

First Amendment

to the

Declaration of Covenants, Conditions, and Restrictions

and By-Laws

of Fox Chase Plan of Lots,

A Limited Planned Community

Location: North Strabane Township, Washington County, Pennsylvania

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***First Amendment
to the
Declaration of Covenants, Conditions,
and Restrictions and By-Laws of Fox Chase
Plan of Lots, A Limited Planned Community
("Foxchase Bylaws")***

Location: North Strabane Township, Washington County, Pennsylvania

WHEREAS, the Foxchase Homeowners Association Board ("Foxchase HOB") adopted by vote at its Annual Meeting held on November 29, 2012, additional Rules and Regulations ("Rules") of the Foxchase Homeowners Association ("Foxchase HOA") numbered Rule 2012.1, Rule 2012.2, Rule 2012.3, Rule 2012.4, and Rule 2012.5, and which are set forth in their entirety below;

WHEREAS, the Foxchase HOB adopted by vote at its Annual Meeting held on November 20, 2014, additional Rules of the Foxchase HOA numbered Rule 2014.1 and Rule 2014.2, and which are set forth in their entirety below;

WHEREAS, the Foxchase HOB adopted by vote at a regularly scheduled meeting held on February 23, 2015, an additional Rule of the Foxchase HOA numbered Rule 2015.1, and which is set forth in its entirety below;

WHEREAS, the Foxchase HOB adopted by vote at a regularly scheduled meeting held on June 3, 2015, an additional Rule of the Foxchase HOA numbered Rule 2015.2, and which is set forth in its entirety below; and

NOW THEREFORE, in accordance with the votes held at the meetings identified above, the Foxchase Bylaws are hereby amended as follows:

1. **The Foxchase Bylaws are amended by adding a new Section “C” in the “Rules and Regulations of Fox Chase Homeowners’ Association” immediately following Section titled “B. Parking” with the following title:**

C. ADDITIONAL RULES AND REGULATIONS.

2. **The Foxchase Bylaws are amended by adding the following Rules under Section “C” of the “Rules and Regulations of Fox Chase Homeowners’ Association” immediately following the new Section titled “C. Additional Rules and Regulations”:**

Rule 2012.1

To clarify, all households pay equally into the common budget. All townhouse-specific expenses are to be split equally among the townhouses owners. All carriage home-specific expenses are to be split equally among the carriage home owners.

Rule 2012.2

The carriage and town homes are designed to have a pleasant, cohesive look. As such, the exterior of those units is to remain as original, including but not limited to exterior colors, roof shingles and siding, and exterior design.

Rule 2012.3

The Foxchase Homeowners Association Board must approve all outdoor modifications, including any modifications and additions to the housing structure, as well as such items as sheds, decks, patios, awnings, fencing, large or unusual planting designs, etc. This includes any modifications that affects the general area, including but not limited to fireplaces, wood or pellet burning units, solar panels, geothermal, water features, etc. Approvals are to insure that the modifications sought are in keeping with the community of Foxchase.

Rule 2012.4

Outdoor areas must be maintained in a manner in keeping with the community of Foxchase. Any outdoor projects must be completed in a timely manner.

Rule 2012.5

No hot tubs or similar are allowed at the carriage and town home units. The single family homes may have an approved hot tub, proved it is screened visually and for noise from the neighbors.

3. **The Foxchase Bylaws are amended by adding the following Rules under Section “C” of the “Rules and Regulations of Fox Chase Homeowners’ Association” immediately following Rule 2012.5:**

Rule 2014.1 Mailboxes

Mailboxes must be maintained in good repair and replaced with boxes and posts in keeping with the original look, specifically, black mailboxes and white posts, effective for all mailboxes installed after October 20, 2014.

Rule 2014.2 Fences

Fencing should be in keeping with the look of the plan and must be approved by the board through a modification request. Landscaping and grass cutting will be forfeited inside of fenced areas.

4. **The Foxchase Bylaws are amended by adding the following Rule under Section “C” of the “Rules and Regulations of Fox Chase Homeowners’ Association” immediately following Rule 2014.2:**

Rule 2015.1 Poop and Scoop

There have been multiple complaints from our residents that pet owners are not cleaning up after their dogs. Allowing a dog to relieve itself on Foxchase individual yards, mailbox posts, driveways (paved or gravel), sidewalks and common area landscaped bedding is considered a nuisance violation unless you immediately clean up after your dog – called “Poop-Scoop” courtesy. Foxchase dog owners should train their dogs to go to the bathroom in their own yard and not their neighbors. Not only is it rude and inconsiderate, but a dog doing their business in someone else’s yard could be considered trespassing. As a result of the recent complaints, a rule has been enacted for our neighborhood.

Violation of the rule will be enforced as follows:

If a neighbor can prove that a Foxchase dog defecates in their yard (and is not picked up) by picture or video and can provide the dog owners name and address, the pet owner will be subject to the following:

1st offense: Written warning

2nd offense: \$50 fine payable to the Foxchase HOA

We appreciate all Foxchase dog owners respecting this rule.

5. **The Foxchase Bylaws are amended by adding the following Rule under Section "C" of the "Rules and Regulations of Fox Chase Homeowners' Association" immediately following Rule 2015.1:**

Rule 2015.2 Open Burning/Fire

The Foxchase Homeowners Association, in cooperation with North Strabane Township, has adopted the following rules regarding open burning/fires and safety in our neighborhood. With a few exceptions, these rules apply to all Foxchase dwellings.

A. Rules pertaining to all dwellings:

1. Any type of fire or burning is prohibited in the common areas.
2. Burning of hazardous and noxious materials (e.g. composite logs, paper products/cardboard, etc.) is prohibited.
3. Burning of refuse including garbage, rubbish, or building materials is prohibited.

B. Rules pertaining to CH and TH:

1. Portable fire pits, chimineas, hibachi grills, turkey fryers/deep fryers are prohibited.
2. Open fires on decks, patios, lawns or other grassy areas are prohibited.
3. CH and TH owners that rent their properties must make renters aware of the HOA rules.

IN WITNESS WHEREOF, the Association has caused its name to be signed to these presents on the date reflected below.

Date: 8/1/23

FOXCHASE HOMEOWNERS' ASSOCIATION

By: 

Douglas Gillespie

President of the Foxchase Homeowners' Association

Date: 8/1/23

By: 

Andrew Reo

Secretary of the Foxchase Homeowners' Association

CERTIFICATE

We, Douglas Givens, President of the Foxchase Homeowners' Association, and Andrew Reo, Secretary of the Foxchase Homeowners' Association, hereby certify that the First Amendment to the Declaration of Covenants, Conditions, and Restrictions and By-Laws of Fox Chase Plan of Lots, A Limited Planned Community has been adopted and consented to in accordance with the terms of the applicable By-Laws.

Dated this 1st day of August, 2023.

[Signature]

President
Andrew Reo

Secretary

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)

Washington)

ss:

COUNTY OF ~~ALLEGHENY~~)

On this 1st day of August, 2023, before, the undersigned officer, personally appeared Doug Givens, President of Foxchase Homeowners' Association, and Andrew Reo, Secretary of Foxchase Homeowners' Association, both of whom are known to me and acknowledged that as the President and Secretary of the Association, and otherwise being authorized to do so, they executed the same for the purposes therein contained.

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

SEAL

[Signature]

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Justin L. McCall, Notary Public
Allegheny County
My commission expires April 24, 2025
Commission number 1237513
Member, Pennsylvania Association of Notaries