

**BLOSSOM HILL, A PLANNED COMMUNITY  
HOMEOWNERS ASSOCIATION RULES AND REGULATIONS**

Adopted June 2023

**All Unit Types**

1. Exterior sculptures, lawn ornaments, birdbaths, standing bird feeders, fountains and other similar items are permitted in mulched planting beds subject to the following conditions:
  - a. No more than two (2) exterior sculptures or lawn ornaments and one (1) birdbath are allowed in the REAR yard of each Unit. Special accommodation may be given to corner or irregularly shaped Lots.
  - b. No more than three (3) exterior sculptures or lawn ornaments and one (1) birdbath are allowed in the FRONT or SIDE\* yard of each Unit (\*As defined in Exhibit A.)
  - c. No decorative items of any kind are allowed in the grassed areas of a Unit maintained by the Homeowners Association.
2. Firewood storage:
  - a. Firewood may only be stored in the rear of a Unit. Firewood shall not be stored in the front or side yards along the rear lot lines of the Lot.
  - b. Firewood shall be maintained in a neat stack not more than four (4) feet from ground level.
  - c. Not more than one (1) cord of firewood shall be stored at any time. A clear tarp may be placed and secured over the firewood to prevent dampness.
  - d. Firewood should not be stored directly against the Unit's exterior or garage to prevent termite or fire damage.
  - e. Firewood delivery vehicles shall not damage any Common Elements. Any repairs to Common Elements will be the financial responsibility of the Unit owner.
3. Signs:
  - a. Installation of one (1) security sign per Unit is permitted and shall not exceed 8" x 12". The security sign shall be installed in the ground in a mulched planting bed in the front of the Unit.
  - b. No signage is permitted on lawns- *except* as provided in(3.a.) above.
  - c. One (1) For Sale or Sold signs may be placed in windows or front yards only; maximum size limit is five (5) square feet.
4. Decorative flags:
  - a. One (1) decorative flag of non-offensive/obscene subject matter may be installed on the front or back of the Unit. Approval by the Executive Board is not required.
  - b. One Flagpole may have a maximum of two flags.
5. Storm doors:
  - a. Storm doors are permitted on the front and back provided the doors are *full-view* doors.
  - b. Storm doors with scalloped edges or jalousie windows are not permitted.
  - c. Front storm door must be white or the same color as the front door.
6. Miscellaneous *prohibited* items:
  - a. Window air conditioning units or window exhaust fans that extend through the Unit's windows or exterior walls.
  - b. Exterior radio towers or television antennas.
  - c. Dog houses, dog runs, kennels or animals' pens.
  - d. Overhead utility lines.
  - e. Permanent utility sheds (*except* for duplex and single-family units), shacks, trailers or other structures of a temporary nature.
  - f. Above-ground storage tanks
7. Miscellaneous *restricted* items:
  - a. Non-operating vehicles. Any vehicle not currently registered and licensed or any vehicle with an invalid or expired state motor vehicle inspection sticker or any commercial vehicle -*except* if entirely enclosed in a garage.
  - b. Unlicensed motor vehicles, trailers of any type or kind or habitable motor vehicles of any nature shall be kept or stored on any part of the Lot -*except* within an enclosed garage or for temporary loading or

unloading. (Temporary means no longer than a **24-hour period**.) Commercial vans or commercial trucks exceeding 6,800 pounds (GVW) of any nature shall be parked overnight- except in an enclosed garage. Nothing herein contained shall be construed to prevent the placement or parking of construction equipment and accessories reasonably required for construction purposes.

- c. Any satellite dishes *-except* as provided in the Declaration of Covenants.
- d. Party tents are permitted for no more than five (5) days at any one time.
- e. No portable basketball backboards, ramps (skateboard, in-line skate, bicycle) or any other game or sporting device shall be stored, erected, constructed or maintained on any part of the Lot overnight (or adjoining streets or sidewalks at any time). Said items must be moved to an enclosed garage or storage shed daily between dusk and 9 AM.

Permanent basketball backboards are permitted provided the structure:

- i. is not attached to the Unit.
- ii. is installed in the rear of the Unit.
- iii. is located on the side of the driveway opposite the Unit if the driveway is in the front of the Unit.

8. Window shades: Visible from the street must be neutral and the same across the front of the Unit.

9. Animals:

- a. No animals, insects, birds, or fowl shall be kept or maintained on any Lot, except dogs, cats and pet birds, not to exceed three (3) of any kind including any offspring of such animals while under six (6) months of age as pets for the pleasure and use of the occupants but not for any commercial use or purpose. All such animals shall be kept and maintained in compliance with all applicable ordinances of the Derry Township, Mifflin County and Pennsylvania.
- b. Birds shall be confined to cages.
- c. Pets must be always leashed when outside the homeowner's yard.
- d. Pet owners must clean up animal waste *immediately*.
- e. No exterior housing of pets shall be permitted.

10. Wash Lines:

- a. Only a nonpermanent laundry tree or retractable wash line may be used.
- b. No permanent wash poles may be erected.
- c. Wash lines are only permitted in the rear of the Unit and may not be visible from the street front of the Unit.

11. Fences:

- a. Fencing is permitted in rear yards in vinyl, wood, steel, wrought iron or powder-coated aluminum material with a maximum height of forty-eight (48) inches for fencing or fifty-two (52) inches for posts.
- b. Vinyl or wood fencing shall have a white or an off-white finish; steel, wrought iron or powder-coated aluminum fencing shall be a black or dark green finish.
- c. Rear yard fencing may be installed in the areas shown on Exhibit A.

12. Privacy Screen

- a. May not exceed seventy-two (72) inches in height.
- b. May not exceed one hundred and forty- four (144) inches in width.
- c. May only be placed in the rear of the unit.
- d. Vinyl or wood privacy screen shall have a white or an off-white finish; steel, wrought iron or powder-coated aluminum screen shall be a white, black, brown, or an accent color of the unit's exterior.

13. Awnings (Subject to Board Approval):

- a. No awnings are permitted on the front or side of any Unit.
- b. Awnings are permitted on the rear of the Unit.
- c. No permanent fixed pipe or post-type awnings are permitted.
- d. Individual window awnings are not permitted on any window.
- e. The homeowner is responsible to replace any torn awning as soon as possible.
- f. The homeowners can select the awning manufacturer as long as awning specifications are met.
- g. Awning specifications:
  - All awnings shall be retractable types only. Either hand-crank or power awnings are permitted.

- Awnings may be either striped or solid color.
- Awnings must match the color scheme of the Unit.

14. Maintenance of individual Units:

- a. It is the responsibility of the individual homeowners to maintain their Units and Lots according to the standard set by the Homeowners Association to ensure that the appearance and value of all properties are maintained.
- b. Homeowners are permitted to paint or replace the exterior siding, trim, doors and shutters without prior written approval of the Executive Board if the material is the **SAME** style and color as the original style and color of the Unit. If another color is desired by the homeowner, a written request must be submitted to the Executive Board prior to the start of any work. Only colors that are similar in color and style to the original exterior siding, trim shutters and doors in the neighborhood will be considered for approval.

15. Landscaping: All new plantings in new locations or other additions or changes to the landscape must be approved by the Executive Board in advance and plant material must be listed. A landscaping plan must be completed and submitted to the Executive Board for all landscape projects.

Projects of particular importance to the Executive Board include, but are not limited to, the following:

- a. Patios
- b. All major landscaping projects.
- c. Planting or removals of trees
- d. Any changes in grade affecting drainage.
- e. Landscaping changes that potentially affect other homeowners
- f. Re-grading, filling, of paving which may kill existing trees.
- g. Driveway modifications

Note: The following information should be either stated or be evident on the plan:

- Plot plan at 1"=50' scale showing the location of proposed or existing landscape beds and plant materials on the Lot.
- Types of trees, shrubs and plants.
- Type, style and height of landscaping materials to be used such as rock walls, bricks, stone cover, etc.
- Location of proposed alteration or addition.

16. Site lighting: (Subject to Executive Board approval)

- a. Homeowners will likely receive approval to install directed exterior spot lighting in the rear of their Unit and on front lawn areas. These lights may not be directed onto the neighboring houses/properties.
- b. Low-voltage or accent lighting that is not directed onto the neighboring houses/ properties will usually be considered favorably as part of landscape, deck and/or patio approval or as a separate request.
- c. The following information should be submitted for review by the Executive Board:
  - Plot plan at 1"=50' scale showing position and number of light fixtures on the Unit or Lot.
  - Specifications of the light fixtures such as style, type, wattage, and cut-off characteristics.
- d. Avoid leaving bright spotlights on all night. If security is an issue, consider using a spotlight and motion detector or timer combination to turn lights on/off. Should the use and installation of the lights disturb neighbors, the Executive Board may request the removal or change in placement of the lights. Any complaint concerning the installation of lights must be received in writing by the Homeowners Association.

17. Fire pits, Exterior fire areas:

- a. No material other than clean wood may be open burned EXCEPT for:
  - Commercially available fire logs, paraffin logs, or wood pellets.
  - Paper or commercial smokeless fire starters to start a fire.
  - Charcoal for the preparation of food only.
- b. Do not use flammable fluids such as gasoline, diesel fuel, kerosene, or charcoal lighter fluid to light or relight fires.
- c. The fire pit must sit off the ground and be a permanent structure; no portable fire pits are allowed.
- d. The fire must be at least 15ft from nearest neighbor's property line and or dwelling, or any public road or sidewalk.

- e. Be cautious of if it is windy day or the ground/grass is dry as this will increase the risk of spreading.
- f. Burning will be prohibited if it is considered a nuisance based on the following criteria:
  - The severity of the amount of air pollutants
  - The duration or frequency of open burning
  - The topography of the surroundings
  - Continual disturbance of peaceful enjoyment to surrounding homeowners.

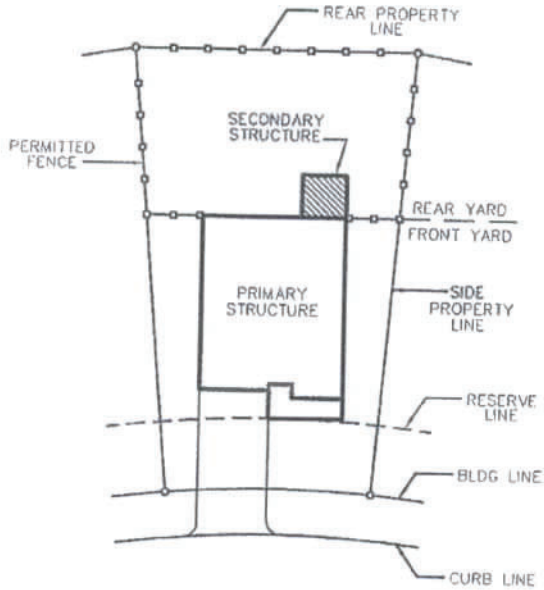
18. Leasing: An owner may lease their Unit (but not less than their entire Unit) at any time under the conditions as herein stated:

- a. No Unit Owner may lease more than two (2) Units regardless of the number of Units owned by the Unit owner.
- b. No Unit may be leased for transient or hotel purposes for a term of less than twelve (12) months; provided a Unit Owner may allow persons to live in a Unit for a period of no longer than thirty (30) days provided no rent is charged.
- c. No Unit owner may lease a Unit without first obtaining the approval of the Executive Board.
- d. No Unit owner may lease a Unit without a written lease.
- e. No Unit may be leased without a copy of such lease furnished to the Executive Board within ten (10) days of execution and be subject to said approval by the Executive Board. Unit Owners must provide occupant contact information to the Executive Board prior to the lease start date.
- f. Units shall be occupied by no more than one (1) family. No more than two (2) members of the family may be unrelated by blood, marriage, or adoption.
- g. No more than 25% of the Units in the community may be leased by individual Unit Owners at any time.
- h. All Unit owners remain responsible for the Declaration, Bylaws, Rules and Regulations covenants and restrictions; leasing the Unit does not waive this responsibility. All leases must include the documents of the Blossom Hill Homeowners Association for review by the tenants.

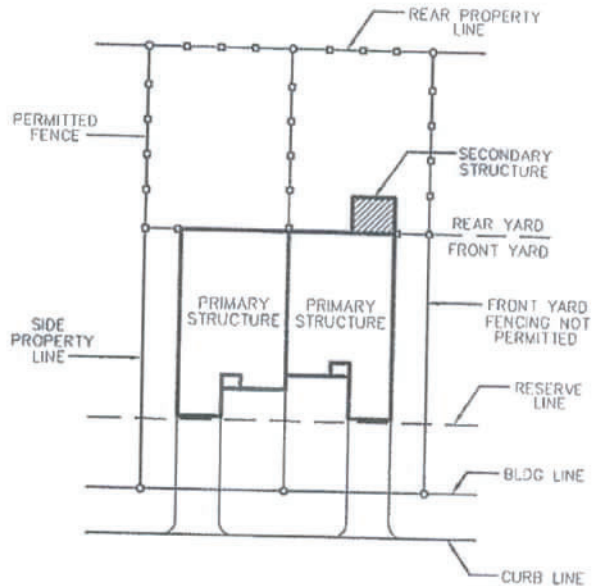
19. Parking Restrictions: Due to narrow streets within the community, the below parking restrictions are enforced by the Executive Board:

- a. Parking on the north side of **Cambridge Lane** directly adjacent to Lot Nos. 135, 136, 137, 138, 139 and 140, as identified on Exhibit B, is hereafter prohibited. The Executive Board will install signage providing notification of the restriction, including a notice that vehicles parked in a restricted area will be towed at the owner's expense and in the name of proper towing authority.
- b. Additional parking restrictions may be implemented in the future based upon congestion needs.

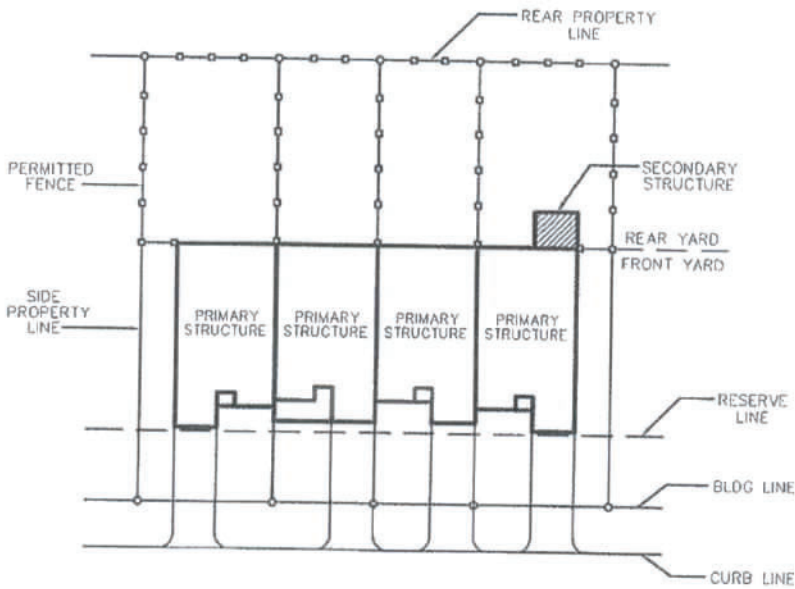
# EXHIBIT "A"



SINGLE - FRONT ACCESS



DUPLEX - FRONT ACCESS



TOWNHOME - FRONT ACCESS

NOTE

PRIMARY STRUCTURE IS DEFINED AS THE MAIN BODY OF THE BUILDING. REAR ADD ON'S WHICH ARE SMALLER IN HEIGHT OR WIDTH OF THE PRIMARY STRUCTURE ARE CONSIDERED TO BE SECONDARY STRUCTURES.

LEGEND

□-□-□ PERMITTED FENCE

Exhibit "B"  
Blossom Hill Rules and Regulations

