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AMENDMENT TO THE BY-LAWS, RULES AND REGULATIONS  
OF

TANGLEWOOD MANOR CONDOMINIUM UNIT OWNERS' ASSOCIATION  
(Pennsylvania No Stock Non-Profit Corporation)

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RECORDED OF DEEDS

### Introduction

The purpose of the following guidelines is to preserve and enhance the integrity, value and beauty of the Tanglewood Manor community. The following guidelines are intended to both conform to the Community's by-laws and to special desires and needs of the Tanglewood Manor's homeowners, while at the same time striving to maintain the architectural consistency and topographical uniformity originally intended.

As we recognize that individual tastes and styles may change or deviate from the original personality and character of the community, there is a need for the Board of Directors to establish uniform procedures, guidelines and enforcement policies. Please refer to your Home Owners Documents and specifically to the section entitled By-laws, Rules and Regulations (Article 8.1-8.15, pages 28-32). An Architectural Committee formed from Community Homeowners has made recommendations of parameters for modifications to the guidelines. The Board of Directors approved the guidelines on May 6, 2001.

The following guidelines separate modifications into two categories, Major and Minor. Unless specifically listed as a Minor Modification all requests for modifications to the exterior of the homes in Tanglewood Manor must be submitted in writing. The written request for approval must be submitted to the Architectural Committee for review. This committee will make a recommendation for acceptance or rejection of the request to the Board of Directors within ten (10) days of request. The Board of Directors may choose to accept the Committee's recommendations or it may reach its own decision. The Board of Directors will notify the homeowner of the decision within ten (10) days following referral by the Architectural Committee. If the request is denied, the reasons for denial will be provided.

### Architectural Committee

The Architectural Committee is an advisory body that makes recommendations to the Board of Directors of the Tanglewood Manor Condominium Unit Owners' Association. All homeowners are encouraged to volunteer for the Committee.

### **Responsibilities of the Architectural Committee**

The responsibilities of the Committee are to: 1) review written requests from homeowners and to make recommendations to the Board of Directors for action. The Committee will meet as needed and/or when requests have been received. All written requests are to be submitted to the Tanglewood Board of Directors, 2) develop and maintain guidelines approved by the Board of Directors, and 3) conduct annual and periodic inspections of the community for architectural review of the status of the community and its common areas. Written reports will be submitted to the Board of Directors.

### **Parameters for Modifications**

The guidelines are not intended to be all-inclusive. The Board of Directors recognizes that there may be exterior modifications contemplated that it has not considered, and styles and tastes change over time. As such, it is the intention of the Board of Directors to give adequate consideration to any requests that fall outside of the guidelines. Consideration of such a request will require that the individual homeowner's desires be weighed against the need to maintain the overall character of the community.

### **MAJOR MODIFICATIONS**

Each of the following requested modifications must be presented in writing to the Board of Directors. Any modifications made to existing structures and subsequent damage that may result to it, the home or the adjacent home as a result of the modification is the responsibility of the individual homeowner.

1. **Decks and patios:** There are no modifications for decks and patios. For example:
  - a. Stairways from the deck are not permitted.
  - b. Decks and patios cannot be painted or stained (other than as directed by the Board of Directors).
  - c. Privacy plantings (shrubs, small trees, etc.) may be planted between patios but may not extend more than four (4) feet beyond the depth (into the yard) of the patio.
2. **Screen/storm doors/deck drainage/awnings:** Storm/screen doors (full view) may be installed at the front door. If you decide to install a door, the following is required.
  - a. **Front Door**  
Name: Pella-Ashford (Renaissance Collection)  
Model #4601; Color - White  
Door is full view with storm window and screen, brass hardware and brass kick plate.
  - b. **Rear Door -- storm/screen door**  
Name: Larson Life Core  
Model #2711'1'1; Color -- White
  - c. **Deck Drainage System**  
Name: Deck Drainage System by Mason Corporation  
Color: White
  - d. **Awnings for decks and patios** are permitted with the following specifications. Awnings for doors, windows or front entrance are not permitted.  
The awning will be retractable and must include the rain/wind modification.  
Name: Sunbrella Awning with Eastern Sunflex hardware in Bronze  
Color: Canvas #4654 (Linen Tweed); Blinding #151 (Ivory)

3. **Front Door and Sides** (windows and panels on either side of the front door)  
The front door and sides will be painted periodically by the Association to assure sameness in color and consistency within the community. If your front door requires painting at other times send the request to the Chairperson of the Architectural Committee.
4. **Fountains, Birdbaths, Statues and Ornamental Birds, Animals, etc.**  
Fountains, birdbaths, statues, and ornamental birds, animals, etc. are not permitted in the front of the house; however, they may be placed in mulched areas at the back of the home. Permission for placement will be granted considering their harmoniousness to the environment and in light of the aesthetics of the community. Fountains, birdbaths, statues and ornamental birds, etc. may not be permanently installed.
5. **Plantings**  
Homeowners may install landscaping within a four (4) feet section adjacent to the three sides of their rear patio, within a four (4) feet wide bed along the side of their home (front to back), and in the mulched area in front of their unit. The homeowner is responsible for the cost of the plants/shrubs and installation. Once installed, the Association will maintain these areas.

#### **MINOR MODIFICATIONS**

Modifications specifically listed within this section may be made without submitting a plan for prior approval. However, the Board of Directors reserves the right to request the removal of any Minor Modifications that do not conform to these guidelines or is deemed to be offensive in nature.

1. **Birdfeeders/birdhouses**  
Birdfeeders/birdhouses are permitted at the rear of the home. Pole mounted birdfeeders can be placed behind or to the side of the homes in existing non-grass and/or mulched areas so as not to obstruct mowing of the yard. Cleaning, repair, and maintenance of the birdfeeders/birdhouses/birdbaths are the responsibility of the homeowner.
2. **Flags**  
Flags (3'X5') or smaller are permitted to be affixed to the deck/patio at the rear of the home. Free-standing flag poles are not permitted. (Note: This guideline does not preclude a banner or other flag of larger dimensions being displayed for a specific purpose e.g. graduation, birthday, national title, etc.; however, it must be removed within forty-eight (48) hours of its placement.) Small signs indicating the family name may be hung on the cross-pole of the light post but may not exceed the width of the cross pole.
3. **Landscape Changes**  
Existing slopes and design of the landscape may not be altered by the homeowner except as follows:  
Deck/patio low voltage lights are permitted.  
Bug Zappers are not permitted.  
Flowers, bulbs, etc. may be planted within the existing mulched areas. The homeowner is responsible for the maintenance of any flowers, bulbs, etc. that are placed in the mulched areas.

**4. Mailboxes**

For mailboxes located in the grass, plantings are permitted between the mailbox and the driveway and up to an equal distance on the other side of the mailbox.

**5. Flower Boxes**

Flower boxes are permitted. If they are placed on the deck railings, they must be secured. Planters (crocks, pots, etc.) may be placed on the front porch. Planters may be placed on the walkway leading from the front porch to the driveway and at the corners of the garage. Window flower boxes are not permitted.

**OTHER GUIDELINES**

The appearance of the exterior of the buildings, including the doorways, color of the doors, windows, etc. may not be altered in any way.

Radio, television and cable antennas are not permitted. A satellite dish is permitted. However, it may only be placed on the homeowner's front stoop or back deck/patio. It may not be placed in any common area of the development. Likewise, it may not be mounted on the side of the home, the roof, etc.

No light posts, fences, storage sheds, doghouse, basketball backboards, or other structures shall be placed on any lot.

No signs may be placed in the yard. The only exception is one (1) "for sale" sign placed in the front yard limited to 684 square inches.

No existing walkway or curb shall be painted or written upon or used to mount a sign, etc.

Animals must be leashed at all times. Homeowners are required to "poop scoop" as the animal is walked about the community.

No littering is permitted. Clean-up is each owner's responsibility.

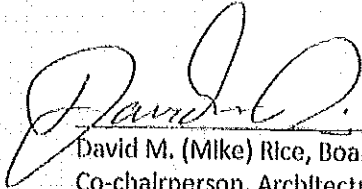
Leaves that blow into the mulched beds and remain after the landscaper has blown the leaves away are the responsibility of the homeowner.

Children's play equipment and toys shall remain on the deck/patio when not in use.

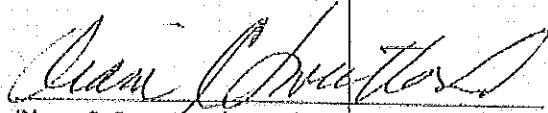
Seasonal decorations may be displayed for up to three weeks preceding and two weeks following a holiday within the mulched area of the homeowner's yard and/or mailbox. Wreathes are permitted on the doors at all times.

EFFECTIVE DATE

Established and adopted by Tanglewood Manor Unit Owners' Association Board of Directors on May 6, 2001. Approved for recording at the Centre County Court House, Bellefonte, Pennsylvania, by the Tanglewood Manor Condominium Unit Owners' Association at its Annual Meeting on October 16, 2011.



David M. (Mike) Rice, Board Member  
Co-chairperson, Architectural Committee



Diane C. Sweetland, Co-Chairperson  
Architectural Committee

COMMONWEALTH OF PENNSYLVANIA )

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COUNTY OF CENTRE )

On this 30 day of March, 2012, before me, a notary public, the undersigned officers, personally appeared David M. (Mike) Rice, who acknowledged himself to be Board Member of the Tanglewood Manor Unit Owners' Association and Co-chairperson of the Architectural Committee and Diane C. Sweetland, who acknowledged herself to be Co-Chairperson of the Architectural Committee of the Tanglewood Manor Unit Owners' Association, and that they as such, being authorized so to do, executed the foregoing Indenture for the purposes therein contained, by signing the name of the Association by herself/himself as Member of the Board and Co-chairpersons.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission Expires:

  
Notary Public