Amendments to Rules *(June 2026)*

Section 1 - Common Areas (HOA property)

13. Parking (See Section 10.03)

a) No recreation vehicles including but not limited to, all-terrain vehicles, motor bikes, motorcycles, minibikes, snowmobiles, boat and trailers, campers, and other such vehicles shall be permitted on the premises at any time for any reason except with prior written permission of the Board of Directors.

b) Oversized, Commercial and/or unlicensed vehicles shall not be permitted to remain overnight on the property. Any vehicle that cannot fit into the garage is not permitted. Parking of any commercial vehicles is not allowed unless they are garaged overnight. Any unlicensed vehicle is prohibited unless garaged.

c) Vehicles parked in unauthorized areas or in any manner impeding or preventing access to property, driveway or garage shall be towed at owner's expense.

d) Guest parking: Any additional vehicles belonging to guests of occupants will be parked in the driveway serving the occupant's home, or in such areas as designated for such purpose by the Board of Directors.

e) Parking on the lawn in Quaker Hollow is prohibited.

f) Parking on the street except with prior written permission of the Board of Directors.

g) Should follow posted signs.

h) No overnight parking on the street is allowed.

14. Snow Removal

a) In the event of heavy snowfall, driveways with a parked vehicle may not be cleared or cleared completely. Vehicles in driveways prohibit proper removal of snow by the contractor. If there are one or more vehicles in the driveway, the contractor may refuse to plow the driveway.

Section 2 - Neighborhood and Common Areas (*Amendments*)

10. Pets *(See Section 10.02)*

a) Up to two (2) cats or birds may be allowed per unit with the consent of the Board of Directors. No other types of pets other than cats, birds or fish (contained in aquariums) may be allowed.

b) NO PETS WILL BE ALLOWED WITHOUT A SIGNED PET APPLICATION/REGISTRATION FROM THE BOARD OF DIRECTORS. DO NOT PURCHASE YOUR PET WITHOUT PRIOR AUTHORIZATION OF THE BOARD. An Application/Registration Form shall be provided on the HOA's website.

c) All pet owners are responsible for immediate cleanup, if any such pet is allowed outside of the unit.

d) No pet shall be allowed to become a nuisance or create any unreasonable disturbance.

e) The Board of Directors shall also have the right to require a Unit owner to dispose of any animal, if, in the opinion of the Board of Directors, acting in its sole discretion, such animal creating a nuisance.

f) No lawn stakes/lines are allowed to tether a pet. No pet houses on the property.

g) **Emotional Support Animals**: The Board of Directors shall make reasonable accommodations for emotional support animals upon application by Owners to the Board of Directors so long as (i) the Owner can provide written proof that the animal is either helping them or alleviating symptoms of a disability (defined as a physical or mental impairment that substantially limits at least one major life activity) diagnosed by medical professional. Upon presentation by the Owner of information regarding both the Owner's disability and the disability-related need for a support animal the Board of Directors shall make such determination for allowance of the emotional support animal in accordance with the Fair Housing Act, adopted January 28, 2020. In order for an Owner to receive an emotional support animal designation, the animal's Owner typically must attain a diagnosis by a health professional and obtain a document confirming that the animal provides specific benefits to the Owner with regard to the diagnosed disability.

i. Any emotional support dogs must be licensed as per the Town of Orchard Park. Proof of license must be provided to management.

ii. Emotional Support and Service dogs must always be on a leash per the Town of Orchard Park. No pet can roam freely.

iii. Any emotional support animals will not be permitted in the Homes unless approved in writing by the Board of Directors, and such approval, if given, shall be revocable by the Board of Directors in their sole discretion, at any time.

h) **Service Animals**: defined as any animal that works, provides assistance, or performs tasks for the benefit of a person with a disability, shall not be deemed to be a "pet" however any such animal and its owner shall abide by the rules as set forth herein. The Association and its Board of Directors shall comply with the Fair Housing Act and the Americans with Disabilities Act regarding any and all Service Animals owned by an Owner. The Board of Directors may request reasonable information regarding the Service Animal in accordance with such laws.

i. Any service animal, if such animal is a dog, must be licensed as per the Town of Orchard Park. Proof of license must be provided to management.

ii. The Board of Directors shall have the right to fine offenders for non-compliance.

Susan D'Angelo 6/15/2026
President

Norma Hanstein 6/15/2026
Vice President

Judy Carestio 6/15/26
Secretary

Marcia Galloway 6/15/2026
Treasurer

Annette Kukoleca 6/16/26
Member at Large

Notes:

General Covenants and Restrictions are legally binding rules for the entire community. They can be viewed in their entirety on pages 35-40 of the Declaration.

General Rules and Regulations are unless noted, are created by the Board of Directors for specific day to day polices of the QH HOA.

Please take the time to read these as each owner is responsible to read, understand and abide by all rules, regulations, bylaws, Declaration, Covenants and other pertinent documents. The governing documents may also be found on the website **Quakerhollow.org**.