Sycamore (even #'s)	Sky Grey
216-224	Sycamore (even #'s)	Slate Gray
223-233	Sycamore (odd #'s)	Autumn Tan
226-236	Sycamore (even #'s)	Wheat Sheaf
235-245	Sycamore (odd #'s)	Rockhill
238-246	Sycamore (even #'s)	Autumn Tan
247-255	Sycamore (odd #'s)	Sky Grey
248-256	Sycamore (even #'s)	Wheat Sheaf

***MAB paint was purchased by Sherwin Williams in 2007. Contact the Property Manager if there is difficulty finding the MAB colors.**

6. Stucco (requires A & E approval)

Stucco replacement, repair or painting/sealing must match the original color and the procedure/color must be approved by the Board in advance. The LJS/Andek Polagard System is recommended in Snowball Yellow.

5A. Ridings Style Homes continued

7. Wood Capping (Prior Architectural Approval Required):

1-9	Bellwood (odd #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
11-21	Bellwood (odd #'s)	Alcoa Mastic; "Sandtone"
22-34	Bellwood (even #'s)	CertainTeed PVC Textured; "Prairie Sand"
23-33	Bellwood (odd #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
35-45	Bellwood (odd #'s)	Ashland Davis – "Clay"; or Napco – "Natural Clay"
36-44	Bellwood (even #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
46-54	Bellwood (even #'s)	Alcoa Mastic; "Sandtone"
201-211	Sycamore (odd #'s)	Alcoa Mastic; "Sandtone"
202-212	Sycamore (even #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
216-224	Sycamore (even #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
223-233	Sycamore (odd #'s)	CertainTeed D-4 Rough Cedar; "Sandtone"
226-236	Sycamore (even #'s)	Alcoa Mastic; "Sandtone"
235-245	Sycamore (odd #'s)	Ashland Davis – "Clay"; or Napco – "Natural Clay"
238-246	Sycamore (even #'s)	CertainTeed D-4 Rough Cedar; "Sandtone"
247-255	Sycamore (odd #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
248-256	Sycamore (even #'s)	Alcoa Mastic; "Sandtone"

8. Replacement Garage Door (Prior Architectural Approval Required):

All Ridings Homes: Same style as Clopay Series 4050 or 4300 (no windows) "Chocolate"

9. Garage Door Paint:

All Ridings Homes: American Tradition by Valspar "Gardener's Soil" #2010-9 (available at Lowe's)

10. Electrical Boxes:

All Ridings Homes: *MAB Sea Shore Semi-Gloss; Exterior Acrylic Latex "Wheat Sheaf - #0241174"

The Ridings at Northampton Residents Association Building Specifications

5B. Pinnacle Point Style Homes

See also the section for RIDINGS AT NORTHAMPTON SPECIFICATIONS FOR ALL HOMES

1. Roof Shingles (Prior Architectural Approval Required):

6-18	Bellwood (even #'s)	CertainTeed Landmark AR Dimensional; "Weathered Wood"
327-337	Basswood (odd #'s)	CertainTeed Landmark AR Dimensional; "Weathered Wood"
361-369	Basswood (odd #'s)	TAMKO Heritage Dimensional, "Autumn Brown"

2. Replacement Windows / Storm Windows:

(Prior Architectural Approval Required): White. Trim must match wood or capping on exterior window frame

3. Storm Doors (Full View Style only – No Details or Decorations):

All Pinnacle Point Homes: Almond

4. Front Doors and Paint and Deck/Patio Doors

Front Doors - All Pinnacle Point Homes: *Sherwin-Williams: "Concord Ivory" **For approved front door styles please contact the Management Company.**

Sliding glass doors and other deck/patio doors must match the door being replaced. Grids are permitted for rear deck door only on Pinnacle Point homes and other homes where the style was original to the home and/or with approval.

5. Siding:

All Pinnacle Point Homes: Alcoa Mastic Barkwood; "Sage"

6. Aluminum Capping (Prior Architectural Approval Required):

All Pinnacle Point Homes: Wolverine Manor Panel; "Clay"

7. Replacement Garage Door (Prior Architectural Approval Required):

Same style as: Amarr (Stratford Collection) raised short panel; 4 rows of 4 panels; no windows. Color: to match garage door paint specs below.

8. Garage Door Paint:

Pinnacle Point Homes: 2-18 Bellwood - "Vlad Gray"

327-337 Basswood Circle - "Vlad Gray"

361-369 Basswood Circle – MAB "Concord Blue"

***MAB paint was purchased by Sherwin Williams in 2007. Contact the Property Manager if there is difficulty finding the MAB colors.**

The Ridings at Northampton Residents Association Building Specifications

5C. Holland Meadows Style Homes

See also the section for RIDINGS AT NORTHAMPTON SPECIFICATIONS FOR ALL HOMES

1. Roof Shingles (Prior Architectural Approval Required):

All Holland Meadows Homes: CertainTeed Landmark Dimensional "Heather Blend"

2. Replacement Windows:

All Holland Meadows Homes: Dark Brown – no grids; or JELD-WEN Replacement windows to match original

3. Storm Windows (Prior Architectural Approval Required):

All Holland Meadows Homes: "Almond"

4. Storm Doors (Full View Style **only** – No Details or Decorations):

All Holland Meadows Homes: "Almond"

5. Front Doors and Paint and Rear Deck/Patio Doors:

All Holland Meadows Homes: *MAB: "Concord Blue". There are two door styles approved for Holland Meadows Homes. Contact the Management Company for details.

Sliding glass doors and other deck/patio doors must match the door being replaced.

French doors may be installed in place of sliding glass doors. Color must match. No grids.

6. Aluminum Capping (Prior Architectural Approval Required):

All Holland Meadows Homes: poly aluminum trim coil country beige poly/161 wh warm sandlewood Alternate manufacturers/suppliers must match this product.

7. Wood Trim Paint (around doors):

All Holland Meadows Homes: *MAB "Gentle Doe"

8. Replacement Garage Door (Prior Architectural Approval Required):

All Holland Meadows Homes: Same style as Amarr (Stratford Collection) raised short panel; 4 rows of 4 panels; no window. Color: Must paint to match MAB: "Concord Blue"

9. Garage Door Paint:

All Holland Meadows Homes: *MAB: "Concord Blue"

RIDINGS AT NORTHAMPTON BUILDING SPECIFICATIONS

5D. SPECIFICATIONS FOR ALL HOMES

Ridings, Pinnacle Point and Holland Meadows

1. House Numbers:

Lighted or unlighted, all house numbers must be visible from the street and consistent with the exterior harmony of The Ridings and an executive townhome community.

2. Light Fixtures, Low Voltage or Solar Exterior Walkway Lights /Spotlights

Maximum height for walkway/spotlight fixtures is 15" and the casing may be only black, silver, brass, bronze or copper in color and should be uniform and consistent in color and styling. Solar light fixtures that are no longer working whole be disposed of promptly. With the exception of special holiday decorations (see section 4M) fixtures should emit only and emit white or yellow light.

Fixtures attached to a home must be in harmony with the trim of the home and appropriate in size and location.

Lights attached to a home or on the property may not be directed to shine into a neighbor's window or reflect in a manner that it is disruptive to the neighbor.

3. Gutters and Gutter Extensions (A&E form required)

All Homes: Replacement gutters and extensions must match original gutter color (generally cream/light beige/wheat sheaf family)

4. Decks, Railings, Fences, Landscaping Walls/Ties: (see also section 3V In Ridings Rules and Regulations)

DECKS

Decks may be constructed from natural wood or approved synthetics such as Trex, in natural wood tones.

Wood and composite decks that are in compliance with Northampton Township Deck Ordinances are permitted. RNH homeowners must obtain written approval from the RNH Board of Directors prior to beginning construction, expansion or improvement of a deck. An A&E form along with a set of drawings indicating dimensions, orientation, materials and other details (such as privacy screens, etc.) must be submitted to the RNH Board of Directors (or management company) for review and approval prior to the installation and/or expansion of all decks. Drawings must be in sufficient detail to determine conformity with all requirements specified below. Material brands and color samples must be included with the request. Once the Board approves a deck plan, the homeowner must obtain all necessary building permits and inspections required by Northampton Township. The Board will conduct a follow-up inspection after construction is completed.

Deck Size and Positioning

All portions of a deck, including stairs, are restricted to 16-foot maximum from the home's rear wall and must be entirely behind the home (i.e., it cannot extend into a side yard). Northampton Township has specific requirements regarding the size/orientation of decks based on an owner's property boundaries. Contact the township to be certain the deck size and positioning is in compliance with property boundaries.

Deck Materials

Pressure-treated or cedar wood and composites are permitted.

Deck Spindles and Railings

Spindles must be at right angle to deck; no designs permitted. The color of the railing/spindles must be wood tones consistent with/matching the color of deck floor and support beams.

Composite Deck Colors

Only brown wood tones may be used. Deck flooring, posts, beams, spindles, and railing must be matching (or blending where an exact composite match is not available). ***NOTE: Material options change frequently and RNH homeowners must submit a sample of the proposed deck material (flooring and rails) along with the A&E form/plans to be certain the color falls within in appropriate wood tone range.***

Deck Privacy Lattices and Fences

Subject to the approval by the RNH Board of Directors, lattice may be installed vertically as a privacy screen on the sides of decks. Privacy fences/lattice cannot exceed 6 feet in height (from the deck floor) for the first 8 feet extending from the rear of the home and no higher than four (4) feet beyond that point to the end of the deck. The style of the privacy fence must be detailed in the A&E form/plans submitted to the Board.

In addition, privacy lattice and fences may also be installed below the deck (extending from the ground to the bottom of the deck on sides and/or front) provided the lattice/fence matches the color of the deck. Similarly, fences surrounding the yard must also be the same wood tone color as the deck.

Deck Staining Guidelines, Including Wood Fences and Landscaping Ties

Only natural-wood (in brown family) color stains or treatments may be used in compliance with the existing Building Specifications and prior RNH Board approval. RNH homeowners who do not choose to have a composite deck may continue to use *clear sealant* or stains to color and maintain a new or older deck. RNH homeowners *are required* to properly maintain wood decks, fences, and landscaping ties, including periodic sealing. **Painted decks are not permitted.**

NOTE: RNH homeowners wishing to use a semi-transparent or solid stain must submit an A&E form to the RNH Board for approval prior to sealing/staining the deck. Using incorrect stains that have not been approved in advance will need to be removed and replaced.

The RNH Residents Association stain and composite regulations are designed to maintain uniformity and avoid stark color contrast in the community while assisting RNH homeowners in meeting their maintenance responsibilities in an efficient and cost-effective manner. While the regulations offer a wide range of natural wood colors and composite options **only brown wood tones may be used and stains must be transparent, semi-transparent or solid. Paint is not acceptable.** RNH homeowners must submit stain colors for approval prior to application. Using stains that do not fall within the color spectrum will need to be removed and replaced.

FENCES

Natural wood fencing is permissible only after a written plan is submitted to the RNH Board of Directors and approval is received.

Fences must be spaced, gothic picket style or spaced, dog-ear picket style. No other fence styles are permitted.

Fences may not exceed five (5) feet in height and must be stained according to Section 3W on deck staining guidelines.

For interior homes: fences may only be installed in the rear yard; for homes at the end of each cluster: the fence may not extend beyond a line formed by the outer sidewall of the home.

Fences may not extend into the side yards and may not be installed on common ground.

No fencing (decorative or privacy) is permitted in a front yard.

No yard property boundary line is to be formed by cinderblocks, bricks, masonry, structures, hedges, or shrubbery (including the area between driveways) without RNH Board approval. **NOTE: RNH homeowners are responsible for verifying property lines and/or easements.**

If a fence is mistakenly constructed on another RNH homeowner's property or on common ground, the homeowner of the fence is responsible for the repositioning or removal of that section of fencing.

Fences cannot block access to interior units and must accommodate a minimum 5-foot easement access.

5. Walkway / Entry Steps / Patio Paver / Landscaping Walls and other Hardscaping (front of home)*:

Prior Architectural Approval Required: only earth tone stone will be considered

Front of Home: Recommended: All Homes: EP Henry Brick Stone (not Coventry Brick Stone)

Harvest Blend / Dakota Blend combination

90 Degree Herringbone pattern

Brick Stone Border style in Soldier Course pattern, in

Harvest Blend, Dakota Blend or combination

Bullnose Step style in exact same color as border

Other options and stone for landscaping walls and border must be comparable to/match/blend with EP Henry stone listed above. White stone is also permitted.

Rear patio additions require submission of an A & E form and prior Board approval to be certain it conforms with the home exterior/community standards.

6. Awnings (Prior Architectural Approval Required):

All Homes: Sunsetter Awning in "Coffee Stripe" or "Linen."

www.sunsetter.com_ 800.876.2340

Sunsetter motorized awnings

8-18 ft. (acrylic or laminated fabric)

19-20 ft. (acrylic fabric only)

Motorized XL Model

14-20 ft. (acrylic fabric only)



**ARCHITECTURAL & ENVIRONMENTAL CHANGE
PROPOSAL FORM**

Date: _____

Write the specifications/description of what you propose. Where appropriate provide separate deck or patio plan/sketch with dimensions. Provide brochure with type/color/design circled. Provide composite deck sample. Provide landscaping plan. Use reverse side, if necessary.

A & E Form Approvals remain in effect for six (6) months. All work must be completed within that time. If your project is not completed within six (6) months of the approval date on this letter, you will need to complete a new request.

Submit all required drawings, contractor proposal and insurance certificate with completed form. Prior to any work, a homeowner must first obtain any required building permits from Northampton Township [215-357-6800 for information].

 Homeowner's Name _____ Address _____
 Phones: Home: _____ Work: _____ Cell: _____

This Portion is for Association Use

Permission is hereby **Granted** for the request described above. _____

Permission is hereby **Denied** for the request described above. _____

Board Member _____ **Date** _____
 Continental Property Management Inc., 975 Easton Road, Suite 102, Warrington, PA 18976
 PHONE 215-343-1550 FAX: 215-343-4409