

**WALLACE PARK HOMEOWNERS ASSOCIATION  
COMMUNITY RULES AND REGULATIONS – UPDATED MARCH 2010**

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**PARKING**

- \* Vehicles are not permitted to park on our streets (Wallace Park Drive, Wedgewood Drive and Benson Circle). Vehicles parked on the streets create a fire hazard by blocking emergency service access, block other residents' access to their driveways, and hinder snow removal.
- \* The visitor parking areas are for the convenience of the residents' visitors. Due to the limited visitor parking spaces, visitors should first utilize homeowner driveways before utilizing the visitor parking areas. If space is not available in visitor parking areas or on a resident's property, vehicles should be parked on Dunluce Drive, not on our streets. Residents are strongly discouraged from using visitor parking areas for their vehicles, nor should unregistered or disabled vehicles be parked in these areas.
- \* It is strongly urged that all vehicles should be removed from visitor parking when there is snow accumulation of 2" or more so that snow removal and salting can be done.

**LANDSCAPING**

- \* Lawns should be mowed every week from April through October unless a drought condition exists.
- \* Rear hillsides should be weeded monthly from April through October. Weeds at the tops of Wedgewood Drive hillsides and 300 through 310 Benson Circle should be cut down because they are visible from the homes above.

**ARCHITECTURAL CONTROL**

- \* An "Architectural Control Alteration Request Form" must be submitted to the Board of Directors for approval before any work can begin on exterior additions or alterations. This includes such projects as installation or replacement of shade structures (including temporary shade structures attached to the unit), fences, main entry doors, storm doors, windows, garage doors, outdoor light fixtures, window air conditioning units or fans, etc. Unattached shade structures must be removed by September 30. Replacement projects should use materials that come as close as possible to the original design (e.g., windows must be brown sliders, storm doors must be brown, etc). Written approval or rejection of an addition or alteration will be issued by the Board within a 30-day period.
- \* The replacement fixture for the front porch, front balcony, rear deck, rear patio and garage door lights are:

HAMPTON BAY #BPM-1691  
PROGRESS LIGHTING #P5607-31

Both fixtures are available at Home Depot.

- \* No fence can extend past the rear concrete patio so that ingress and egress is not impaired.
- \* Wallace Park Drive, Wedgewood Drive and Benson Circle townhouses will be painted and stained every three to four years as a community project beginning in 1999 at the discretion of the Board. **The paint and stain to be used are detailed in Exhibit "A" (attached).**

If a balcony is replaced, it must be stained when the wood dries, however, no later than three months after replacement, weather permitting. The semi-transparent version of the above stain is acceptable for

the walking surface of the balcony only.

**Please see Exhibit B (attached) for additional detailed painting and staining specifications.**

- \* House numbers shall be 4 inches in height to comply with Borough ordinances and made of brass. Units with balconies will center the numbers on the lower part of the balcony. Units without balconies will install the numbers diagonally on the wood trim on the left side of the front entrance door.
- \* Replacement shingles are to be Desert Tan in color and have a 25 year useful life. 36 inch ice shield is recommended. Replacement gutters are to be 32 gauge and musket brown in color.
- \* Asphalt driveways must be sealed every two years. If driveways are in poor condition (deep cracks, etc.) they must be crack filled as well as sealed. Asphalt driveway replacement is available when the asphalt contractor performs maintenance on our streets each Summer.

### **NEIGHBORHOOD COURTESIES**

- \* Since we have no street lighting, each resident is requested to leave an outside porch light on at night.
- \* Noise levels should be kept at a minimum so as not to excessively disturb your neighbors.
- \* Pets are allowed; however, they must be kept on a leash when off your property, and kept off neighboring yards **and the common areas**. It is the pet owners' responsibility to clean up after their pets. Whitehall Animal Control will be contacted to take appropriate action against residents who do not comply with these requirements.
- \* Due to the nature of housing structures in townhouse communities, it is important that residents consider the rights and needs of their neighbors. Access to back yards for emergency services, furniture delivery, lawn mowers, etc. cannot be blocked by structures such as fences or walls. By the same token, access to property should not be abused. Please ensure that children and visitors respect your neighbors' property rights and privacy.

Community Rules & Regulations  
Updated March 2010

**GENERAL**

- \* The following items are deemed unsuitable for placement on homeowners' property: swing sets, laundry umbrellas, trailers, tents, campers, sheds, trampolines and TV antennae.
  - \* The storage of materials outside of the unit is prohibited. These outside areas include balconies, porches and patios. Items which may remain in these areas include grills, patio furniture and planters. Toys are permitted to be outside of units, but must be brought in at night. Owners who have large toys may apply to the Board for a variance for same.
  - \* An annual membership meeting is held in November of each year. New Board Members are elected each year at this meeting. You are strongly encouraged to attend.
  - \* Rubbish is collected weekly on Friday; recycling is done according to Whitehall Borough's schedule which is issued annually. Items to be collected should be bagged and placed in front of your townhouse after 6:00 p.m. on Thursdays. Rubbish cans and recycling bins must be taken inside your home no later than the morning following pickup - these items are not permitted to be kept outside of your townhouse.
- Homeowners who live at 112 - 122 Wallace Park Drive or 208 - 222 Wedgewood Drive are to take their non-recyclable rubbish to the delineated rubbish area adjacent to the visitor parking. Recyclables can still be left at the front of the townhouse for pick-up.
- In windy conditions, trash is to be put out for pick-up as late as possible in order to prohibit blowing trash. Rubbish cans with tight lids are strongly recommended.
- \* All holiday decorations are to be removed from the unit exterior within thirty (30) days of the holiday.
  - \* If you plan to rent out your unit, it is your responsibility to see that your tenant abides by the above rules and regulations.
  - \* The common areas are not to be used as play areas.
  - \* Snow from an owner's driveway is not to be shoveled onto the private streets.

## EXHIBIT A – PAINT AND STAIN TO BE USED

### Paint

Oil Base – Wallace Park Brown, available at Sternberger (412-885-5700) on Route 51 or any Masterwork Paint Store.

Brunning #520-30 + Tint (Gallons only)

Pratt & Lambert

E-8

J-1 oz.

M-1 oz. 12

Latex Base (A) – Devco all weather latex paint #1837, Dark Brown, available at D.L. Richie Painting (412-833-0237).

(A) Please be advised that to ensure proper adhesion between the latex and oil-based paints, a few preparatory steps are required. First, the oil base surface should be washed down with a solution of TSP (Tri-Sodium Phosphate) and water. Finally, all bare spots or areas sanded due to rust should be primed. The latex paint can then be applied.

### Stain

Behr Plus 10 Solid Color Stain, available at Home Depot (412-650-9460).

Tint Base No. 30

Colorant OZ 48 96

B Lamp Black 5 14 1

C Yellow Oxide 1 14 1

I Brown Oxide 4 7 1

KX White 1 11 1

## EXHIBIT B – DETAILED PAINTING AND STAINING SPECIFICATIONS

### **END UNIT:**

#### STAIN

Front wood siding and trim  
Front sliding glass door 5 ½" wood frame  
Front wood deck and rail  
Side wood siding and trim  
Rear wood overhang - 15"  
9" wood above rear window and sliding glass door  
Rear trim behind gutter

#### PAINT

Front door and trim  
Garage door and trim  
Electric Meter/Utility Box  
Front and rear sliding glass door trim  
Iron railing (black)

### **MIDDLE BOTTOM ENTRY:**

#### STAIN

Front wood siding and trim  
Front sliding glass door 5 ½" wood frame  
Front wood deck and rail  
Rear wood overhang - 15"  
9" wide wood above rear window and door  
Rear trim behind gutter

#### PAINT

Front door and trim  
Garage door and trim  
Rear door and trim  
Electric meter  
Front sliding glass door trim

### **FRONT SPLIT ENTRY:**

#### STAIN

Front wood siding and trim  
Front door 5 ½" wood frame  
Rear wood overhang - 15"  
9" wide wood above rear window and sliding door  
Rear trim behind gutter

#### PAINT

Front door and trim  
Garage door and trim  
Rear sliding glass door trim  
Electric meter  
Iron railings (black)

### **ADDITIONAL ITEMS:**

#### STAIN

Rear wood decks, rails, and trim  
Shade structures  
Privacy fences

#### PAINT

Rear basement doors and trim