

**THE MEADOWS AT WALNUT BANK FARM CONDOMINIUM ASSOCIATION  
RESOLUTION TO RULES AND REGULATIONS**

**STORAGE OF PERSONAL ITEMS**

**WHEREAS**, the Meadows at Walnut Bank Farm Condominium Association is governed by a Declaration of Planned Community, filed with the office of the Recorder of Deeds of Bucks County in Land Record Book 2278, Page 1469 et seq., and Bylaws adopted pursuant thereto.

**WHEREAS**, Section 3.2 of Article III of the Bylaws vests the Board of Directors 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; provided however, that such Rules and Regulations shall not be in conflict with the Act, the Declaration or these Bylaws.

AND, Section 8.2 of Article VIII of the Declaration vests the Board of Directors the ability to enact the following:

The right to take all actions against a violating Owner permitted under the Bylaws of the Association, including penalty assessments on a per diem or per incident basis, as determined by the Executive Board.

**WHEREAS**, the Board of Directors has 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 19<sup>TH</sup> DAY OF FEBRUARY 2020, BE IT RESOLVED THAT THE RULES AND REGULATIONS OF THE ASSOCIATION ARE AMENDED AS FOLLOWS:**

All personal items on Prairie Court porches and the patios/decks on Wagon Wheel Road, Horseshoe Drive and Wrangler Court are limited to reasonable sizes and amounts including but not limited to patio furniture, grills, approved storage containers, bicycles and children's play items. All other items, when not in use, including *out of season items, such as snow shovels, etc.* must be kept stored inside of the owner's unit. All of these items should be neat and organized. At **no time** shall any personal items be stored on the common area. Common areas include all grass areas around each building. This includes, but is not limited to trash cans, recycling bins, grills, patio furniture, lawn chairs, toys, sports equipment, bicycles, etc.

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

**The Meadows at Walnut Bank Farm Condominium Association  
Board of Directors**

Michael Hsu  
Vicki Serravallo  
Warren Bailey  
Christopher Riley  
Gerald Hagerty