

**PENNLAND FARM WEST COMMUNITY ASSOCIATION  
RESOLUTION TO RULES AND REGULATIONS**

**WHEREAS**, the Pennland Farm West Community Association is governed by a Declaration of Planned Community, filed with the office of the Recorder of Deeds of Bucks County in Deed Book 5598, Page 909 et seq.

**WHEREAS**, Section 8.2(h) of Article VII of the Declaration vests the Board with the ability to create Rules and Regulations.

**WHEREAS**, the Board of Directors had deemed it to be in the best interest of the Association to amend the Rules and Regulations for the benefit of the community.

**NOW, THIS 18 DAY OF April, 2016, BE IT RESOLVED THAT THE RULES AND REGULATIONS OF THE ASSOCIATION ARE AMENDED AS FOLLOWS:**

**Add the following:**

• **Trash/Recycling**

Trash cans can be stored outside the home if the following regulations are adhered:


- i. The storage location must be on the side of the garage. Homes with side entry garages must store the trash can on the side to the rear of the property as to not be visible from the front of the home.
- ii. The trash can must be concealed with arborvitae. Two arborvitae must be planted in the front of the storage location and two on the side facing the neighboring property. All arborvitae must be at least four and a half (4 ½') feet tall at the time of planting to ensure proper concealment.
- iii. Board approval must be obtained prior to any installation or exterior storage.

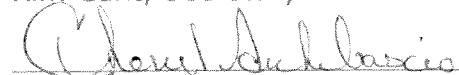
• **Recreation Equipment**

- c. Sentence 2 is deleted and replaced with the following: "Basketball backboards may be stored outside in the driveway year round provided they are properly maintained."

All other provisions on the Association's documents are to remain in full force and effect.

  
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Marc Mercurio, President

  
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Kim Gant, Secretary

  
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Cheryl Archibascio, Treasurer

  
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Erin Siciliano, Member

  
\_\_\_\_\_  
John Baydar, Member

**PENNLAND FARM WEST COMMUNITY ASSOCIATION  
RESOLUTION TO RULES AND REGULATIONS**

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**WHEREAS**, Section 8.2(h) of Article VII of the Declaration vests the Board with the ability to create Rules and Regulations.

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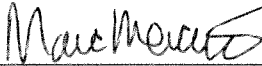
**NOW, THIS 27<sup>th</sup> DAY OF April, 2017, BE IT RESOLVED THAT THE RULES AND REGULATIONS OF THE ASSOCIATION ARE AMENDED AS FOLLOWS:**

**Replace the following:**

• **Sheds, item d, line 3**

Sentence is deleted and replaced with the following: "This placement may include close proximity to the home; however, the shed must be located behind the rear wall line of the home and be entirely within the rear yard."

All other provisions on the Association's documents are to remain in full force and effect.



Marc Mercurio, President



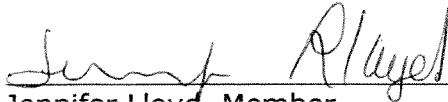
Erin Siciliano, Vice President



Cheryl Archibascio, Treasurer



John Baydar, Secretary



Jennifer Lloyd, Member

**PENNLAND FARM WEST COMMUNITY ASSOCIATION  
RESOLUTION TO RULES AND REGULATIONS**

**WHEREAS**, the Pennland Farm West Community Association is governed by a Declaration of Planned Community, filed with the office of the Recorder of Deeds of Bucks County in Deed Book 5598, Page 909 et seq.

**WHEREAS**, Section 8.2(h) of Article VII of the Declaration vests the Board with the ability to create Rules and Regulations.

**WHEREAS**, the Board of Directors had deemed it to be in the best interest of the Association to amend the Rules and Regulations for the benefit of the community.

**NOW, THIS 19th DAY OF June, 2017, BE IT RESOLVED THAT THE RULES AND REGULATIONS OF THE ASSOCIATION ARE AMENDED AS FOLLOWS:**

**Revise the following:**

• **Trash/Recycling**

Trash cans may be stored outside the home under the following conditions:


- i. The storage location must be on the side of the garage. Homes with side entry garages must store the trash can on the side to the rear of the property as to not be visible from the front of the home.

Option 1: The trash can must be concealed with arborvitae. Two arborvitae must be planted in the front of the storage location and two on the side facing the neighboring property. All arborvitae must be at least four and a half (4 ½') feet tall at the time of planting to ensure proper concealment.

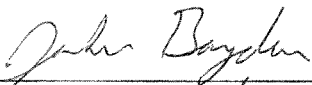
Option 2: Trash can enclosures are permitted provided they are made of vinyl or PVC. The enclosure must be either white or match the color of the siding. The panels must be solid and measure between 48" and 60" in height. The enclosure must consist of at least two panels (one concealing the view from the street and the other from the neighboring home). If a three panel configuration is selected, one panel may be a gate but must meet the same criteria.


- ii. Board approval must be obtained prior to any installation or exterior storage.

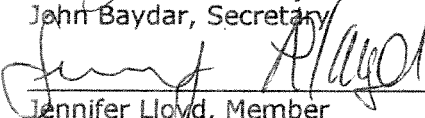
All other provisions on the Association's documents are to remain in full force and effect.

  
\_\_\_\_\_  
Marc Mercurio, President

  
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Erin Siciliano, Vice President

  
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John Baydar, Secretary

  
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Cheryl Archibascio, Treasurer

  
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Jennifer Lloyd, Member

**PENNLAND FARM WEST COMMUNITY ASSOCIATION  
ADDITION TO RULES AND REGULATIONS**

**WHEREAS**, the Pennland Farm West Community Association is governed by a Declaration of Planned Community, filed with the office of the Recorder of Deeds of Bucks County in Deed Book 5598, Page 909 et seq., and Bylaws adopted pursuant thereto.

**WHEREAS**, Article III, Section 3.2 of the Bylaws vests the Executive Board all powers and duties necessary for the administration of the affairs of the Association, including the power to:

Adopt any rules and Regulations deemed necessary for the benefit and enjoyment of the community;

**WHEREAS**, the Executive Board has deemed it to be in the best interest of the Association to adopt the Rules and Regulations for the installation of Solar Panels for the benefit of the community.


**NOW, THIS 29<sup>TH</sup> DAY OF APRIL 2021, BE IT RESOLVED THAT THE RULES AND REGULATIONS OF THE ASSOCIATION ARE AMENDED AS FOLLOWS:**

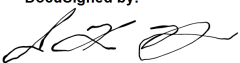
1. The owner must submit a Property Modification Form including detailed plans to the Board of Directors for their review and approval. Installation cannot begin until the approval is received.
2. All required permits must be obtained from the appropriate municipal authorities prior to installation.
3. All solar panel systems shall be mounted on the roof of an existing approved dwelling.
4. Any mechanical and electrical work performed must be done in compliance with all Federal, State, and local code requirements.
5. Any connections or disconnects to or from the electrical service entrance must be done in full compliance with all applicable codes and utility requirements.
6. Solar panel system installations must be completed by a licensed and insured contractor.

7. For areas of the roof where solar panels are to be installed:
  - a. Pitched roofs require a fixed, penetrating racking system and must be mechanically fastened to support and secure the solar panels.
  - b. Solar panels that are mounted to racking and secured by weights (ballasted system) are prohibited.
  - c. Racking must be flush mounted to the exterior surface of the roof.
8. No structures may be built that exceeds or extends past the roof to accommodate solar panels (i.e., overhangs, etc.)
9. Type/Coloring
  - a. Panels
    - i. Solar panels may be uniformed black with black frames and all supporting mounting structures black.
    - ii. Solar panels may be colored to match existing roof color.
  - b. Shingles
    - i. Solar panels may be shingled.
10. Installation of solar panels must be parallel with the edges of the roof.
11. Inverters should be installed in the garage, utility closet, basement, or the exterior of the building near exiting utility meter.
12. All disconnecting means must be installed in accordance with the National Electrical Code and all other governing bodies.
13. All permitting, inspections and required documents must be requested, filed, and retained by the solar panel system owner. In the case of a resale, a copy of the documents stated above must be given to the new owner of the home.
14. System to be designed such that the minimum amount of electrical infrastructure is visible on the roof of the building.
15. Solar installations have a definitive life. At the end of life, homeowners shall return the roof to the original conditions or install new panels in accordance with whatever rules and regulations are in existence at the time of the re-installation.
16. The homeowner is responsible for inspecting, maintaining, and making any necessary repairs to the solar panel system.

All other provisions on the Association's documents are to remain in full force and effect.

**Pennland Farm West Community Association, Executive Board**

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**Tim Healy, President**

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**Kevin Hudgins, Vice President**

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**Todd Anderson, Member**

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**Adam Rhum, Secretary**

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**Anthony Volpe, Treasurer**