

Sagamore Community Association

West Chester, PA

Rules and Regulations

Update March 2023

Note: The most updated version of the Rules and Regulations are always found on the Sagamore website:

<http://sagamorehoa.com/rules-and-regulations.html>

Table of Contents

1.	<u>INTRODUCTION</u>	3
2.	<u>ARCHITECTURAL</u>	3
3.	<u>PETS</u>	8
4.	<u>VEHICLES AND PARKING</u>	9
5.	<u>LANDSCAPING</u>	10
6.	<u>GENERAL USE</u>	10
7.	<u>FINES AND RELATED ACTIONS BY THE ASSOCIATION</u>	11

1. Introduction

The purpose of these Rules and Regulations is to complement the Declaration of Covenants and Restrictions (Declaration) and be consistent with the intent of the Declaration. That intent is to preserve, maintain, and enhance the integrity of the Sagamore Community Association, to preserve the value of the property, the architectural harmony of the buildings, and the site design of the community.

It is the responsibility of the Association, through the Board of Directors' discretion, to administer and enforce these Rules and Regulations, and to ensure the exterior of the homes and common elements are in good condition. The Board of Directors may, pursuant to and within the limitation of the Declaration and By-Laws for Sagamore Community Association, amend these Rules and Regulations from time to time.

Consideration to the extent permitted by the governing Documents will be given to any written proposal to modify or amend any portion of the Rules and Regulations. The Association, through its Board of Directors, will monitor the effectiveness, practicality, and applicability of these rules with the intent to initiate amendments, if warranted.

Please take time to review and understand the Rules and Regulations. If you have tenants occupying your house, they must also have a copy of these Rules and Regulations. It is the responsibility of the owner to ensure that the tenant understands and abides by these Rules and Regulations. If a tenant action results in a warning or fine, the owner is notified. The owner is ultimately responsible for the fine. Homeowners and residents are responsible for being in compliance with these Rules and Regulations and are expected to inform all guests of its enforcement.

2. Architectural

A. General

This section addresses the standards related to the exterior of each home and the allowable alterations and modifications to the exteriors. It also provides procedures for requesting an alteration or modification to the exterior of the home. Note that the Association property or common element consists of everything outside the footprint of the structure of the house.

The following standards are the principal criteria for the Board of Directors to review, consider, and approve any application for any exterior alteration or modification to the character of the building, architecture, materials, color scheme, and grounds.

These criteria, as well as security, overall appearance, and general welfare will be considered in making decisions for any such requests for a proposed change.

- 1) Homeowners must submit a written application, using the Architectural Change Request (ACR) form to propose any alterations to the exterior of the home. The ACR form is available from the current Sagamore Community Association's Management Company upon request and online at www.sagamorehoa.com. Changes include but are not limited to decks, lighting, painting, adding any exterior components, and landscaping. Along with the ACR, the plans and specifications showing the nature, kind, shape, dimensions, materials, floor plans, color schemes, and locations must be submitted to the Board of Directors via the Management Company for approval.
- 2) No homeowner or resident may alter any exterior portion of a home without prior written approval of the Board of Directors and, if necessary, the appropriate Township and other government approvals. Homeowners are responsible for obtaining required permits and must adhere to applicable East Bradford Township codes/ordinances. Homeowners are responsible for ensuring contractors are properly licensed and insured.
- 3) If the Board of Directors fails to give written approval within thirty (30) days from the date the ACR is received, approval will be denied unless further communication is received. Any approved alteration or addition is subject to a final inspection by the Management Company and/or the Board of Directors.

B. Specific Changes, Alterations & Installations

- 1) No permanent structures or attachments, may be adhered, fixed, affixed, or attached to the exterior of any house. The only exception to this is the installation of security type cameras. Affixing any security type cameras to the exterior of any house must be approved by the Board prior to installation by submitting an Architectural Change Request (ACR) to the management company. In no case will cameras be allowed to be attached to the siding of the house. The ACR must include a photo of the proposed camera, its dimensions, color (white is preferred) and means of attachment. The Board may approve attachment of the camera only to the white corner molding of the

house. It is the responsibility of the homeowner to replace this molding once the camera is removed and for any subsequent damage to the house related to this installation

- 2) Detached structures are not permitted. This includes, but is not limited to, storage sheds, pet houses, green houses, permanent barbecues, tents, shacks, swimming pools, fish ponds, or buildings of any kind placed upon the property.
- 3) Play or recreational items must be removed from walkways, driveways, and common elements overnight. Play or recreational items are not allowed at any time on Sagamore's Lake George Circle roadway or in guest parking areas. Homeowners will be responsible for children's toys / recreation equipment and the same will be collected and kept within the confines of said property and removed from public view at the end of each day.
- 4) It is not allowed to breach or alter driveways, roadways, sidewalks, asphalt or concrete on any Sagamore Community Association property.
- 5) No signs of any kind will be displayed in public view on any home, or common element without the prior written permission of the Board of Directors or its Management Company. One (1) For Sale, or one (1) For Lease sign may be placed inside one window of the home for sale or for lease.
- 6) No solar panels or similar installations may be placed upon any home unless approved in writing by the Board of Directors via an ACR.
- 7) No outside shades, awnings, trellis, exterior window guards, grates, outside fans, attic fans, air conditioners, vents or like devices will be installed or used on the exterior of the building, except those that have been approved in writing by the Board of Directors via an ACR.
- 8) All window replacements must be approved by the Board of Directors by submitting an ACR.
- 9) All draperies, curtains, and blinds, shutters must be a natural wood color or white / neutral color. No plastic film or colored glass window coating is permitted to be installed without prior written approval of the Board of Directors via an ACR.
- 10) No permanent flagpoles or fixed basketball backboards or hoops will be permitted. Flags may not be attached to the siding on the homes but can be attached to a deck provided subject matter is not offensive as determined by the Board of Directors. All flags must be kept in good condition.
- 11) All exterior lighting requests must be submitted to the Board of Directors via the Management Company in writing using the ACR form. This request must include an exact description, size, location, number, and picture of the light(s) for approval. The Board of Directors has the right to rescind permission for the exterior lighting if the light disturbs any other resident. Light fixtures may include motion sensing capability.

Light fixtures in the front of the house must be:

Sea Gull 84029-12 Kent 1 Light Black Outdoor Wall Lantern

Sea Gull 60029-12 Kent 1 Light Black Outdoor Pendant.



The following style light may also be installed at the rear of the house:



Owners may also supply a photo of another type of fixture for Board approval via an ACR prior to installation.

Exterior light fixture light bulbs must be clear or white, non-blinking / flashing.

- a) Ground lighting needs to be in the form of solar stake lights or permanently wired lights (raised or flat stakes). Ground lighting must be black or silver. Any lighting installed prior to March 1, 2023 is

permitted to remain. Ground lighting must be straightened from time to time and kept in good repair. Ground lighting that no longer functions should be removed or repaired. Any whimsical solar lights and the like are not permitted.

- 12) Deck and patio accent lighting should not adversely affect neighboring homes as determined by the Board. These lights must be low voltage (maximum 12 volts), white or clear, non-glare, non-blinking, low brightness, and located to cause minimal visual impact on adjacent properties and streets. These lights must be conservative in design and as small in size as practical. The Board reserves the right to require any homeowner remove any light that it deems to be unattractive or a nuisance to other homeowners. Homeowners are encouraged to submit requests for approval from the Board via an ACR if they have questions concerning the appropriateness of the lighting they plan to install.
- 13) The Board reserves the right to require any homeowner to deactivate or remove any light that it deems to be unattractive or a nuisance to other homeowners. Homeowners are encouraged to submit requests for approval from the Board via an ACR if they have questions concerning the appropriateness of the lighting they plan to install.
- 14) Deck and patio furniture is permitted provided it is kept in good condition, at the Board of Directors' discretion.
- 15) Prior to the addition of bird feeders, lawn ornaments, statuary, etc. on the common element, an ACR must be submitted to the management company for approval by the Board of Directors. Bird baths are not permitted. One small bench is permitted in the mulch bed/garden area directly outside of the home and not in any other area that impedes foot traffic or landscape work.
- 16) Fences, walls, or other similar structures are not permitted to be installed or placed temporarily. The installation of hand rails is subject to approval by the Board of Directors via an ACR.
- 17) Any planting or vegetation used to create a fence or barrier between homes is not permitted.
- 18) Decks:
 - a. Deck modifications, extensions, replacements, and stair installations must be approved by the Board of Directors prior to construction. An ACR must be submitted with a copy of the construction plan and a materials list.
 - b. The name of the constructor and proof of constructor's insurance must also be provided prior to construction.
 - c. The design of decks at Sagamore must be in accordance with these style options,
 - i. The top cap of the railing is the same color as the decking.
 - ii. The spindles / balusters must be square or rectangular or round and must run parallel to the deck posts. They may not be made of glass, acrylic, or cable/wire.
 - iii. The deck railing may not be any higher than 38" from the deck surface.
 - d. Decks abutting each other may be built with a board separation wall 7' high at the house, and sloping to the height of the railing.
 - e. Design and materials of construction for all deck modifications, extensions, replacements, and stair installations must meet East Bradford Township code and Pennsylvania state code. A Township permit is required prior to construction.

<http://eastbradford.org/publicinfo/FORMS/Building%20Permits/Decks.htm>

<http://www.portal.state.pa.us/portal/server.pt?open=514&objID=552999&mode=2#502>

f. Wood decks may be stained with any of the following stains. Note not all colors are approved for all stain types.

- **Semi-Transparent:**

Behr	Tugboat, Chocolate, Valise, Woodchip
Flood	Coffee and Espresso
Zar	Manor Brown, Acorn Brown
Benjamin Moore	Fresh Brew
Cabot	Rocky Tundra, Bark, Burnt Hickory

- **Semi-Solid:**

Cabot	Rocky Tundra, Bark Mulch, Mission Brown
--------------	---

- **Solid:**

Behr	Tugboat, Wood Chip, Chocolate, Valise
Flood	Chocolate
Zar	Chocolate
Benjamin Moore	Fresh Brew, Rabbit Brown
Cabot	Bark Mulch

Approved Composite Materials and Colors for Decks are:

Deck boards;

- Azek Brazilian Walnut (at 482)
- Azek Mountain Redwood (at 431)
- Trex Transcend Treehouse (at 406)
- Timbertech Rustic Elm (at 423)
- Timbertech Pecan (at 454)
- Timbertech Kona

Railings:

- Timbertech Radiance Lancaster with square balusters
- Trex Transcend deck railing

19) Patios:

Patio installations, additions, or extensions are subject to the approval of the Board of Directors. Owners wishing to install a patio must submit to the Board of Directors via the Management Company an ACR form with copies of the construction plans noting materials of construction, and choice of landscaping if any.

20) Awnings

a. Awnings may be installed above decks only as per approved specifications listed below. Owners wishing to install an awning must submit to the Board of Directors via the Management Company an ACR form documenting materials of construction and installation specifications. Awnings must be kept in good condition, at the Board of Directors' discretion. Any damages as a result of the awning's installation or operation will be the homeowner's responsibility.

b. The approved specifications for Sagamore awnings are:

Sunbrella fabric:

Beige & White stripe, solid Beige, or solid White

6 bar, Style 5760

Binding color– Toast

Frame color– White

Hem – Straight

Retractable

Size – Cannot extend beyond the size of the deck

c. Awning materials from other manufacturers may be requested and installed if approved by the Board of Directors via an ACR.

21) Storm Doors

a. All storm doors for installation at Sagamore must be:

White

Brushed nickel hardware on newly installed doors after March 2020

Full view or self-storing

No decorative doors are permitted (e.g., no etchings in the glass)

Examples of the only acceptable doors which do not require the submittal of an ACR are:



22) Front Wooden Stairs and Front Railings

a. Front exterior wooden stairs and rails are subject to specifications as determined by the Board of Directors. Maintenance is the responsibility of the owner.

b. The only approved stains are Olympic solid stain in color Ginger Brown and Behr solid stain in color Padre Brown.

c. Front stairs and rails must be kept in good condition at all times. Rotted wood must be replaced by the homeowner.

- d. Exact replacement of stairs and rails to specification does not require an ACR. No alterations are permitted without prior written approval from the Board of Directors via an ACR. Changing from wood to composite material requires an ACR.

The only approved composite materials for replacement of the wood front steps are:

- i. Trex Transcend color Vintage Lantern
- ii. TimberTech Legacy color Mocha
- iii. TimberTech Terrain color Rustic Elm
- iv. Other compatible products must be reviewed and approved by the Board via an ACR prior to installation.

23) Trim And Door Paint

- a. Each owner is responsible for the maintenance of exterior house trim and doors.
 - i. The only approved trim color is semi-gloss color -White.
 - ii. The only approved front door color is Benjamin Moore black Onyx semi-gloss.
 - iii. The only approved garage door paint is Sherwin Williams Super Exterior color Windsor Greige.

24) Antennas / Satellite Dishes

- a. No TV, radio, or television antennas/satellite dishes, except those types and sizes of antennas which are specifically permitted under the provisions of the Federal Communications Commission (FCC) Rules and Regulations are permitted.
- b. Any owner who plans to install an antenna/satellite dish of the types permitted by the FCC Rules and Regulations is required to obtain written approval of the Board of Directors via an ACR prior to the installation to allow for review of its placement and concealment.
- c. Any owner who installs an antenna/satellite dish of the type permitted by FCC Rules and Regulations shall be obligated to indemnify the Sagamore Community Association for all expenses incurred by the Association, if any, for increased maintenance, repair or replacement costs, insurance, and repairs of damages caused by, or arising from, the installation or maintenance of the antenna/satellite dish upon any portion of the property for which the Association bears any maintenance, repair, replacement, or insurance obligation.
- d. All antennas/satellite dishes shall be installed in accordance with manufacturer's specifications and the applicable provisions, if any, of the Building Officials and Code Administration (BOCA) and applicable codes/ordinances of East Bradford Township.
- e. If the antenna/satellite dish is to be installed at ground level, the Association requires that the antenna be camouflaged by placing an artificial rock over the dish or using shrubs approved by the Board of Directors to camouflage it.

3. Pets

- A. No animals or livestock, reptiles, or poultry of any kind will be raised, bred, or kept on any of the common element. Dogs, cats, fish, birds, and other domesticated household pets are allowed, provided they are kept on the interior of the home and are not bred for commercial purposes.
- B. The Association, acting through the Board of Directors, will have the right to prohibit ownership and fine a homeowner or resident whose pet, in the opinion of the Board of Directors, and as may be documented by written complaints from owners, is a nuisance to other owners.
- C. Owners and residents must obey all East Bradford Township codes/ordinances and the Association governing documents regarding animals.
- D. Animals must be controlled by the owner (or their delegate, including, but not limited to lessees, guests), at all times, and must be kept inside the pet owner's home or on a leash being held by a person capable of controlling the animal. Pets are not permitted to be left unattended on any homeowner's deck. If any animal belonging to an owner or resident is found to be left unattended outside of the pet owner's home, or not on a leash being held by a person capable of controlling said animal, the Association will have the right to levy fines and/or cause the animals to be removed from the property.
- E. It is not permitted to tie any animal to a stake, tree, deck, front stairs, etc.
- F. It is the absolute duty of any pet owner to immediately remove any waste (excrement) deposited on any property by

the pet, and dispose of it in a sanitary manner into the pet owner's refuse container. Animals are not permitted to foul on any mulched beds. Small trash cans / containers for animal waste must be kept inside the garage or out of sight. If odor becomes an issue to a neighbor, then the Board has the right to require the homeowner to place the can / container inside the garage.

- G. No dog houses, dog runs, stakes, invisible fences or animal pens or cages may be installed, erected, or used on the property.
- H. Violations of the Rules and Regulations regarding pets will be handled according to Section 7.

4. Vehicles And Parking

- A. No homeowner will park, store or keep on any property or street within the community any commercial type vehicle. This includes but is not limited to a dump truck, cement mixer, oil or gas truck, delivery truck or any other vehicular equipment, mobile or otherwise, deemed to be a nuisance or incompatible with the residential character of the community, any recreational vehicles (camper unit, motor home, truck, trailer, boat, mobile home or other similar vehicle), upon any uncovered parking space, so as to be visible from anywhere on the property.
- B. Paragraph A above excludes light duty pick-up trucks, vans, and minivans. A limousine is deemed to be commercial unless the owner can demonstrate that such vehicle is their primary source of transportation, which will be determined by the Board of Directors.
- C. No commercial vehicle signage is allowed to be displayed on vehicles registered to owners or residents, or guests, unless removable. Signage must be removed overnight if vehicle is not inside the garage.
- D. Commercial type vehicles (types described above) are not allowed to be parked in Sagamore overnight, excluding Board of Directors approved vehicles (e.g., vehicles of Association contractors).
- E. No homeowner or resident will conduct major repairs or major restorations of any motor vehicle, boat, trailer, aircraft, or other vehicle (motorized or not) upon any portion of the common element or in any uncovered parking area, so as to be visible from anywhere on the property. This includes, but is not limited to, engine tune-ups, oil and other fluid changes.
- F. Vehicles must be maintained so as to not damage parking areas and macadam surfaces (e.g. leaking oil, gas, other fluids, or exhaust stains). Chemicals that may damage community property are not permitted (e.g. some commercial detailing / cleaning supplies). The Association will hold the homeowner, to which the vehicle is associated, responsible to pay for any necessary repairs to the Association property. Such expenses will become an assessment to the account of said owner.
- G. An abandoned vehicle is any vehicle that does not have a current inspection sticker in place, a current license plate, or is in a non-operative condition (i.e. flat tire(s), no tires, no engine, etc.). Rules for abandoned vehicles pertain to all vehicles parked in Sagamore, including driveways. The owner of said vehicle will be notified by the Management Company that said owner will have five (5) days from the date of said notice, to remove or restore the vehicle, or the vehicle will be towed at the owner's expense. Said notice will provide the owner with information concerning the address and telephone number of the towing company.
- H. Residents are encouraged to park in their garage and driveway first before parking in guest parking areas.
- I. Storage of vehicles in the guest parking areas is not permitted.
- J. No owner, resident, or guest vehicles will be parked curbside on the street at any time.
- K. Guests should be encouraged to park in the guest parking area closest to the person they are visiting.
- L. Parking or driving of any vehicle on any unpaved surface of Sagamore is not permitted. Violators are subject to a fine. All costs of repairs to common elements will be paid by the responsible homeowner.
- M. All unit owners, residents and guests must observe the posted speed limit (15 miles per hour) within the community. Violations will be handled according to Section 7.
- N. Moving pods/ containers or dumpsters are not permitted without prior approval of the Board of Directors.

5. Landscaping

- A. Any proposed change, addition, or removal, to the existing landscaping must be submitted in writing and approved by the Board of Directors. However, annual flowers can be planted in the existing flower beds but must not grow to be more than three (3) feet tall. The Board of Directors reserves the right to ask a homeowner to remove any installed planting or to have it removed.
- B. ACR's must be submitted and approved by the Board of Directors prior to the installation of any additional planting beds.
- C. Each owner must maintain owner's installed materials and flowers and remove them when dead.
- D. No ornamental borders such as bricks, garden fences, railroad ties, or stones are permitted unless approved by the Board of Directors via an ACR. No mulch, other than the mulch applied by the landscaper, may be applied to beds.
- E. No fruits or vegetables will be grown on any portion of the common elements.
- F. Plants in containers may be placed on the owner's deck, patio, or directly outside the front door, but they must be properly maintained and removed once they become unsightly at the discretion of the Board. Empty planter pots must be removed. Plant stands must be kept straight and in good repair. Plant stands not in use must be removed.
- G. Homeowners are responsible for watering grass, shrubs, and trees during extended periods of limited rainfall if permitted by the Township or State.
- H. All hoses outside the home must be neatly stored in a hose reel or caddy when not in use.
- I. Patio areas must be kept neat, orderly, and not used for storage.
- J. If trees and shrubs in the common elements are to be removed by the Association, the Association has the option to replant said trees or shrubs, or not to replace them in accordance with their maintenance schedule/budget.
- K. No trees will be cut, or any substantial destruction of natural vegetation, and/or pruning/removal of Association-maintained landscaping, other than directed by the Association or by written consent of the Board of Directors.

6. General Use

- A. All property lots, buildings, and common elements designated for residential use will be used, improved, and devoted exclusively to and for residential use only. Nothing herein will be deemed to prevent an owner from leasing a unit to a family or person, subject to the provisions of the Declaration and herein adopted Rules and Regulations.
- B. Use of common element is limited to the owners, their guests, lessees, and their guests.
- C. No rubbish, trash, garbage or other waste material or debris will be kept or permitted on any common elements.
- D. No odor will be permitted to arise from any home, so as to render the property or portion thereof unsanitary, unsightly, or offensive or detrimental to the welfare/health of any owners or resident or to any property in the vicinity.
- E. All trash will be placed in closed bags inside of secure containers. All recycle containers will be stored inside the unit when not outside for pickup. All trash will be placed in covered trash containers and placed curbside before trash collection and containers will be removed from curbside promptly after collection as outlined in East Bradford Township trash collection requirements. Trash cans may not be stored outside of any home. Owners are responsible for cleaning up any trash set out for collection that is disturbed by animals, wind, or otherwise. Garbage or rubbish will not be permitted to remain outside any home.
- F. No drying or airing of any clothing, bedding or other articles will be permitted outdoors. Laundry lines and poles outside of the house are not permitted. No clothes, sheets, laundry or any kind of other article will be hung out or exposed on any part of the exterior of the house.
- G. Residents and their guests are not permitted to make or allow any noise, vibration, odor, or any offensive activity that will unreasonably disturb or annoy the occupants of any other dwellings, especially between the hours of 10:00 P.M. and 8:00 A.M.
- H. Each resident is responsible for the activities of anyone at their home and may be fined according to Section 7.
- I. No materials such as boxes, lumber, tires, paint cans or anything deemed unsightly, will be stored on the exterior of the home. Any clutter impeding entry / exit of front doors must be removed. Décor that infringes on a neighbor's unit

must be removed or permission granted and documented with the property manager.

- J. No business, industry, trade or commercial enterprises will be commenced, erected, maintained, operated or conducted out of any unit which will cause a disturbance to any neighbor or create additional traffic, delivery trucks, mail, or an influx of people to or from any home or on the common element.
- K. Operating motorbikes, motorcycles, go carts, etc. on unpaved Association property is not permitted. The homeowner will be subject to a fine if a vehicle is operated in this manner. In addition, the homeowner will be responsible to pay for any necessary repairs to the Association property related to damage caused by the operation of vehicles.
- L. Outdoor cooking grills should not be placed against or near a building or other combustible materials. A fire extinguisher or charged water hose should be easily accessible when the grill is in use.
- M. No above ground tank of gas or other flammable liquid may be maintained on any lot, except for propane gas grills and propane fire pits.

Only propane fire pits are allowed in Sagamore. Fire pits must be placed on a non-combustible fire pit pad and must be a pedestal type (raised on legs) to allow for appropriate ventilation on a deck. The pit must be placed away from walls, overhangs, and any flammable material. A fire extinguisher must be available and no cooking will be allowed in the pit.

- N. No burning of trash, leaves, or other material is permitted in the common elements. No wood burning is permitted anywhere on the property. Open flames of any kind are not permitted. Butane lamps, chimineas, lighted torches, fuel-filled torches, etc. are not permitted.
- O. Holiday decorations are permitted to be displayed two (2) weeks prior to the holiday and must be removed within two (2) weeks after the holiday.

Exceptions for the length of time for display are:

- 1) Halloween decorations are permitted to be displayed beginning October 1 but must be removed by November 14.
- 2) Christmas / Holiday decorations, including holiday lighting, are permitted after Thanksgiving and must be removed no later than January 15.

- P. No electric cable or wiring may be placed or laid across any pathway, walkway or sidewalk in any manner which does or may represent a tripping hazard, or which will or may impair the ability of the Association to administer, manage, maintain, repair or replace the Common Elements and/or Limited Common Elements.
- Q. Deliveries made to any home must be removed from outside the home within 24 hours.

7. Violations, Fines and Related Actions by The Association

- A. The Management Company as directed by the Board of Directors will notify a homeowner (and resident) responsible for a violation of the Rules and Regulations in writing. The violation notice will include a description of the violation with reasonable particularity and direct reference to the applicable section of the Rules and Regulations.
- B. For violations that are items that must be removed or corrected or added or documented:
 - 1) If the homeowner believes that an error has been made, the homeowner has the right to register an objection, in writing, to the Management Company within ten (10) calendar days from the date of the notice.
 - 2) If the violation is not corrected within twenty (20) days of the date of the first notice, there will be a fine of \$5.00 per day per violation assessed to the homeowner's account. The homeowner will be notified in writing that a fine has been assessed.
- C. For violations that are a "per occurrence" violation (such as but not limited to failure to pick up after a pet, vehicle speeding, excessive noise, etc.):
 - 1) First offense – warning notice
 - 2) Second offense - \$50 fine
 - 3) Third offense - \$100 fine
 - 4) Fourth offense and every offense thereafter - \$200 fine
- D. Violations of the Declaration prohibiting newly purchased homes from being rented for one year after the purchase date will be fined at a rate of \$3,000 per month. Any violation on any new lease that has more than two unrelated

individuals occupying the house will be fined at a rate of \$3,000 per month.

- E. After thirty (30) days from the commencement of fines the Board of Directors may institute legal action in accordance with the Declaration and the provisions for collection of past due assessments. Such legal actions may include a lien and judgment placed upon the property. Accordingly, all legal fees, interest, court costs, and other fees incurred in the collection of the fine will be the responsibility of the homeowner.
- F. The fine procedures set forth in this section of the Rules and Regulations will not be exclusive of other rights and remedies which may be available to the Association or Board of Directors as set forth in the Declaration.

These Rules and Regulations are approved and adopted by the Board of Directors for the Sagamore Community Association March 2023.

Annette Glaudel	President
Tom Swift	Vice-President
Anthony DeNight	Treasurer
Suzanne Gerrity Blossic	Secretary
Dan Mitchell	Member-at-Large