Quaker Hollow Homeowner Association

RULES AND REGULATIONS

The Rules and Regulations as established by the Quaker Hollow Declaration of Condominium and those formed by the Board of Directors are set forth herein.

The Rules and Regulations will be reviewed periodically and amended as necessary to better serve the membership.

The Rules and Regulations codified in the Declaration of Condominium can only be changed by an amendment to the Declaration of Condominium however, pursuant to section 10.05 of the Declaration "the Board of Directors may promulgate such other rules and regulations, from time to time, as may be necessary to preserve and enhance the property of the Quaker Hollow Homeowners' Association, Inc." References are made back to the applicable sections of the Declaration.

These Rules and Regulations were adopted by the Board of Directors as of [May 7, 2026] and supersede all prior Rules and Regulations promulgated by the Association.

It is the responsibility of the Board of Directors of Quaker Hollow to manage and enforce the rules and procedures to protect the assets of our community. This includes maintaining the property values, ensuring the safety of residents, and protecting the rights of all members of the Quaker Hollow community.

Susan L. D'Angelo 5/8/26
Susan D'Angelo — Date
President

Norma Hanstein 5/8/26
Norma Hanstein — Date
Vice President

Judy Carestio 5/8/26
Judy Carestio — Date
Secretary

Marcia Galloway 5/8/26
Marcia Galloway — Date
Treasurer

Annette Kukoleca 5/8/26
Annette Kukoleca — Date
Member at Large

RULES AND REGULATIONS

Section 1 - Common Areas (HOA property)

1. **Birdseed**
   a. No birdseed is allowed on the ground.
   b. As per Erie County law: *"No person shall feed in the open any domestic or wild fowl, birds or animals other than in a suitable container and in such a manner so as to prevent scattering of food upon the ground or ground level which can or will provide food for rodents, insects, vermin or other pests."*

2. **Clotheslines** (See Section10.04i)
   a. No hanging of towels, clothing, bedding, etc., shall be permitted whether on fencing or a clothesline.

3. **Fences and Screens** (See Section10.04b)
   a. Any screen planting, fence enclosure or walls installed by the Association shall not be removed or replaced without prior written permission of the Board of Directors.
   b. No fence, wall, or screen planting of any kind shall be planted, installed or erected upon any portion of the Property without prior written permission of the Board of Directors.

4. **Landscaping**
   a. Front Beds, back patio beds and side beds or side of garages that have been modified by homeowners, i.e. birders added, perennials, ground cover, is the responsibility of the homeowner.
   b. Rear beds are to be maintained by the individual unit owner. The Board has the right to have any bed area maintained if the unit owner does not. The costs will be charged to the unit owner.
   c. All extended garden areas are the responsibility of the unit owner and future owners.
   d. Any damage caused by extended gardens (gas line repair, water line repair, etc.) is the responsibility of the owner to repair.
   e. Vegetable gardens in beds or containers are not allowed as they are food for rodents and other wildlife.

5. **Signage** (See CR Section 10.04a)
   a. Posting of any signs, advertisements, political endorsements is prohibited. For Sale signage can be displayed only with consent of the Board of Directors and such signage cannot interfere with lawn care.

6. **Trash**
   a. Trash/recycling is picked up once a week. Please visit our website for garbage collection schedule.
   b. Trash/Recycling containers shall be stored within the garage.
   c. Containers are to be placed out for pick-up no earlier than 6pm on the day before collection and must be removed by the end of the day of collection.

7. **Swimming Pools** (See Section 10.04f)
   a. No swimming pools or hot tubs shall be constructed or installed on the property. (Reference Water Feature Rule dated November 1, 2025)

8. **Television and Radio Antennas** (See Section 10.01d)
   a. No outside television or radio satellite dish or antenna for any transmission or receiving purposes, shall be erected upon any home or other portion of the property.

9. **Window Air Conditioners**
   a. Window air conditioners and fans are prohibited.

10. **Window Treatments**
    a. Only appropriate window treatments may be used. Blankets, boards, or other such items, visible from the outside, are prohibited.

11. **Trash Disposal** (See Section 10.04h)
    a. Any building materials used for approved improvements or repairs, no lumber, metals, bulk materials, refuse or other waste material shall be kept, stored or accumulate outside the home or garage.

12. **Security Cameras**
    a. Security cameras and doorbells are allowed if they do not invade a neighbor's privacy.

Section 2 - Neighborhood and Common Areas

1. **Commercial or Professional Activity on Property** (See Section 10.01a)
   a. No wholesale or retail business (including any salon, studio, laboratory, home industry or medical or dental office) shall be permitted. This restriction is not intended to preclude the operation of an in-home office.

2. **Flammable Substances** (See Section 10.04j)
   a. No flammable substances or articles deemed hazardous to life, limb or property shall be stored in any home, garage or any other portion of the property. (Reference rule on Grills, Fire Pits and Smokers dated January 1, 2026 as per insurance requirements)

3. **Insurance**
   a. Owners should have their unit insured using an HO-6 Policy. Check with your insurance carrier for proper coverage.

4. **Leasing of Units** (See Section 10.05a)
   a. An owner may only lease the entire Home and not a portion thereof.
   b. The lease for any Home shall not have a term for less than six (6) months.
   c. All leasing shall be coordinated by the leasing agent approved by the Board of Directors.
   d. Copies of all leases shall be submitted to the Board of Directors prior to any leasing of a Home. Potential tenants must complete a leasing information form supplied by the Board of Directors.
   e. No Owner shall lease his or her Home unless and until all unpaid assessments and all outstanding amounts levied against his or her Home shall have been paid to the Association.
   f. The lease of any Home shall be for the principal use as a single-family dwelling and no other principal use.
   g. Tenants shall not have voting rights.
   h. Tenants are required to comply with the Declaration, By-Laws, Rules & Regulations and any request for additional information from the Board of Directors or the Property Manager (if any). Owners will be fined and held responsible for their tenant's actions.

5. **Noxious or Offensive Activities**
   a. No noxious or offensive activity shall be permitted on any portion of the property, home. Anything done that may be or may become, a nuisance or annoyance to the occupants of other homes is not permitted.

6. **Speed Limit**
   a. The speed limit is 15 mph on any Quaker Hollow Road. Please adhere to this for the safety of our residents. Remind your family and friends of this speed limit.

7. **Utilities** (See Section 10.05b)
   a. Regardless of whether the Home is occupied, the owner shall be obligated to maintain sufficient utility services to prevent damage to home or property.

8. **Visiting Dogs**
   a. Visiting dogs will be permitted for a total period of 14 days maximum in any given calendar year. R&D Management must be notified either in writing or by phone prior to the visit and length of stay. Non-compliance will result in the Board of Directors imposing a fine of $250.00.

10. **Trees** (See Section 10.04d)
    a. No trees shall be removed (other than diseased or dead) from any property without prior written permission of the Board of Directors.

Section 3 - Architectural Approval

1. **Awnings** (See Section 10.01c)
   a. New or replacement awnings require prior approval by the Board of Directors.

2. **Exterior Changes**
   a. ANY exterior change to a unit including, but not limited to, installation or replacements of windows and doors require approval by the Board of Directors. Please use the Architectural Form for authorization from the Board.

3. **Mechanical Installations** (See Section10.01f)
   a. No machinery, refrigeration or heating device other than those originally provided with home shall be installed or operated in or about any home without written permission of the Board of Directors.

4. **Railings**
   a. Repair or replacement of existing railings requires prior approval of Board of Directors.

5. **Fences or Walls**
   a. No fence of wall of any kind shall be erected on any portion of the property without prior approval of Board of Directors.

6. **Storage Sheds**
   a. No storage sheds are allowed.

7. **Penalties and Fines**
   a. The Board of Directors and R&D Management have the right to assess penalties and or fines for offenses of the Quaker Hollow Rules, Regulations, Bylaws or Covenants.