

WALLACE PARK HOMEOWNERS ASSOCIATION
COMMUNITY RULES AND REGULATIONS – UPDATED MARCH 2009

PARKING

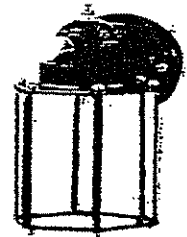
- * Vehicles are not permitted to park on our streets (Wallace Park Drive, Wedgewood Drive and Benson Circle). Vehicles parked on the streets create a fire hazard by blocking the Fire Department's access, block other residents' access to their driveways, and hinder snow removal.
- * The visitor parking 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 for front porch and front balcony light fixtures is Kichler stock #K-9618 BK. It is a hexagonal black and brass fixture with six clear beveled glass panels, and is 10 ¼" high x 5 ½" wide x 6 ¼" deep. It is a downward-pointing lantern design open at the bottom, making light bulb replacement easy. A clear candle-shaped light bulb is to be used with this fixture (100 watt maximum). Kitchler has discontinued this fixture. If it isn't in stock when you place your order, the approved replacement is Designers Fountain stock #1101 BK. It's a slightly larger fixture (12" high x 7" wide x 7-1/2" deep) with an appearance similar to the Kitchler fixture. It takes a 60 watt maximum clear candle-shaped light bulb.



The replacement for light fixtures above garages and the rear of the units is Kitchler stock #K-9611 BK. It is a square black fixture with four clear glass panels and brass accent beads, and is 8" high x 4 ¾" wide x 5 ¼" deep. It is a downward-pointing lantern design open at the bottom, making light bulb replacement easy. A clear candle-shaped light bulb is to be used with this fixture (60 watt maximum).

Community Rules & Regulations
Updated March 2009

Light Fixtures (continued)

All of these light fixtures may be purchased at Evey True Value Hardware (412-835-5780) or Lighting By Erik, South (412-561-6555) (Designer's Fountain Fixture only). The Board recommends that units with adjoining balconies replace their light fixtures at the same time to maintain uniformity.

- * No fence can extend past the rear concrete patio.
- * 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 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 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 2009

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 Tuesday; 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 Mondays. 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

WALLACE PARK HOMEOWNERS ASSOCIATION
RULES ENFORCEMENT POLICY AND PROCEDURES

WHEREAS, Article VII, Section 1 (A) of the By-Laws grants the Board of Directors ("Board") the power and duty "to adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof."

WHEREAS, for the benefit and protection of the Association and of the individual members, the Board deems it desirable to establish and operate by a uniform procedure to assure an orderly disposition of all cases where there is a question of compliance by a unit owner, his family, his guests or tenants, with the provisions of the Declaration, By-Laws or the Rules and Regulations as amended ("Association Documents"), thereby minimizing the necessity of seeking action in and through a court of law or equity; and

WHEREAS, it is the intent of the Board to establish a uniform procedure to follow where they must take action relative to questions of compliance by individuals with the provisions of the Association Documents;

NOW, THEREFORE BE IT RESOLVED that the following be adopted by the Board as the Rules Enforcement Policy and Procedure of the Wallace Park Homeowners Association.

This policy is to be used by the Board in all cases of alleged violations of the Association Documents. The Board must have documentation of the alleged violation. This documentation can be in the form of a letter or note or a completed Rule Violation Form, from any unit owner or a report from the management representative. This documentation should state essentially the following:

- 1) The nature of the violation;
- 2) The date and approximate time of the violation;
- 3) The approximate location of the violation;
- 4) The name and unit address of the offending party;
- 5) The name and unit address of the person reporting the violation;
- 6) A statement verifying that the person reporting the violation actually observed the violation; and
- 7) Any other information that may aid the Board in resolving the violation.

The sequence of events in enforcing this policy and procedure is as follows:

If, in the opinion of the Board or its authorized management agent, the reported violation does not endanger other residents or common elements and can best be cured by a warning, the Board or its authorized agent shall cause a letter to be sent by regular mail to the offending party and/or unit owner describing the alleged violation, demanding (1) that any such violation cease immediately, and (2) if appropriate, the common element that was damaged by the violation be restored.

If the violating party and/or unit owner does not comply with the warning letter, and continues thereafter to violate the Association Documents, the Board or its authorized agent shall cause to be sent to the offending party and/or unit owner by regular mail a written notice of the violation and pending fine, containing essentially the following information:

- 1) A description of the nature, the time and place of the violation;
- 2) A demand that the violation immediately cease and that any damage to the common elements be restored, within a ten (10) day period;
- 3) A statement that a fine in the amount of \$25.00 is imposed on the offending party and/or unit owner;

- 4) A statement that if the offender and/or unit owner wishes to appeal the fine, he/she must contact the managing agent (or the Board if there is no managing agent) in writing, within ten (10) days from the date of the notice of violation, requesting a hearing before the Board. Any request for an appeal before the Board will stay the imposition of any fine until the Board disposes of the case, noting however that if the Board finds the alleged violator and/or unit owner guilty of the infraction charged that any fine imposed will be retroactive to the date of the Board's initial notice of the violation to the violator and/or unit owner;
- 5) A warning that, if the violation continues, a fine of ten dollars (\$10.00) per day thereafter will be imposed until the violation has been cured; and
- 6) A statement that any damage caused by the violation will be assessed against the offending party and/or unit owner, and that attorney fees and costs may be assessed accordingly.

If any fines imposed by the Board under this policy and procedure are not paid within thirty (30) days of the initial assessment or the violation otherwise continues, the matter may be referred by the Board to legal counsel for appropriate legal action. If the matter is referred to legal counsel, all reasonable attorney's fees, interest and costs incurred shall be assessed and collected against the offending party and/or unit owner. If at any time a unit owner or violator fails to pay any sums due to the Association for any reason, then those sums due will accrue interest at the rate of one percent (1%) per month on the outstanding balance until said sums are paid in full.

The following is in compliance with Article VI, Section 2 of the Declaration of Covenants, Conditions and Restrictions dated June 11, 1976:

In the event that any Owner shall fail to maintain any Lot or the premises and the improvements situate thereon in a manner satisfactory to the Board, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain and/or restore the Lot, the premises and any improvements erected thereon. Such right of entry and repair shall be exercisable only upon thirty (30) days written notice given to the owner thereof, unless, in the discretion of the Board, a genuine emergency necessitates a shorter period time. The costs of any such repairs, maintenance and/or restoration shall be added to and become part of the assessment to which such Lot and Lot Owner is subject. All correspondence is to be sent via certified mail, return receipt requested.

All fines are to be paid to:

WALLACE PARK HOMEOWNERS ASSOCIATION
c/o Acri Commercial Realty, Inc.
290 Perry Highway
Pittsburgh, PA 15229

Adopted by the Wallace Park Homeowners Association Board of Directors this 18th day of April 1994, and amended on February 19, 2001 to refer to Article VI, Section 2 of the Declaration of Covenants, Conditions and Restrictions dated June 11, 1976.

WALLACE PARK HOMEOWNERS ASSOCIATION

RULE VIOLATION REPORT FORM

Before the Board can act upon any violation to the Rules and Regulations, all violations must be documented in writing. This form must be completed and mailed to the Management Office before any action will be taken.

1. Name and address of person reporting violation: _____

2. Name and address of offending party: _____

3. Nature of violation: _____

4. Date and time violation occurred: _____

5. Location where the violation occurred: _____

6. Statement of what you observed: _____

7. Any other pertinent information that may aid the Board in resolving the violation: _____

By signing this complaint form, I hereby attest that the information is true to the best of my knowledge and I am willing to participate with the Executive Board on this action in acting as a witness, if necessary.

Date

Signature of Person Reporting Violation

Return completed form to : Acri Commercial Realty, Inc.
290 Perry Highway
Pittsburgh, PA 15229

WALLACE PARK HOMEOWNERS ASSOCIATION
Architectural Control Resolution – Alteration Approval Requirements

WHEREAS, Article V of the Declaration of Covenants, Conditions and restrictions states “No building, fence, wall or other structure shall be commenced, erected or maintained upon the property, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board.”

WHEREAS, request for alteration approval, installation and maintenance of the alterations must be in an administrated, systematic format.

THEREFORE BE IT RESOLVED, that the following is the Alteration Policy of Wallace Park Homeowners Association:

- 1) Requests for alteration approval:
 - a. Must be submitted in writing, on the approved form (Attachment A).
 - b. All sections of the form must be completed, or an explanation noted as to why the sections were not completed.
 - c. Detailed drawings, specifications, and a copy of the construction proposal must be submitted in addition to the Alteration Request Form.

- 2) Approval of alteration request:
 - a. All approvals for alterations must come from the Board of Directors, or their agent, in writing.
 - b. The written approval will contain conditions that must be agreed to by the owner to complete the approval process.
 - c. The alteration approval letter must be signed and returned prior to beginning the alteration.

- 3) Completion of the alteration:
 - a. The alteration must be completed exactly as approved.
 - b. The alteration must be completed within 90 days of the date of the written approval letter from the Board of Directors, or their agent.
 - c. If the alteration is not completed exactly as approved, the Board of Directors may either cause its removal at the owner’s expense, or require it to be brought into compliance.

Adopted by the Wallace Park Homeowners Association Board of Directors this 15th day of October, 2001.

8) Explain if any existing elements will be affected by this alteration:

9) Explain any effect the alteration may have on neighbors to either side of your home:

10) Signature of nearest neighbor to the right and left of your home to signify they have no objections to this proposed alteration:

11) Expected start date: _____ Expected completion date: _____

12) Attach a drawing showing all existing elements, including shrubs, patios and proposed alterations. Include the neighboring homes and yard in the drawing, showing the distance from the nearest existing elements to the proposed additions or alterations. Also attach specifications and a copy of the construction proposal.

Additional Comments: _____

Signature of owner requesting approval

Date

WALLACE PARK HOMEOWNERS ASSOCIATION
Specifications for Retractable Awnings for Rear Decks and Patios

Procedure for Obtaining Approval of Alteration

The unit owner shall apply for approval of the alteration on a form provided by the Association (Request for Alteration Approval).

The unit owner's request shall reflect that the proposed alteration conforms to the Association's regulations and to the pre-approved specifications noted below.

Responsibility of the Homeowner

The unit owner is responsible for the purchase price (including the installation charges) of the alteration.

The unit owner is responsible for maintenance, repairs and upkeep of the alteration. Maintenance and upkeep of the alteration shall be at the unit owner's expense. Maintenance and upkeep must be consistent with the general standard prevailing at Wallace Park Homeowners Association.

If the Association determines the alteration has become a nuisance or a hazard, falls into disrepair, becomes unsightly or infringes upon the right to free enjoyment of the common element, the Association shall have the right to cause the alteration to be removed at the unit owner's expense.

Awnings must be retracted when not in use, and during high wind and rainy weather conditions.

Specifications

1. All awnings must be retractable. Stationery awnings are not allowed.
2. Awnings are only allowed to be installed in the rear of the units over rear patios or over rear balconies.
3. All awnings installed over rear patios or over rear balconies may be either Durasol awnings installed by Mt. Lebanon Awning Company, or Solair awnings installed by Covers-All Canvas Products Company.
4. The awnings cannot extend past the rear patio or balcony.
5. The awnings shall be constructed of "Sunbrella" fabric and shall have a standard scallop.
6. The awnings shall be Sunbrella fabric #4776 (Chocolate Chip stripe) or #4618 (Walnut Brown Tweed solid).
7. Braiding shall be either brown or beige. No decorative additions (including, without limitation, fringe or monograms) are permitted.
8. The awning frame shall be brown.
9. The awning must be attached to a wolmanized wood (or its successor) mounting board that has been bolted to the aluminum siding. The mounting board must be stained in accordance with the Association's painting and staining specifications.
10. The awnings may be operated by hand-crank or electric motor. If motorized, all wiring must be run into the interior of the town home unit. This work must be done by a certified electrician.
11. Electronic options such as wireless keypads, wind sensors, etc. must be itemized in the Request for Alteration Approval.
12. Installation of the alteration shall be done by Mt. Lebanon Awning Company or Covers-All Canvas Products Company.
13. This policy, in conjunction with the legal documents and Rules and Regulations is effective February 18, 2002.

Adopted by the Wallace Park Homeowners Association Board of Directors this 18th day of February 2002.

WALLACE PARK HOMEOWNERS ASSOCIATION
SPECIFICATIONS FOR GARAGE DOOR REPLACEMENT

The goal of garage door replacement specifications is to maintain an appearance as close as possible to the original wooden garage doors. Any garage door replacement must be approved by the Board.

Garage doors may be either wooden or insulated steel. Only the following three types of insulated steel doors (or equivalent) are approved:

- ▶ Amarr Heritage III
- ▶ Amarr Weather Guard
- ▶ Amarr Weather Guard Plus

The color must match existing paint specifications.

Four windows are required, with the style and placement of the windows the same as the garage door being replaced. Window design inserts are not permitted.

Four panels are required. Steel garage door panels may be raised but not flush. They must also be short panels, not long panels.

Interior lift handles are recommended. A lock bar in the center of the garage door is optional, not required.

WALLACE PARK HOMEOWNERS ASSOCIATION
SATELLITE DISH RULES

- 1) Permitted dishes must be one meter or less in diameter.
- 2) Dishes may only be installed on property owned by the Unit Owner and may not encroach on any other property.
- 3) The Association prefers that the dish be installed on the rear of the unit such as on a privacy fence or rear deck railing. Installations where the dish is visible from the street are prohibited unless it is the only installation that provides adequate signal. Signal inadequacy in all other areas must be verified by the installer in writing.
- 4) If the dish is visible from the street, it must be camouflaged through painting, planting of shrubbery and/or coverage by an artificial rock.
- 5) All installations shall be completed so as not to materially damage the property.
- 6) Unit owner shall be responsible for the repair and maintenance of the dish.
- 7) Dishes shall be installed in a manner which complies with all applicable governmental ordinances and laws.
- 8) If a mast is required, it must be no taller than necessary for acceptable signal quality. Masts installed in the front of the unit must be no taller than 2 feet.
- 9) When the dish is removed, the area of installation must be restored to its original condition.
- 10) Any unit owner desiring to install a dish must complete a notification form and submit it to the management company. Tenants must have the unit owner submit the notification form. Notification forms are available from the management company.
- 11) If any of the above rules are found to be invalid, the remaining rules shall remain in full force and effect.

Approved by the Board:


Secretary

5-21-03
Date


President

5-21-03
Date

WALLACE PARK HOMEOWNERS ASSOCIATION

Notice of Intent to Install Antenna on Individually-Owned or Exclusive Area

Unit/Home Owner(s): _____

Address: _____

If rented, tenant's name (*Attach copy of owner's written permission*): _____

Telephone (Day): _____ Telephone (Evenings): _____

Type of Antenna: _____

Direct broadcast satellite _____ 18-inch _____ other _____ size

Television broadcast _____

Multipoint distribution service _____ size _____

Company Performing Installation: _____

Identify Installation Location: Patio Rear Deck Balcony
 Other Indicate "other": _____

Date installation to be performed: _____

Will the installation be in compliance with all association guidelines (which include manufacturers' guidelines and applicable building codes)? Yes No

If no, please provide three days and times for which you are available to meet with us to discuss antenna installation. At this meeting, you will need to provide information supporting the necessity for non-routine installation. (A list of preferable days and times is attached.)

Is a mast necessary for reception? Yes No

If yes, is the mast required to extend more than 12 feet above the roofline or extend to a height greater than the distance from the installation to the lot line? Yes No

If yes, then you must complete the form for mast installation.

I will comply with all of the Association's rules for installing, maintaining, and using antennas. I assume liability for any damage to Association and other owners' property that occurs due to antenna installation, maintenance, and use.

Signed: _____ Date: _____

WALLACE PARK HOMEOWNERS ASSOCIATION

Notification Form for Installation of Oversized Masts

Is a mast extending more than 12 feet above the roofline required for your antenna?

Yes No

Is a mast extending higher than the distance from the installation to the lot line?

Yes No

If you responded "yes" to either question, please provide your reasons why such a mast is necessary. Include a detailed drawing of the installation plans, including:

- Description of the antenna and mast
- Exact location of the mast and antenna installation
- Description of the manner and method of installation
- Total height of the mast and the height it will extend beyond the roofline
(Include an explanation of why the mast must extend to this height)
- Manufacturer specifications regarding the installation of the mast

Please provide a copy of the certificate of insurance of the contractor installing the antenna and the mast.

Also indicate a date and time that would be convenient for you to meet with the *Board of Directors*.

I will comply with all of the Association's rules for installing, maintaining, and using antenna masts. I assume liability for any damage to Association or other owners' property that occurs due to mast installation, maintenance, and use.

Signed: _____ Date: _____

Address: _____

Phone: (Day) _____ (Evenings) _____

Wallace Park Homeowners Association

c/o Acri Commercial Realty, Inc.
Gateway Towers, Suite 2720
320 Fort Duquesne Blvd.
Pittsburgh, PA 15222
412/338-2274

July 21, 2004

RE: VERTICAL VINYL SIDING SPECIFICATION REVISION

Dear Wallace Park Homeowner:


At its last Board meeting, the Board revised the vertical vinyl siding specification.

Specifically, the Board removed the provision for allowing an end unit to re-side the side of the unit separately. The Board, however, will consider such requests on a case-by-case basis.

In addition, please find enclosed a quotation from a contractor (Dan Brose, 412-885-5231) who will be installing the siding on 4 units on Wallace Park Drive. Out of the 4 quotes received, he was the lowest responsible bidder. The quotation compares very favorably to staining.

Please call if you have any questions.

Sincerely,
WALLACE PARK HOMEOWNERS ASSOCIATION
By: Acri Commercial Realty, Inc., Agents


Rinaldo A. Acri
Chief Executive Officer

RAA/hcs

Enclosure

WALLACE PARK HOMEOWNERS ASSOCIATION
VERTICAL VINYL SIDING SPECIFICATION

- Entire buildings are encouraged to do the work at the same time.
- Adjoining fronts or rears of different units are to be sided at the same time.
- All of a unit's T-111 is to be sided at the same time.
- The siding is also to be used to replace the rear horizontal aluminum siding.
- All installation as per the Alcoa Installation Guide. T channel is to be used on the sides of units at the gable area. J channel is to be used along all perimeters.
- All siding will be Alcoa Pro-Series Vertical Vinyl Siding (PSS10N) or equivalent (see attached). Color: American Walnut.
- All trim sheet will be Alcoa Performance Metals (TS24 or TS24T) or equivalent (see attached). Color: Musket Brown.
- All soffit will be Alcoa Pro-Series Vinyl Soffit or equivalent. Color: Musket Brown.
- All corner posts will be Alcoa 3/4" outside corner post (AWOP06) (see attached). Color: American Walnut.
- Gable trim boards on end units will be covered in trim sheet.

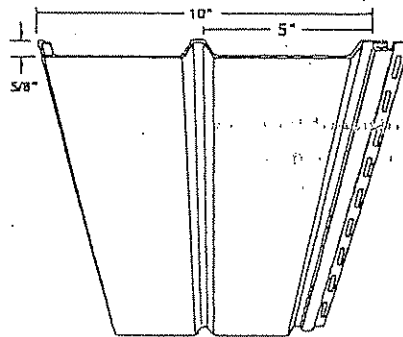
Pro-Series Vinyl Soffit

Product Code/Description **Color Availability**

PSS10N

Double 5" Premium
Non-Ventilated Panel

Nominal .046" Thick
Finish: Brushed
Length: 12'
20 Pcs./Ctn.
2 Sqs./Ctn.
107 Lbs./Ctn.



White

Almond
Cameo
Champaign
Classic Cream
Colonial Yellow
Desert Sand
Linen
Sage
Sandtone
Silver Grey
Victorian Grey
Wicker

Brookstone
Everest
Harbor Grey
Pebblestone Clay
Village Green

Musket Brown

American Walnut ★
Aspen Grey
Cape Cod Grey
Glacier Blue
Natural Cedar
Timber Stone
Woodland Green

Pine Needle
Redwood
Sawmill

(All colors except Musket Brown are warranted for sidewall use)

Notes:

Cassidy Pierce
412-321-8987

Wallace Park Homeowners Association
Vertical Vinyl Siding Specifications



Alcoa Trim Sheet
Alcoa/Mastic Colors

PERFORMANCE METALS®

Product Code/Description	Color Code	Color on Front	Color on Back
TS24 Traditional 24" Trim Sheet (Coated two sides) Finish: Alumalure 2000® Nominal .019 Thick Length: 50' 1 Roll/Ctn. 25 Lbs./Ctn.	04	White	White
	14	Snow White	Snow White
	53	Almond	White
	E9	American Walnut	White
	E8	Aspen Grey	White
	20	Birchwood	Maple
	33	Black	White
	09	Bronze	White
	75	Brookstone	White
	31	Cameo	White
	36	Capé Cod Grey	White
	49	Champagne	White
	80	Charcoal Grey	White
	30	Classic Cream	White
	10	Colonial Yellow	White
	22	Desert Sand	White
	17	Everest	White
	70	Evergreen	White
	E6	Glacier Blue	White
	35	Harbor Grey	White
	44	Linen	White
	59	Musket Brown	White
	52	Natural Cedar	White
	52	Pebblestone Clay	White
	D2	Pine Needle	White
	D0	Redwood	White
	62	Royal Brown	White
	18	Sage	White
	39	Sandtone	White
	E7	Sash Brown	White
	D3	Sawmill	White
	02	Silver Grey	White
	34	Terra Bronze	Sand-Tone
E7	Timber Stone	White	
36	Victorian Grey	White	
68	Village Green	White	
A7	Wicker	White	
E4	Woodland Green	White	

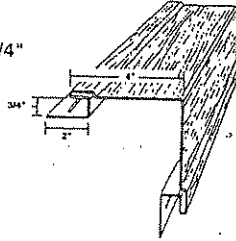
TS24T
Traditional PVC Coated 24"
Trim Sheet
(Coated one side)
Finish: PVC Striated
Nominal .019 Thick
Length: 50'
1 Roll/Ctn.
27 Lbs./Ctn.

04	White
53	Almond
E9	American Walnut
E8	Aspen Grey
75	Brookstone
31	Cameo
36	Capé Cod Grey
49	Champagne
30	Classic Cream
10	Colonial Yellow
22	Desert Sand
17	Everest
70	Evergreen
E6	Glacier Blue
35	Harbor Grey
44	Linen
59	Musket Brown
52	Natural Cedar
52	Pebblestone Clay
D2	Pine Needle
D0	Redwood
18	Sage
39	Sandtone
D3	Sawmill
02	Silver Grey
E7	Timber Stone
36	Victorian Grey
68	Village Green
A7	Wicker
E4	Woodland Green



Product Code/Description	Color Availability
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AW0P06
 Universal
 Outside Corner Post - 3/4"
 Nominal .046" Thick
 Length: 10'
 10 Pcs./Ctn.
 50 Lbs./Ctn.

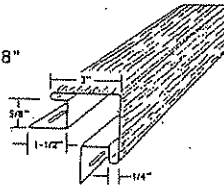


- White
- Almond
- Brookstone
- Cameo
- Champaigne
- Classic Cream
- Colonial Yellow
- Desert Sand
- Everest
- Harbor Grey
- Linen
- Pebblestone Clay
- Sage
- Sandtone
- Silver Grey
- Victorian Grey
- Village Green
- Wicker

- American Walnut ★
- Aspen Grey
- Cape Cod Grey
- Glacier Blue
- Natural Cedar
- Timber Stone
- Woodland Green

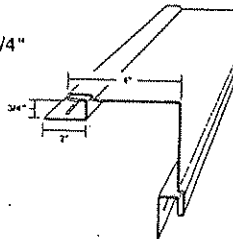
- Pine Needle
- Redwood
- Sawmill

AW0P05
 Universal
 Outside Corner Post - 5/8"
 Nominal .046" Thick
 Length: 10'
 10 Pcs./Ctn.
 37 Lbs./Ctn.



- White
- Almond
- Brookstone
- Cameo
- Champaigne
- Classic Cream
- Colonial Yellow
- Desert Sand
- Everest
- Harbor Grey
- Linen
- Pebblestone Clay
- Sage
- Sandtone
- Silver Grey
- Victorian Grey
- Village Green
- Wicker

MT0P06
 Universal
 Outside Corner Post - 3/4"
 Nominal .046" Thick
 Length: 10'
 10 Pcs./Ctn.
 51 Lbs./Ctn.



- White
- Almond
- Brookstone
- Cameo
- Champaigne
- Classic Cream
- Colonial Yellow
- Desert Sand
- Everest
- Harbor Grey
- Linen
- Pebblestone Clay
- Sage
- Sandtone
- Silver Grey
- Victorian Grey
- Village Green
- Wicker

Vinyl Siding Accessories

12/24/06
RAA

WALLACE PARK HOMEOWNERS ASSOCIATION
Siding Contractor List

Brose Construction
Dan Brose
1411 Brownsville Road
Pittsburgh, PA 15210
(412) 885-5231

Avacoll, Inc.
Rob Cheeseman
1011 Avacoll Drive
Pittsburgh, PA 15220
(412) 812-7280

New Horizons Home Exteriors
Joe Tamino
3606 Library Road
Castle Shannon, PA 15234
(412) 885-1900

Carey Construction
2013 Wallace Road
South Park, PA 15129
(412) 650-8181

WALLACE PARK HOMEOWNERS ASSOCIATION

BOARD MEMBER CODE OF CONDUCT

Act in the Community's Interest. Directors will strive for the common good of the Association, forgoing personal interests.

Lawful Actions. All Council actions will comply with the governing documents and the law.

High Standards of Conduct. Conduct are to be above reproach and avoid the appearance of impropriety.

Mutual Respect. Directors will address other directors and homeowners with respect, even when in disagreement.

Meeting Attendance. Directors will strive to attend all Council meetings.

Be Prepared. Directors will come prepared to meetings by reviewing the agenda and related materials *before* the meeting and listen attentively and courteously.

Confidentiality. Directors will maintain confidentiality of highly sensitive information and respect the privacy of all owners.

Positive Attitude. Directors will encourage employees, managers and contractors to promote better decisions.

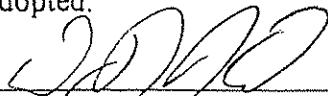
Support and Loyalty. Directors will respect the authority of the Council by not undermining majority decision.

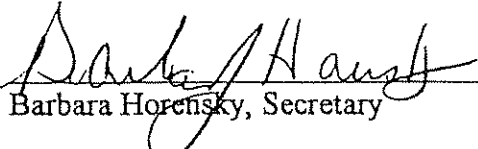
Respect the Rules. Directors will obey Association rules to set a positive example for others.

Pay Assessments. Directors will remain current in all fees owed to the Association. If a Director becomes delinquent more than 60 days at any time, they are considered to have immediately resigned from the Council.

Promote Harmony. Directors will promote community harmony in act, word and deed.

Adopted:


Rich Kirsch, President


Barbara Horensky, Secretary

WALLACE PARK HOMEOWNERS ASSOCIATION

MINUTES OF OCTOBER 16, 2000 BOARD MEETING

Rich Kirsch called the meeting to order at 7:35 PM.

Board Members in Attendance: Rich Kirsch, Fran Hyde, Barbara Horensky, Peggy Marbella, Dolores Butelli, Linda Robinson

Management Company Representative: R. Acri

Board Members Absent: Joe Dimeo, Bernadette Lane

I. Financial Report:

A. Activity from January 1, 2000 through September 30, 2000

Maintenance Fees	\$ 13,104
Maintenance Fee Discounts	(220)
Misc. Income	121

Total Revenue	13,005
Landscaping	2,016
Road Maintenance	2,530
Other Repairs	88
Snow Removal	1,970
Management Fee	4,943
Accounting Fee	675
Legal	56
Property Taxes	0
Postage and Supplies	613
Bank Service Charge	29
Insurance	462
Miscellaneous	9

Total Expenses	13,391

Net Income	\$ (386)
	=====

B. Total Cash, Incl. Investments \$ 14,181

C. Delinquencies as of 09/30 \$ 997

D. Payables \$ 1,015

E. The 2001 Budget was unanimously approved by the Board. This budget calls for a \$1.00 per unit per month increase in the monthly assessment. The increase is effective January 1, 2001.

F. The Board unanimously approved an increase in the late fee from \$2.00 to \$10.00. A late fee is incurred when a payment is received after the 10th of the month.

II. Secretary's Report:

A. The following units are for sale: 308, 312, 332, 338, 344.

B. All owners are reminded to notify the management company if they are planning to sell their home so that proper closing documents are supplied in a timely manner.

C. Elections will be held at the Annual Meeting scheduled for November 27, 2000. Three seats are open for election. If you wish to run for a seat, please call Rinaldo Acri at 338-2274.

D. Please welcome the following new owner to Wallace Park:

William & Suzanne Kiray, 320 Benson Circle

III. Landscaping/Common Areas/Architectural Control:

A. Please note that all proposed exterior modifications must be submitted to the Architectural Committee (Joe Dimeo) or the management company in writing. Exterior modifications include window air conditioning units and temporary shade structures that are attached to the unit. No work can begin until the Board approves the proposed modification.

B. As per Borough Ordinance and the Rules of the Association, all residents are required to clean up after their pets. Please be considerate of your neighbors regarding this matter.


C. Please note that parking is prohibited on Wallace Park Drive, Wedgewood Drive, and Benson Circle.

D. As per the Association's legal documents and Borough Ordinances, rubbish is to be placed out for pick-up no sooner than dusk of the night before the pick-up (Monday night).

E. Recently, there has been logging activity behind 336-350 Benson Circle. There is the possibility that a tree will be cut down that belongs to a homeowner. If you feel that this is occurring, please call the Police immediately. The Association has been advised that no mining will occur on the property after the logging has been completed. However, the property owner is considering residential development.

The meeting was adjourned at 8:45 PM. The next meeting (Annual) will be held on Monday, November 27, 2000 at 7:30 PM at the Whitehall Borough Building Conference Room (next to the Lecture Room).

Respectfully submitted,


Rinaldo A. Acri
Chief Executive Officer, Acri Commercial Realty, Inc.

FISCAL RESOLUTION

**INITIAL CONTRIBUTION FEE
FOR
WALLACE PARK HOMEOWNERS ASSOCIATION**

WHEREAS, the Pennsylvania Uniform Planned Communities Act, Section 5302, Paragraph 12, states that "The Association may impose a capital improvement fee on the resale or transfer of units."

WHEREAS, the Board of the Association wishes to establish an Initial Contribution Fee.

THEREFORE, BE IT RESOLVED that the following be the Association's policy on the Initial Contribution Fee.

Upon the purchase of each unit from the current unit owner, each new unit owner shall (from the closing on the unit) deposit or cause to be deposited with the management agent of the Condominium Association, or to such person or entity as may be otherwise directed by the Board of Directors an amount equal to three times (3x) the monthly assessment for the unit. Such amounts shall be held, together with amounts previously deposited by other unit owners, as an addition to the existing Reserve Account maintained by the management agent. To the extent that said fund may be depleted, or in the judgment of the Board of Directors be determined to be inadequate, the Board of Directors may increase the amount of the deposit required from each new unit owner. Such amounts deposited shall be non-refundable.

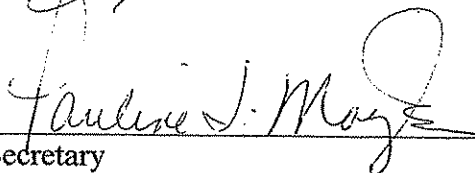
This resolution will be effective JANUARY 19, 2009



President

1-19-09

Date



Secretary

1-19-09

Date