



TALL TREES

Regulations for Tall Trees Concerning the Design, Maintenance, and Appearance of the Community, Responsibilities and Requirements of Owners and Residents, and Other Policies.

AS ADOPTED BY THE BOARD OF DIRECTORS JUNE 11, 2020, AMENDED
EFFECTIVE MARCH 17, 2021, AMENDED EFFECTIVE MARCH 8, 2022 AND FURTHER
AMENDED EFFECTIVE MARCH 11, 2025.

*These Regulations supersede and supplant all existing rules, regulations,
resolutions and policies.*

TALL TREES HOMEOWNERS ASSOCIATION, INC. REGULATIONS

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TALL TREES HOMEOWNERS ASSOCIATION, INC. REGULATIONS

INTRODUCTION

The following Rules and Regulations have been adopted by the Board of Directors to help maintain the standards, safety and security of our community. They are under periodic review so that they might reflect the societal and technological changes which have affected us since the development was built in 1985.

Homeowners are encouraged to read them carefully, noting that ANY changes to the exterior of their home and property must be approved *in advance* by sending an official request to the Community Manager who will forward the proposal to the Architectural Standards Committee for their review and approval. Failure to do so may require the change be undone.

GOVERNING AUTHORITY

Declaration/Architectural Standards Committee/Landscape Committee

The authority to create regulations is defined by the Amended and Restated Declaration of Covenants, Restrictions, Easements, Charges and Liens For Tall Trees Homeowners Association, Inc., a copy of which was provided to every property owner at or before their settlement and is also available on the Tall Trees website. The procedures for maintaining the quality of design in Tall Trees are found in the Declaration, which is incorporated in the deeds to every property in Tall Trees. Since the Declaration “runs with the land,” the Declaration is binding on all owners. The Declaration established the Architectural Standards Committee (ASC). The Board of Directors of Tall Trees (“the Board”), in conjunction with the ASC, established a Landscape Committee (LC). Every owner also received a copy of the By-Laws of the Association, which may also be found on the website, governing voting, the officers and the Board.

OBJECTIVES

These regulations (“Regulations”) address the design, maintenance, appearance of the community and the responsibilities and other requirements of owners and residents. They are not intended to be all-inclusive or exclusive. The objectives of the Regulations are:

1. To describe procedures involved with the ASC and proposed exterior alterations, trees and landscaping.
2. To assist owners in preparing applications to the ASC.
3. To provide uniformity in the community.

ROLE OF THE TALL TREES HOMEOWNERS ASSOCIATION, INC.

The role of the Tall Trees Homeowners Association, Inc. (“Association”) of which every owner is a member, is not only to own and operate open space, but also to conserve and enhance the resources of the total community. The Association accomplishes these functions in a variety of ways, one of which is by ensuring, through the ASC and LC, the retention of harmonious design qualities of the community. Through these regulations, the TT HOA protects property values with the purpose of enhancing the community’s overall environment.

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AMENDMENTS TO THE REGULATIONS

The Regulations may be amended from time to time and will be posted on the website of Tall Trees and otherwise disseminated as determined by the Board. It is the responsibility of all owners to be apprised of and comply with the current Regulations and to make sure that their families, guests, visitors, employees, agents and tenants adhere to and comply with the Regulations.

The ASC and/or Board may conduct periodic evaluations of the Regulations to determine if amendments/changes are required.

Owners may recommend changes to the Regulations by submitting to the Board requests for amendments to the Regulations. The actual amendment proceedings must have owner input and review by the ASC, LC and Board; amendments will be adopted upon the approval of the Board.

APPLICATIONS FOR EXTERIOR CHANGES

The ASC ensures that proposed exterior alterations and landscaping comply with the objectives set forth in Articles VI and VIII of the Declaration. This involves, among other things, review of all applications, which are required for exterior alterations and landscaping and are to be submitted by owners. The application forms, available on the website, call for information helpful to the ASC, including any additional information that may be useful in determining the scope and detail of the proposal.

Each application for any work is reviewed on an individual basis. Application content requirements are spelled out herein.

Applications should include, if applicable:

- a. Plot plan showing location of proposed structure and relationship to property lines and adjacent houses.
- b. Detailed drawings and plans including exterior elevations and dimensions.
- c. Description of materials including type of siding on dwelling and proposed structure, color of proposed structure and trim, exterior lighting arrangements, etc.
- d. Proposed starting and completion dates.
- e. A duplicate of those documents, which are to be submitted to the Township for a building permit, should also include colors, materials, and drawings or photographs as required, to illustrate the relation of the alteration to the applicant's house and adjacent houses where necessary.

The Association has no responsibility for adequacy or accuracy of design or installation. Approval by the ASC is based on the assumption that the designs are compliant with all applicable codes and standards then in effect.

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Architectural Standards Committee Review Criteria

The ASC evaluates all submissions on the individual merits of the application. No work is to be started until the application for an alteration has been submitted and approved by the ASC and, if applicable, Abington Township. The approval may be contingent on certain conditions being met. The Community Manager will notify the owner both when the application is received and when it has been approved or denied. ASC approval is only good for only one year. If the ASC doesn't reply within 45 days, the proposal is automatically approved. If the application is not approved, the owner may appeal to the Board by requesting to be heard at a meeting with the Board. The decision of the appeal is based on a majority vote of the Board.

Approval or disapproval is based on the following criteria:

1. Relation to the Tall Trees open space concept: Removal of trees, disruption of the natural topography and changes in the rate or direction of storm water run-off adversely affects Tall Trees' open space.
2. Design Compatibility: The proposed alterations must be compatible with the architectural characteristics of the applicant's house and adjoining houses. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
3. Location and Impact on Neighbors: The primary concerns are access, view, sunlight, ventilation and drainage. When a proposal has a possible impact on adjacent properties or properties that may be affected with a direct view of the proposed change the ASC will invite comments from the owners of such impacted and /or affected properties.
4. Scale: The size of the proposed alteration should relate well to adjacent structures and its surroundings and conform to the Township zoning ordinance then in effect.
5. Materials: Continuity is established by use of the same, similar, or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials in the original house.
6. Workmanship: The quality of the work should be equal to or better than that of the nearby properties. The Association, the ASC, and/or the Board are not responsible for any new construction and where applicable, documentation evidencing this release of legal responsibility may be required.
7. Timing: All applications must include expected starting and completion dates.

EXTERIOR PROPERTY REGULATIONS

Each owner is responsible for picking up litter on their property and lot and preventing windblown debris from originating on their land. Each owner must keep their house and lot in a good state of preservation and cleanliness. If the house or lot is not taken care of by the owner, the Board has the right to remedy the situation and to bill the owner pursuant to the enforcement procedures provided for herein.

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EXTERIOR HOUSE REGULATIONS

All changes to the exterior of the home must be pre-approved by the ASC. This does not include landscaping; please see the section Landscape Regulations on page 7 for information regarding all landscape changes.

Exterior Alterations and Replacement

Alterations are generally considered to be those that substantially alter the existing structure either by subtraction and/or addition. They include, but are not limited to, construction of driveways, porches, screening of decks, greenhouses, rooms, fireplaces, chimneys, decks, air conditioning equipment including window units, generators and other additions to a home, etc. The design of alterations should be compatible in scale, materials and color with the applicant's home, and in keeping with the existing lot size. The location of alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties. New windows and doors should match the type used in the applicant's house and should be located in a manner which relates well to the location of exterior openings in the existing house.

If changes in grade or other conditions that affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage. Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material and equipment should be immediately removed after completion of construction. No debris may be allowed to accumulate during construction.

Attic Ventilators and Heat/Air Equipment

Painting of attic ventilators must match the siding or trim of the house. Ventilator locations and equipment for the interior air conditioning and heating units should be in the rear or on the side of the home, if feasible, and screened from the street (and from neighbors if possible) by landscaping.

Painting and Siding

It is the responsibility of the homeowner to maintain the exterior of their home, including the repair of siding, trim and painting when needed. The specifications for painting the exterior of homes may be found on the Tall Trees website. All work contracted is strictly the responsibility of the owner and the painting contractor. All exterior painting and siding must conform to TT standards and colors.

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The following painting contractors have been vetted by the Board of Directors. Some also do carpentry/siding repair work. If you choose one of them, you do not need to make a request to the Architectural Standards Committee, as they are pre-approved. If you wish to use a different painter, you must make a request to the ASC. All painters must follow the preparation and painting and painting specifications established by the Board.

Painter	Contact	Phone	E-mail
Dan Collins Painting	Jared Epps	215-836-5787	solutions@collinspaint.com
Henderson Painting	Glen Henderson	215-259-3544	Hendersonpainting@gmail.com
Mastercraft Painters	Steve Taylor	267-496-5307	Mastercraftpainters.com
Militello Painting and Powerwashing	Christian Militello	215-740-7448	christian@militellopainting.com
Nolan Painting	Todd Hewish-Estimator	610-449-7795	Nolanpainting@nolanpainting.com

Please note that it is the homeowner's responsibility to interview and review each painter's proposal and ask for the contractor's insurance policy and painting license to be assured that it is in good standing. The Tall Trees Homeowners' Association takes no responsibility for any work by recommended painters.

The approved exterior paint colors for Tall Trees are noted below:

Sherwin Williams – French Ivory 247-8 Semi-gloss for trim (flat for stucco)

Sherwin Williams – Militia Blue 228-14 Semi-gloss for shutters

Sherwin Williams – Tall Trees Grey for siding (this is a custom color only for Tall Trees)

Information about alternative siding options may be found on the Tall Trees website.

Patios, Decks, Walkways and Exterior Ramps

An application is required for work on patios, decks, walkways and exterior ramps, temporary or otherwise. Applications must include the following information:

1. Site plan showing the size of the patio, deck, walkways or exterior ramp and location as it relates to the applicant's house, adjacent houses, and property lines.
2. Description of materials, color, grading and drainage changes.
3. Seal of approval for decks by a registered professional engineer or architect as to ensure a proper and safe design. Any proposals for ramps must be accompanied by a drawing by an architect or licensed and insured contractor.
4. Proposed starting and completion dates.

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Patio and Deck Location

Patios or decks must be in rear yards and in conformance with Township Zoning Codes. When patio or deck schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of the Regulations should be consulted prior to submission of an application to the ASC. Decks and patios must be designed to be screened from direct view of adjacent owners as much as practical and possible. Lighting must be designed to illuminate the applicant's yard without casting light rays onto neighbor's grass areas, decking, patios or dwelling unit.

1. Ground Level Patios, Decks, Walkways and Exterior Ramps require the following information:
 - a. Building Permit: As required by the Township.
 - b. Zoning Approval: As required by the Township.
 - c. Materials being used.
 - d. Landscaping, as required.
2. Elevated Decks
 - a. Are only permitted on the rear of house and may not extend past the side wall of the home.
 - b. Material: Composite material, pressure treated wood or equivalent (for in-ground contact) **must be used on all structural elements of the deck, including decking, support beams, railings and spindles.**
 - c. Building Permit: As required by the Township
 - d. Zoning Approval: As required by the Township
3. Patio, Deck and Railing Materials and Color

Untreated materials, like brick, wood and stone, should have natural weathering qualities. Certain kinds of wood such as redwood, cedar and pressure-treated pine may be left to weather naturally. Wood or appropriate composite material in decks and railings should generally match the dominant color (Tall Trees Grey) of the applicant's house or be painted or stained in a natural wood color such as redwood.

Windows, Storm and Screen Doors

Storm and screen doors and windows must conform to the architectural style, color and quality of the house. The color of storm and screen doors must be the same as the exterior doors.

No exterior storm windows are permitted, with the exception of storm windows on windows that cannot be seen from the front of the house. All exterior replacement windows must be pre-finished white color.

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LANDSCAPE REGULATIONS

Before any change may be made to a property, a request with a drawing must be submitted to the ASC, which will consult with the LC before accepting or rejecting the proposal.

Removal of landscaping is permitted without prior approval however unless planting like for like specimens in the same location, all other landscaping requires prior approval from the LC and ASC.

Landscaping and Trees

General Policy

No restrictions on type of plantings, except:

1. Plantings should be in keeping with existing plantings and be of sufficient quantity and quality so as not to detract from existing plantings.
2. Plantings which are unusually debris-contributing or unsightly are prohibited.
3. Plantings susceptible to destructive diseases or that cause human irritation are prohibited.
4. Enlargement of existing beds or installation of new beds, must be submitted to the LC which shall recommend to the ASC to accept or reject the proposal.
5. Owners are not permitted to alter the landscaping on any common areas.

Drainage

If changes in grade or other conditions that affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

Location

Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. The view of neighboring units and shade patterns of larger trees should always be considered.

Scale

Care should be exercised in selecting plant materials, which upon maturity, will be of an appropriate size in height and breadth for its intended use and location. Mature size, both in height and breadth, should always be considered especially when planting close to walkways and houses.

Shrubs

All shrubs less than 10 feet tall will be pruned twice yearly, when approved by the owner, at the Association's expense. Any other pruning that is required will be the sole responsibility of the owner.

Maintenance

All gardens must be neatly maintained throughout the growing season; this includes removing all unused stakes, trellises, and dead growth.

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Tree Policy

The following are the policies and procedures, relative to the planting, maintenance, pruning, removal and replacement of trees within the community.

1. Trees on common areas (outside of individual owner's property lines) are the responsibility of the Association. Their maintenance, pruning, removal, and replacement, will be determined and paid for by the Association.
2. Original Trees:
 - a. With respect to trees that were original to the Lippincott Estate (which have been tagged as trees that were on the land prior to the development of Tall Trees) ("original trees"), and only with respect to owners who acquired their properties prior to January 1, 2021, the cost of maintenance and removing original trees, including stump removal, will be shared equally between the Association and owner.
 - b. Owners who purchased their home after January 1, 2021, are responsible for the entire cost of maintenance and removal of original trees if deemed necessary by the ASC and LC.
3. The Association takes care of pruning limbs that overhang roofs and are too close to homeowners' properties.
4. All other trees located on any owner's private property are the sole responsibility of the owner. In the event of trees between property owners, or on property lines, the Board will ascertain responsibility for cost sharing. Their maintenance, pruning, removal and replacement will be paid for by the owner(s).
5. Removal: Prior to the removal of any tree on an owner's private property, the owner must notify the owner's immediate neighbors informing them of the intention to remove said tree.

In addition, any removal or replacement of any tree on an owner's property requires prior approval by the ASC upon recommendation of the LC. Non-original trees deemed by the ASC, upon recommendation of the LC, as unsightly, diseased or a nuisance to the community must be removed at the owner's expense.

When any tree is removed, including an original tree, its stump must also be removed and the ground must be restored to make the area appear similar to the adjacent lawn area, all at the expense of the owner. All landscaping, including the removal and pruning of trees must be in compliance with the Regulations.

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GENERAL POLICIES

Common Area

At no time is the Association's common area, including the woods, considered a dumping ground for inorganic or organic debris, such as leaves, grass clippings, and branches. Please use the Township's waste removal services for this purpose.

Estate Sales

Estate Sales are permitted with the following conditions:

- a. When a unit changes ownership
- b. Held for one day between 10 AM and 4 PM
- c. Approved by the Board after conferring with neighboring homeowners

Generators

All generators must be fueled by natural gas and meet Township sound ordinances. A short test cycle up to once a week must be programmed to run only on weekdays between 10:00 am and 4:00 pm.

Lighting

The repair and/or replacement of all exterior light fixtures are the responsibility, and at the expense of the owner, and subject to the following criteria:

Exterior Light Fixtures:

- a. All light fixtures to be all metal construction with an antique brass finish and clear glass for post lamps and carriage lights at garage or front entries.
- b. All light fixtures to be colonial/carriage design, for wall mount and ceiling mount.
- c. Solid brass fixtures are recommended (not required) as they last longer.
- d. Maximum size of wall mounted fixtures is 20 inches high overall and 10 inches wide.
- e. Maximum size of ceiling mounted fixtures is 10 inches high and 16 inches in wide.
- f. Bulb wattage is not to exceed 60 watts and must be warm white lamp or equal.

Lamppost Lighting:

- a. Maximum fixture size is approximately 8 inches wide and 16 inches in height.
- b. Straight pole linear design with clear glass and warm white lamp. LED Lamps are preferred due to extended life.
- c. Style must be in keeping with the community.
- d. The lamp must be configured to automatically light during dark hours.
- e. An installation request and fixture type must be submitted to ASC for approval prior to installation.

Additional Security / Driveway and Walkway Lighting

- a. Lighting attached to house may only light up specific owner's property.
- b. Motion sensors are required to activate lighting and must be on a timer to shut off within five (5) minutes of activation.

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- c. Installation request and fixture type must be submitted to ASC for approval prior to installation.

Mailboxes

All mailboxes must conform to the community. Replacements must be the same as the community standard and will be provided and installed by the Association at no cost to the owner.

Motor Vehicles and Garages

With the exception of personal vehicles, all other vehicles including but not limited to commercial vehicles, motorcycles, mopeds, bicycles, boats, trailers, recreation vehicles, and motor homes must be stored in the garage or on the tennis court parking lot.

Garage doors are to be kept closed, except for the immediate use of vehicles and for the owners' egress and ingress.

Pets

The unit owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having an animal at Tall Trees.

No pets shall be kept outside a unit or in any courtyard, patio, deck or entry area unless someone is physically present with the dog or cat.

No animals, livestock or poultry of any kind may be raised, bred or kept in any house or on any lot, except that dogs or cats may be kept, provided they are not kept, bred or maintained for any commercial purpose, and provided further that no more than two pets may be kept in any house.

Each owner is responsible for the behavior of their pets. The owner must make sure their pets are properly inoculated and licensed and must promptly repair any damage and clean up any mess made by such pets.

Those pets, which in the sole discretion of the Board, endanger the health or safety of the community, other pets, workers, delivery people, other owners and their guests and invitees, make objectionable noise or constitute a nuisance or inconvenience to other owners, must be removed by the owner upon request of the Board within the period of time specified in written notice to the owner. If the owner fails to remove the pet within the time specified, the owner will be fined one hundred dollars (\$100.00) per day until the pet is removed. In addition, the Board is authorized, but not required, to seek governmental intervention to remove the pet.

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Dog owners are subject to the following additional requirements:

1. Dogs must be constantly on leash and under the control of their host when outside the dog owner's private property area. At no time should a dog be left outside unattended, including on decks.
2. Dog waste must be immediately removed and sanitarily disposed of in a proper receptacle by the owner or their agent.
3. Dog walking, dog waste and urination are permitted on the pet owner's private property and on the common areas. Pets are not permitted on any other private property.
4. Any disturbance, aggression, or other issue with an animal in the community should be reported to the Community Manager.

Screening of Outdoor Equipment

All outdoor equipment (e.g. HVAC and generators) must be hidden from view with landscaping.

Snow Removal

When there is a chance of accumulating snow, the company charged with plowing driveways and shoveling walks will park equipment on the tennis court parking lot. Owners should, as much as possible, keep their cars in their garages and avoid parking on the tennis court lot, the streets and on driveways.

Trash Removal

Garbage and rubbish must not be burned, dumped or allowed to remain on any lot. Garbage and rubbish must be kept in closed Township provided plastic refuse and recycling receptacles and placed outside of units for collection in accordance with the regulations of the Township.

Garbage and trash receptacles must be stored in garages. Any materials scheduled for pickup by the Township or other collection firms are not to be placed on the street until late afternoon the day before scheduled pickup. Empty trash and recycling containers must be replaced in garages by sunset of the collection day. Owners must place only those items authorized by the Township in the appropriate receptacles.

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ITEMS NOT PERMITTED IN THE COMMUNITY

The following are *not* permitted, unless requested exemptions have been approved by the ASC:

1. Clotheslines
2. Fences
3. Footings
4. Permanent structures (e.g. sheds, pools, etc.)
5. Recreation and play equipment
6. Signs (with the exception one small security company sign attached to the mailbox post and temporary realtor Open House signs)
7. Exterior antennas, except that satellite dishes may be permitted if location is approved by the ASC.
8. Exterior storm windows, with the exception of storm windows on windows that cannot be seen from the street.
9. Flags, except for the American flag, so long as the flag does not exceed 3' x 5' and is attached to the garage or house. In addition, owners may place small American flags on their lawns on or before a national holiday.
10. All outdoor cooking equipment, unless kept on the owner's patio or deck.
11. Plantings which are unusually debris-contributing, unsightly and/or susceptible to destructive diseases or cause human irritation.
12. Vegetable gardens.
13. In-home business or trade involving regular visitation by clientele or any kind of noxious or offensive activity or storage of vehicles for sale.
14. Fire pits
15. Solar panels

Additional Items

A request for any items not covered by these Regulations (e.g. awnings, lawn ornaments, dog houses, etc.) must be submitted and approved by the ASC.

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ENFORCEMENT PROCEDURES

Failure to follow these policies, procedures and regulations may result in the issuance of a violation. Section 6.02 of the Declaration authorizes the ASC to obtain compliance of all properties with Tall Trees requirements.

If a homeowner wishes to report a violation of the Regulations, the complaint must be received in writing by the Association office or observed by the ASC and/or LC. It must provide sufficient detail to allow management to act and the complainant, if applicable, must sign the complaint. All alleged violations will be confirmed by a site visit by the ASC, LC and/or the Board.

Periodically, the community manager, the ASC and/or the Landscape Committee (LC) will conduct inspections of the outside of properties and note recommended/required repairs and replacements. These recommendations/requirements are conveyed to the owner by letter from the Community Manager. The enforcement procedures are set forth hereinafter.

Notifications of Violations

Courtesy Letter: Once a violation has been identified, a courtesy letter describing the violation will be sent to the owner. The courtesy letter will advise the homeowner to correct the violation within a specified timeframe or further enforcement proceedings may be initiated by the Board.

Warning Letter: Should the violation remain, recur within a 9 month time period, or should a second written complaint be received regarding the same violation after any deadline, a warning letter will be issued indicating that if the violation is not remedied, a fine will be imposed.

Fine Letter: If the issue is still not resolved, a third letter will be sent by certified mail indicating that a violation fine has been assessed.

Continuing Violations: Continuing violations will subject the owner to additional fines as set by the Board. Said fines will be assessed against the owner and subject to lien against the owner's property. The Board reserves the right to increase the amount and frequency of the fine and to remedy the situation and bill the owner therefor.

Any fine assessed will be charged against the owner's monthly assessment fee account, thereby making it liable for delinquency fee collection procedure, including late fee charges. All fees and costs, including certified mail, court fees, and attorney fees, deemed necessary by the Board for collection of fines, will be charged to the violator and will become part of any amount deemed due and payable by the owner in violation.