**Blackthorne Estates Community-Wide Standard for Property Maintenance**

**Rules and Regulations**

The Standard

In accordance with the BY-LAWS OF BLACKTHORNE ESTATES HOMEONWERS ASSOCIATION and COVENANTS OF BLACKTHORNE ESTATES, INC. the Rules and Regulations are applicable to all properties and property owners in Blackthorne Estates.

Section 16 – f., The Board of Directors has the power to make and amend Rules and Regulations. It is under the authority of the By –Laws of Blackthorne Estates Homeowners Association

It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly, or un-kept conditions of building, grounds or lot which shall tend to substantially decrease the beauty of the neighborhood as a whole or the specific area.

The following criteria having been adopted by the Blackthorne Estates Board of Directors to further define and clarify the community-wide standards to eliminate the subjective evaluation of the Covenants, Bylaws and Rules and Regulations and aid in compliance by all association members. The following Criteria include, but are not limited to:

Yards - (The following criteria standards regarding yard, grounds, landscaped areas and paved surfaces are all subject to the standards and policies):

* Trash and litter will be kept under control at all times. Trashcans, recycling containers, boxes and bags **Must** not be visible from the street or adjacent properties **at any time**.
* **Trash and Recycling container are to be placed at the end of the driveways and not in the street.**
* Firewood will be stacked neatly behind the house.
* Free standing Basketball hoops, Toys, bicycles, baby pools, wheelbarrows and other equipment will be stored out of sight when not in use.
* Vehicles are to be parked in driveways or garages, not in yards or on the grass.

Driveways and front walks will be kept in good repair to avoid unsightly pot holes, sink holes, broken pavement, etc. Driveways will also be kept free from leaves, debris, weeds, and grass.

* Dead shrubs and flowers will be removed and/or replaced. Dead trees should only be removed after Architectural Committee Approval.
* Tree limbs, piles of leaves or grass and other debris will be properly disposed of.
* Leaves need to be removed from lawns and disposed of properly.
* Grass will be no higher than four inches.
* Where practicable, barren areas will be reseeded or incorporated into mulched beds.
* Mulched and landscape areas (I.e. mulch beds, flower beds,etc.) will be kept free of weeds and grass.
* Piles of mulch, top soil, gravel, etc. will not be maintained on a residential property, but will be used in the proper places.
* Shrubs will be pruned to maintain a neat appearance.

Houses and Buildings (The following criteria standards regarding houses and buildings are all subject to the standards and policies):

* Missing shutters or shingles will be replaced. Broken shutters, gutters or downspouts, torn screens, and broken windows will be repaired or replaced.
* Rotten wood on decks, stoops, steps, siding or trim, fences, broken lattice or broken railings will be repaired or replaced.
* Paints or stains that have faded, discolored, peeled, chipped or cracked are in need of maintenance will be repaired immediately.
* Mold, mildew, rust or other stains that discolor the exterior or roof of the house will be removed.
* Playhouses, swing sets, storage sheds, and other structures will be kept in good repair and appearance at all times.

Parking

* Cars are to be garaged and not left out in the driveways. The only exception is if you have a third vehicle that is used daily. All homes have a minimum of 2 car garages and the Covenants are written to keep the driveway clear and maintain the appearance of a well maintained neighborhood.
* Vehicles parked in driveways also affects snow removal in the winter time. For the Carriage and Manor Homes snow will not be cleared around vehicles. If a third vehicle is parked properly in the driveway, the snow removal crews will clean that portion of the driveway.
* Property owners will not maintain on their property inoperable or unregistered vehicles and may not repair vehicles on their property outside of an enclosed garage.
* Vehicles should not be parked on the street overnight or as a general rule. This is especially true in the winter time as snow plows will not be able to clean the streets.

Pets

Pets must be under control at all times and remember that when you walk you pet on another’s property you are TRESPASSING. Additionally, pets must be leashed when walked in the

Neighborhood and all Pet owners are responsible for following all Ordinances of Penn Township, Westmoreland County.

Pet Owners should be mindful of barking, noises and other behaviors that may disturb neighbors. Owners are Responsible for the proper clean-up and discarding of pet waste.