

PETS - Not more than **two (2) household pets** may be kept by a unit Owner in any Unit; provided, however, that (i) the combined weight of the two (2) household pets **shall not exceed seventy (70) pounds**, (ii) such animal is not to be kept for any commercial purposes, (iii) such animal is kept in strict accordance with any Rules and Regulations relating to household pets from time to time adopted or approved by the Executive Board, and (iv) such animal does not in the judgment of the Executive board constitute a nuisance to others. *Declaration, Article VI, Sect 6.1 (b)As amended October 2,2006*

Owners **MUST CLEAN UP PET DROPPINGS** after their pets. **FAILURE TO PICK-UP DROPPINGS WILL BE AN AUTOMATIC \$100.00 FINE.** Pet stations equipped with doggie bags are located throughout the community. *As Posted/Resident Handbook*

LEASH - Dogs must be on a leash at all times when in any common areas. The leash shall **not exceed ten (10) feet**, either while walking or tethered. While tethered, the dogs access area shall not **encroach the walkways**. **FAILURE TO LEASH DOGS WILL BE AN AUTOMATIC \$200.00 FINE.** *Executive Board Policy, 2009*

TRASH/RECYCLING—Residents are only permitted to dispose of household trash generated on site.

No large hazardous materials may be disposed of in the dumpster.

Disposal of large items may be arranged, for a fee, by contacting the VOSH property manager.

Recycling - Only acceptable items as posted next to the recycling container may be placed in the bin.

GRILLING

Three bedroom townhomes may grill if the grill is pulled away from the structure except where there is an awning,

Two bedroom townhomes may grill as long as grill is pulled out from under porch overhang. When not in use, grills must be stored the porch, not on common areas.

Condominiums - **grilling is not permitted on the patios or balconies.** The exceptions are those condominiums with attached garages where the grill can be placed in the driveway, or patios that open to common areas where grill can be pulled away from the building. According to Allegheny County a \$1000.00 fine can be imposed by the local townships.

Property is to be maintained in a **CLEAN and SANITARY CONDITIONS** with no garbage, trash, or rubbish in the Common Elements or permit any unsightly condition to exist.

Declaration, Article VI, Sect 6.1 (g)

No unlicensed **MOTOR VEHICLES**, boats, trucks, or RV's may be parked or stored for more than 24 consecutive hours or more than twice for any duration in any calendar month. Vehicles may be towed.

Declaration, Article VI, Sect 6.1 (j)

BIRD FEEDERS (*Except Humming Bird*) are not permitted at any time. *Handbook*



The Village of Sewickley Hills

104 Prescott Place, Sewickley, PA 15143

Property Mgr. - Melissa Ruff 412-279-9280 x210

Asst. Property Mgr. - Abe Atallah 412-279-9280 x190

Board— TheVosh104@gmail.com

Ohio Township Police— 412-249-8304

EMERGENCY 911

QUICK REFERENCE RULES/PROCEDURE BOOK

Rule violations in general will be addressed in the following manner:

- *The owner (and tenant if applicable) will receive a letter of warning or a request that the violation be corrected within 24 hours where applicable. ** See Pet/Leash and Pool sections for updated fine structure.*
- *If a correctable violation is not corrected within 24 hours, a \$100 fine will be imposed, the fine is to be paid within ten (10) days of the letter's date.*
- *If the violation has still not been corrected after ten (10) days the fine will be increased to \$150.00 which must be paid before the thirtieth (30) day after the letter's date. After the thirtieth day a lien will be placed against the property until the fine is paid and the violation has been rectified.*
- *A second offense of any violation will commence at the \$150 fine level.*

The information contained in this book is for reference purposes only. The items have been paraphrased for easy identification purposes. Each item listed in this book is referenced to its original source. This source should be used to obtain the exact wording of the rule.

Updated Mar 2020

CLUBHOUSE RENTAL

Please be advised:

- ♦ **Unit owners may only rent the Clubhouse.** If a renter of a unit wishes to reserve the clubhouse, they must get their form signed by the owner of the unit.
- ♦ **Unit owners will be held responsible for any violation** of the rules of the Clubhouse, thus, they will be assessed for any damages or fines incurred.

How to reserve the Clubhouse:

- ♦ Start online @ www.theVOSH.com and check the "Online Calendar" for availability of your requesting date. If the date is available
 - ♦ Fill out the "Online Reservation Request Form"
 - ♦ Then Download, Fill out, and sign the Rental Contract
 - ♦ Mail the signed Contract and a check for \$75.00 payable to V.O.S.H. to
Abe Atallah c/o CMP- 200 Commerce Dr. Ste 206, Moon Townshoop, PA 15108
 - ♦ Request a Temporary Gate Code (Your gate code is not to be used or POSTED)
The Front Door Key is located in the kitchen utensil drawer.
 - ♦ Familiarize yourself with the rules, particularly:
- ⇒ Ask your guest to park at the Clubhouse or adjoining streets and **NOT** in the **RESIDENT PARKING AREA** of the condos.

⇒ **The POOL is NOT to be USED by your guests.**

USE - Units to be used as a residence for a single family *Declaration, Article VI, Sect 6.1 (a)*

FAMILY – means an individual or two or more persons related by blood, marriage or adoption, living together as a single housekeeping unit, or a **group of not more than three (3) unrelated persons** living as a single housekeeping unit.

Declaration, Article I, Sect 1.3.3 (c)

A **LEASE** or sublease can not be for **less than nine (9) months**, must have a written agreement, a copy of such is to be provided to the Board upon request, tenants are subject to all of the rules.

Declaration, Article VII, Sect 8.1

There is only one **"SET OF RIGHTS"** attached to each unit. If a unit is rented, the tenants have the rights to use the facilities. **The unit owner transfers their rights to the tenants.**

As Posted/Resident Handbook

NOISE violations will be governed by Ohio Township's ordinance. Residents are **strongly encouraged** to call the police.

Executive Board Policy, 2009

POOL RULES –

- ❖ The pool is to be used by the residents and a maximum of **4 guests** per unit.
- ❖ **Children under the age of 14** must be accompanied by an adult
- ❖ Residents must **accompany** their **guests** at all times when using community amenities.
- ❖ **NO GLASS** containers or **pets** are permitted in the pool and surrounding deck area. **Failure to comply will result in an automatic \$200.00 fine.**
- ❖ **Pool hours** are from 7 am to 10 pm. The pool and surrounding deck area is closed all other hours.
- ❖ **Reservation** of the **clubhouse does not include** reservation of the **pool**. The pool is to remain open to be used by all residents during operating hours. The fact that a resident or a group of residents have reserved the clubhouse does not increase the underlying usage privilege applicable to the pool.

DECK/PATIOS - areas are defined as Limited Common Elements and are therefore subject to any and all rules regulating the Common Elements.

There shall be no **OBSTRUCTIONS** or **ALTERATIONS** of the Common Elements nor shall anything be stored in or on the Common Elements without prior written consent of the Board.

Declaration, Article VI, Sect 6.1 ©

No person shall create a **NUISANCE** on the Property or engage in any use or practice that interferes with the peaceful possession or proper use of any of the Units or of the Common Elements.

Declaration, Article VI, Sect 6.1 (e)

Nothing shall be **done or kept** in any Unit or in the Common Element that will increase the **rate of INSURANCE** of the Property

Declaration, Article VI, Sect 6.1 (d)

No Unit Owner shall make any **INSTALLATIONS** that extends beyond the boundaries of the Unit Owner's unit. No window air conditioners, exhaust fans, shades, curtains, blinds, awnings, screens, canopies, shutters, or antennas.

Declaration, Article VI, Sect 6.1 (f)

SIGNS - signs of any kind are prohibited on any common areas. *Executive Board Policy, 2009*

SATELLITE DISHES – may not be mounted on walls, rails, or common areas. Mounting areas are restricted.

Handbook Section IV

SPEED LIMIT - There is a 15 MPH speed limit throughout the community.

SHRUBS - Owners wishing to replace shrubs in front of their unit may do so at their expense using any shrub on the approved list. An alteration request form must be submitted and approved before proceeding with any plant replacement.