

**THE VILLAGE AT SUMMIT CREST**  
**GUIDELINES FOR LIVING**

LOT: ADDRESS: \_\_\_\_\_, BLANDON PA. 19510

Tenant(s):

**It is the specific intent of The Village at Summit Crest to provide housing for older persons in accordance with the requirements as set forth in the Housing for Older Persons Act (HOPA)**

1. **Application of Guidelines**

These Community Guidelines apply to all Tenants in the Community and apply to all persons living with any Tenant, including children. These Community Guidelines also apply to guests and other people invited into the Community by Tenant. The violation of these Community Guidelines by any child, guest, invitee or agent of Tenant shall be considered a violation by the Tenant responsible for that person being in the Community.

2. **Maintenance Service**

All non-emergency maintenance requests must be submitted in writing to Landlord. Maintenance request must list Tenant's name, and address, and specify whether or not Tenant gives permission for Landlord's service representative to enter tenant's home in Tenant's absence. No maintenance work will be performed without a written work order. Please refer to the Warranty Booklet you received at time of settlement with respect to any maintenance that may be covered by warranty. **Please be sure to complete and mail in the warranty registration cards for your appliances.**

3. **Maintenance of Home and Leasehold Improvements (i.e. Garage, Basement)**

A. Tenant must report any problems with water meter, water connection or sewer connection to Landlord as promptly as practical.

B. The outside light in front of each Home is to be kept in working order at all times with Tenant to replace light bulbs as necessary.

C. Tenant is responsible for keeping the water and sewer connections from freezing from the ground level up to the Home.

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4. **Maintenance of Lot including Leasehold Improvements**

A. Planting of flowers, bushes, shrubs and trees is encouraged. To avoid damage to underground utility lines, Tenant must receive prior approval of Landlord before starting any digging that will extend more than 12 inches deep. Vegetable gardens must be moved to the rear of the lot. No garden or landscaping shall be permitted to interfere with the drainage of stormwater off the lot.

B. No firewood shall be permitted to be stacked on any lot.

C. No outside storage of materials or equipment of any kind shall be permitted unless in a garage or shed.

D. No basketball hoops or backboards shall be permitted on any lot.

E. Open fires shall not be permitted at any time except in charcoal or gas grills.

F. No storage of any kind is permitted under the Home.

G. No above ground fuel storage tanks shall be permitted on the property.

H. Stormwater discharge shall conform to the Village at Summit Crest Phase III Final Plan to limit discharge onto neighboring lots and property owners.

5. **Management Office**

The Management Office servicing the Village at Summit Crest Community is located at 55 Lee Spring Road, Blandon, PA 19510. Tenant should contact the manager Barabara Steffan with any questions or report any problems at 484-269-9315.

6. **Improvements to Homes**

A. Before beginning any exterior work to a Home, including the placement of a shed, Tenant must submit a drawing or picture showing the design and the dimensions of the work to be done, along with a lot plan showing the placement of any structure on the lot. Landlord reserves the right to approve or disapprove any exterior improvement. Tenant shall be required to apply to Maidencreek Township for any required building permit. Construction may not begin until Landlord has approved the design and signed the permit request and Maidencreek Township has issued a building permit.

B. Sheds constructed on a lot by Tenant shall be no bigger than 6' x 8' unless approved in writing by the Landlord. The siding and roofing must match the Home, including the pitch of the roof. The design of the shed must be approved by Landlord prior to installation of the shed. Tenant is responsible for obtaining any Township permits required for placement of sheds.

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7. **Use of Home**

Tenant may use Tenant's home for residential purposes only. Tenants shall not conduct business from the Community unless approved by Landlord. Tenant shall not paint, mark or set up any sign advertising a business on or around any Home or lot.

8. **Pets**

Please inform visitors not to bring pets. Pets which generate more than four (4) written complaints per year to Landlord due to disturbance shall no longer be able to reside in the Community. Tenants must register any new pet and shall provide Landlord with proof of license and proof of rabies shot before the pet is brought into the Community.

9. **Vehicles**

A. The speed limit in the Community is 5 M.P.H. at all places. The speed limit and all stop signs must be obeyed at all times.

B. Bicycles shall obey all posted traffic signs and speed limits.

10. **Clubhouse**

A. Use of Clubhouse – The Clubhouse will remain locked when the Community office is closed, unless previous arrangements have been made by reservation and deposit. To reserve the Clubhouse, residents must submit a reservation form to Landlord. A refundable deposit check in the amount of \$100.00 payable to Landlord and a non-refundable fee check in the amount of \$25.00 are required one week prior to the private function. The Clubhouse must be returned to good order and condition before the deposit is returned. Village at Summit Crest Community activity shall take priority over private functions in scheduling the use of the Clubhouse. All reservations shall be on a first come, first serve basis.

B. General Rules for Clubhouse Use.

1. No pets are allowed in the Clubhouse.

2. Children under 18 years of age must be accompanied by an adult at all times.

3. Use of the Clubhouse is permitted by Village at Summit Crest Tenants and guests with current guest passes. Any Tenant permitting a guest to use such Tenant's identification card will forfeit all privileges.

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4. Alcoholic beverages are not permitted within the Clubhouse, except when approved by the Landlord for special events.

11. **Trash Removal**

Trash removal is included in your rent. The pick up schedule will be announced by Landlord from time to time. Trash must be placed either in bags or in cans in front of Tenant's Home no earlier than 6:00 P.M. on the day prior to trash pickup. All cans and containers should otherwise be kept in the Tenant's storage shed or garage. If a collection date falls on any holiday, trash will not be put out until the next scheduled collection day.

12. **Fees and Charges**

A. A \$40.00 fee will be charged for each certified letter written due to violation of the Lease Agreement or these Guidelines for Living.

B. In the event Landlord finds it necessary to maintain any lawn pursuant to Paragraph 8(d) of Tenant's Lease Agreement, Landlord has a right to charge a minimum of \$25.00 per cut.

C. In the event it is necessary for Landlord to remove snow from Tenant's driveway or walkways pursuant to paragraph 8(d) of Tenant's Lease Agreement, Landlord reserves the right to charge \$45.00 per hour.

D. A \$25.00 fee will be charged for each inspection performed when a Tenant offers Tenant's Home for sale.

13. **Moving**

A. All packing containers and material used in moving must be removed from the Community by the Tenant.

B. Moving or delivery vans or trucks may not cross the lawns of any lots without prior permission of the Landlord.

14. **Grandfather Clause**. Some conditions may exist in Phase I (Mountain View Drive) at the time this lease became effective. Only the Landlord has the right to allow or "Grandfather" any pre-existing conditions in Phase I (Mountain View Drive). Pre-existing conditions that are in default of this Lease or The Guidelines for Living shall be addressed on a per case basis by the Landlord. Landlord shall have the **OPTION** to allow the pre-existing condition to exist or to allow the resident a pre-determined amount of time to make the necessary changes in order to comply with this Lease and The Guidelines for Living. Only exceptions **documented in writing** by the Landlord shall be considered Grandfather Waivers. Any resident not in compliance with the Landlords determination of any pre-existing condition shall be considered in default of this Lease and shall be subject to the Landlords remedies for such default as stated in the Lease.

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15. **General Rules**

- A. Please avoid trespassing on other Tenant's lots.
- B. Please be considerate of your neighbors by keeping noise to minimum after 10:00 P.M. Loud parties shall not be permitted at any time. Tenants shall maintain televisions, radios, CD players and other similar equipment at moderate sound levels so as not to disturb adjoining Tenants.
- C. Bows and arrows, B.B. guns, rifles or other similar weapons and fireworks shall not be permitted to be used in the Community.
- D. Skate boards and roller blades shall not be permitted within the Community.
- E. All deliveries must be made to the Tenant's home. If Tenant is unable to accept a delivery, Tenant must arrange to have a neighbor accept a delivery. No deliveries will be accepted at any office maintained by Landlord.
- F. Vendors shall not be permitted to be able to solicit in the Community except by permission of Landlord. If permitted, vendors will be issued identification card. If a vendor is soliciting without an identification card, the administrative office should be contacted immediately. Authorized vendors are permitted to deliver goods and provide services between the hours of 9:00 A.M. and 6:00 P.M.
- G. Tenants shall not interfere with the work of employees or agents of Landlord in the Community. Tenants shall contact the Landlord directly with any questions or problems about work which is being done in the Community.
- H. Landlord reserves the right to determine the opening and closing hours of any open space areas or the Clubhouse.
- I. Landlord reserves the right to make additions or changes to these Guidelines for Living when necessary. Tenants will be advised of the changes in the regulations at least thirty (30) days prior to the date any such revised regulation takes effect.

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IN WITNESS WHEREOF, Tenant understands and acknowledges receipt of the Guidelines for Living by signature(s) below.

**TENANT:**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Tenant

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