

South Abington Woods II Property Owners Association

OTHER RULES & REGULATIONS

As amended August 31, 2025

South Abington Woods II Property Owners Association

OTHER RULES & REGULATIONS

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Preamble

Other Rules and Regulations are adopted by the Association Board of Directors upon a majority vote in the presence of a quorum. All townhouse Owners, by acceptance of a deed for their townhouse, are subject to the following whether or not referred to in any deed for the Owner's property.

In any conflict, Commonwealth of Pennsylvania regulations shall supersede the Covenants, which shall supersede the Bylaws, which shall supersede any and all Other Rules and Regulations.

Each Owner shall be responsible for all actions of their Residents, Visitors and Guests, and it is the Owner's responsibility to ensure that all Residents, Visitors and Guests comply with these Other Rules and Regulations.

South Abington Woods II Property Owners Association

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Article I: Landscaping

The following regulations pertain only to lawns and mulched areas adjacent to individual units. All landscaping in the common area lawns and mulched berms is the sole responsibility of the Association Landscaping Committee and nothing (plants, flowers, shrubs, trees, objects, bird feeders, etc.) may be placed in these common areas.

1. No hanging baskets or other objects may be attached to the buildings, and nothing may be placed on the lawn, including plants, which would interfere with lawn mowing.
2. Plants in pots are allowed on patios, porches, sides of driveways next to garages, and in the mulch beds. Maintenance of flowers or shrubs planted in mulch beds is the sole responsibility of the owners and the Association is not responsible for any damage done by mulching or contracted landscaping maintenance.
3. Planting around the back of any unit, and alongside the porch on an end unit, is allowed. The width of the bed from the building must be no more than two (2) feet. Any mulch used must conform to the color used by the landscaper. Maintenance of these plantings is the sole responsibility of the owner.
4. No vegetables may be planted in the ground. Any vegetables or herbs must be planted in pots and kept on the back patio. Care and maintenance of these plantings is the sole responsibility of the owner.
5. Only the following six types of shrubs are currently acceptable in the front entrance mulch beds of all units: spirea, boxwood, holly, azalea, dwarf barberry and dwarf hydrangea. Any other species must be pre-approved by the landscaping committee. Should one type of these plants continue to fail, it may be replaced with another from the acceptable category. Note that barberry shrubs are no longer permitted by the PA Dept of Agriculture for new or replacement planting, but existing barberry plants may remain if they are in good condition.

End units have burning bushes on the sides which may be either replaced in kind or with azaleas. If replacing the burning bushes with azaleas, all 5 or 6 plants must be the same (all burning bushes or all azaleas).

6. Owners are responsible for the replacement of shrubs in front and on sides of their unit. The owner has the option of replacing the plant(s) or may request this be facilitated by the Association Landscape Committee and done by the landscape company at the owner's expense. If plants are not replaced within one month (during the growing season), the owner will receive a notice from the landscape committee. If replacement has not occurred within two weeks after this notice, the committee will have the plant replaced at the owner's expense.
7. It is the owner's responsibility to water all newly planted grass and shrubs.

Landscaping Committee
8/31/2025

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Article II: Snow Removal

1. During a snow or ice event, there should be no vehicles, including visitors' cars, parked on Wyndham Road.
2. The contractor will not clean off cars in driveways in order to minimize accidental bumps or scratches to vehicles.
3. If you own a pet and you do not want the sidewalks and driveways salted, please let the snow committee know, using the email address below.
4. No snow should be shoveled onto the road at any time for any reason.

Snow Removal Committee

Article III: External Modifications

Prior to seeking to perform any exterior unit alterations, owners must first secure written approval from the Association Board of Directors through the Architecture Committee.

These alterations include, but are not limited to, storm doors, sunrooms, replacement windows, and paver patios in the rear, which if approved shall be paid for by the owner and all associated maintenance costs shall be the responsibility of the owner.

Outside contractors must provide a Certificate of Liability Insurance prior to the start of a job.

Contact the Architecture Committee for an External Modification Permit application.

Architecture Committee

Article IV: Fire Pits/Tables

1. Only natural gas or propane fire pits are allowed. WOOD-BURNING FIRE PITS ARE NOT PERMITTED. Hook up to natural gas must be approved in advance by the Architectural Committee.
2. Fire pits must be placed on a fire-resistant surface.
3. When in use, fire pits must be placed as far as possible from house structure. Fire pits may not be placed in the common area.
4. Unit owners must be present to monitor the area when the fire pit is in use.
5. Fire pits must not create smoke, odor or soot which disturbs other residents.
6. Fire pit must have a tempered glass wind guard at least six (6) inches in height.

Owner is responsible for any damage to landscaping or structures resulting from fire pit use.

Architecture Committee

Article V: Hot Tubs

Hot tubs of any kind are not permitted in the development.

Architecture Committee

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Article VI: Fees and Fines

1. **Resale Certificate Fee:** A Resale Certificate from the Association is required for all property transferred in accordance with Pennsylvania Uniformed Planned Community Act. The fee to prepare a Resale Certificate is **\$300.00** which shall be paid by the seller of the Unit.
2. **Late Fee:** Failure to pay dues within ten (10) days of the due date will result in a monthly late fee of **\$25.00**, as well as penalty interest costs which will accrue at the monthly rate permitted by Pennsylvania Title 68 § 5314, currently **1.25%** (15% per annum).
3. **Violation Fines:** If a Violation is not eliminated to the satisfaction of the Board within the period specified in the Violation notice, a second notice will result in a **\$50.00** fine assessed to the Owner. If the Violation continues, or occurs again, after the second notice any subsequent notices will result in **\$100.00** additional fines assessed against the Owner.

Association Board of Directors

Association Contact Information

Board of Directors: poaexecutiveboard@gmail.com
_Landscaping Committee: landscapingpoa@gmail.com
Snow Removal Committee: poasnowremoval@gmail.com
Architectural Committee: poaarchitecturecomm@gmail.com
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