

Welcome from St Ives Condominium Association

Congratulations on becoming a new owner at St. Ives, a private condominium community within the Canterbury Crossing development. The St. Ives Condominium Association consists of the eighteen unit owners, and the elected Executive Board oversees the maintenance of the common elements. The unique architectural design complemented by enhanced landscaping in an exclusive setting makes St. Ives a premier living location in State College. The Executive Board's mission is the preservation of the esthetics and structural integrity of our community within the fiscal parameters established by the unit owners. You should have received a copy of the condominium documents from your agent at closing. The current Rules & Regulations for unit owners are attached, along with a list of the unit owners.

The Executive Board meets five to six times each year, and all unit owners are encouraged to attend. Meeting times and locations are listed in the minutes, which are sent to all unit owners. The annual homeowners meeting is held in November, and is especially important since the budget is adopted and board members are elected. The Executive Board consists of five unit owners with varying terms. Current board members are:

Thomas Bem
Tom Shade
David Avedesian
Pete Horstman
James Meister

John Hanna of Continental Real Estate Management serves as the property manager for St. Ives Condominium Association. Any issues regarding the condominium common elements or association activities should be directed to Mr. Hanna (814-238-1598). Again we welcome you to our neighborhood, hope your move in goes smoothly, and look forward to meeting you.

St. Ives Condominium Association

Rules & Regulations (Section 11.1 of Article XI of The Declaration of Condominium):

1. The Units in the Condominium (with the exception of any Units during the time period when they are being used by the Declarant as a sample, model or sales office) are restricted to single family residential use and may not be used for any other purposes by the Unit Owner or any future Unit Owner. No Unit Owner shall permit his unit to be used or occupied for any prohibited purpose.
2. A Unit Owner is prohibited from making any alteration, installation, removal, reconstruction or repair to his Unit or Units which will impair the structural integrity of the building or any mechanical or electrical system therein; or adversely affect either the thermal or acoustical character of the building; or violate any applicable law, ordinance or governmental rule, regulation or order.
3. No drying or airing of any clothing or bedding shall be permitted outdoors within the area of any Unit or Common Elements and clothes hanging devices such as lines, reels, poles, frames, etc., shall not be erected.
4. Refuse containers provided by Owner shall not be placed on any street, sidewalk, parking area or in the Common Elements except when necessary for collection. All refuse placed at curbside for collection must be put in containers with closed covers. Recycled items are to be placed in the designated recycling containers.¹
5. No boats of any type shall be permitted on a Unit or Common Elements.
6. No outside radio or television antennas (including satellite dishes) shall be erected on any Unit or Common Element unless approval of the same has been granted by the Association or its designated committee.

¹ Adopted 3/2/2000

7. No commercial or other non-passenger vehicle of any type and no unlicensed or non-operational motor vehicle of any type shall be permitted to remain overnight on any Common Element or any street or on any Unit, other than as may be used by Declarant in conjunction with construction activities.

8. No noxious, unsightly or offensive activity, including vehicle repairs, shall be conducted in any Unit or on any Common Elements or the streets nor shall anything be permitted to be done thereon which may be or may become an annoyance or nuisance to other Unit Owners.

9. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Unit except that dogs, not larger than seventy (70) pounds, cats or other domesticated household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose and further providing that no more than two (2) pets in the aggregate may be kept in any such Unit unless otherwise authorized by the Association, and said pets must be housed indoors and Owners shall conform to all local ordinances and regulations applicable to such animals. No pet (either leashed or unleashed) is to be left unattended (by owner or a responsible party) within the courtyards or other common areas.²

10. No sign of any kind shall be displayed to public view on any Unit except those used by the Declarant or approved by the Association.

11. Parking: Each unit shall be allowed no more than two (2) non-commercial passenger vehicles. No vehicle is permitted to be parked on any area of the common element for more than 48 hours without the written approval of the Board.³

12. Insurance: All unit owners must maintain personal homeowners insurance (HO-6 Policy with HO 32 and HO 35 endorsements) that provides coverage for the Association's master insurance policy deductible (\$5000.00 for property damage). Proof of insurance is to be sent to the property manager.⁴

² Adopted 5/7/2004

³ Adopted 3/2/2000

⁴ Adopted 11/22/2004

13. Enforcement: The Property Manager shall be responsible for enforcement of the Rules & Regulations. Violations of the Rules & Regulations shall result in the following actions:

- A. Written warning from the Property Manager for first violation
- B. \$25.00 fine per occurrence for repeated violation(s)
- C. All fines must be paid within thirty (30) days

Reasonable Rules and Regulations, not in conflict with the provisions of this Declaration, concerning the use and enjoyment of the Property may be promulgated from time to time by the Executive Board, subject to the right of the Association to change such Rules and Regulations. Copies of the then current Rules and Regulations and any amendments thereto shall be furnished to all Unit Owners by the Executive Board promptly after the adoption of such Rules and Regulations or any amendments thereto.

8/1/2005