

Patriots Ridge Winter Reminders

2024



Greetings fellow residents: We are entering the final lap of 2024, and a new year will soon be upon us. As winter approaches, it is time to share our end of year reminders, updates, and information.

HVAC Measurement Change

Effective immediately, the Rules and Regulations for Patriots Ridge have been adjusted. (*Page 13, Exterior Modifications #3 HVAC measurements.*) Due to a change in manufacturing, the Board of Directors has adjusted the permitted size of the exterior HVAC unit to *not exceed* 40" x 36". If you are going to replace the unit, please submit a Request for Approval for review.

Gutter Cleanings

We still have one more full community wide gutter cleaning to complete before the end of the year. The last gutter cleaning will be scheduled before the first snowfall.

Bathroom, Furnace Exhaust and Intake Vents

A new rule has been added to the Rules and Regulations for bathroom vents. To avoid moisture issues in the attic space, all bathroom exhaust fans must be vented out of the roof. Homeowners are responsible to regularly check to make sure your vent is securely attached to the roof vent.

Upon the sale of your property, the *Seller is responsible* for providing verification that the bathroom fan connection is in place and securely fastened to the vent on the roof. Sellers must provide photos to the management company ensuring this connection is in place. A modification Request for Approval must be submitted before any work is completed for Board review and approval.

Homeowners, please also monitor your exterior furnace exhaust and intake vents to ensure they are not obstructed by leaves, snow, ice or other debris. We recommend that homeowners reach out to a contractor every 1 to 2 years to clean the dryer, or other exterior-reaching vents.

Patriots Ridge Winter Reminders

2024



Snow Policies

Snow removal services (plowing & shoveling) will not be performed until the snowfall accumulates to a minimum of two (2) inches on the roads and walkways. Use of salt and ice-melt will be decided upon on a case-by-case basis. Ice-melt containers can be found in breezeways throughout the community should you feel more is needed for sidewalks when contractors are not on site. Please refer to the snow policies in the Rules and Regulations on our website for more information. When the bins are running low, please contact our Property Manager, **April Little**, at a.little@cpm975.com. *During any events vehicles must not be parked in a manner where any part of your vehicles hangs over the sidewalks.*



Holiday Lights and Decorations

Holiday decorations are permitted on windows, doors, decks, and porches and may be installed fifteen (15) days prior to the holiday and must be removed within fifteen (15) days following the holiday. *For your safety, nothing is to be placed in the mulch beds and on the grass.* Lights are only permitted on shrubs during the December Holidays. Nothing should be nailed or screwed into any part of the exterior of the building.

Parking and Electric Vehicles

Vehicles with expired inspection stickers or appear to be abandoned or inoperable will be tagged and towed at the owner's expense. Large commercial vehicles are not permitted. Vehicle covers are not permitted (this includes motorcycle covers). No more than two vehicles are permitted to be parked on the property per home. Any temporary overflow of vehicles should be parked in a lesser used area for guests. Please refer to our website for more details on parking policies along with the maps for overflow parking at www.patriotsridgecondos.org.



While technology is rapidly changing, we want to be mindful that Electric Vehicles (EV) are a new advancement that is attractive to many people. Patriots Ridge is a community built in the 1990's and did not anticipate this technology. Please be aware that home-charging solutions are not a feature of this community currently.

We continuously assess the benefits and communal costs to performing upgrades for this and other community improvements. At this time, we do not plan to install any charging stations, but we will continue to review as technologies improve and once costs decrease. Home charging from your unit outlet is not permissible with the rules of the association, nor can any exterior modifications be made.

Patriots Ridge Winter Reminders

2024

Social Media

Please remember that the Patriots Ridge Facebook page is not owned, maintained, or moderated by the Board. A resident (current or former,) and unknown to us, created it. The page comingles the HOA (not us) and COA (us). We do not monitor or participate in this page at all. If you have a question, complaint or need to report a problem with common property, please contact CPM.

Founding Documents

Our founding documents are made up of our Declarations, By-Laws, Resolutions and/or Rules and Regulations. Every resident receives these at the time you purchase your home and signs the documents to abide by the community's requirements.

One of the requirements is to elect Board Members to carry out these requirements and to ensure the residents in the community are also following what they agreed to when purchasing their home in the Patriots Ridge Condo Association.

The Board is tasked with many items, one of which is inspecting our homes throughout the community. These inspections are to look for items that residents may or may not be aware of and to advise the residents of these items. Associations are required by law to notify our residents of these items in writing. Our management company and/or property manager will assist us in getting these notices out to the residents, at the direction of the Board. All decisions and directions come from the Board of Directors based on the information in our founding documents.

All questions and concerns are to be directed to our Property Manager, April Little, at a.little@cpm975.com or by mail to Patriots Ridge Condo Association, 975 Easton Road, Suite 102, Warrington, PA 18976. Our Property Manager is then required to provide the facts or details of what our documents indicate.

Our founding documents also outline our community's fining schedules. For violations that can be remediated through letter notifications and still result in non-compliance, the first fine is \$50.00, the second is \$150.00 and every fine after this is \$300.00. For one-time violations that cannot be corrected through notification (e.g., trash violations, moving truck violations, etc.), there is a \$100 fine for each occurrence. Please remember that all exterior building modifications require approval prior to the work commencing. Non-compliance with this policy may result in removal and restoration of the exterior at the owner's expense, in addition to any applicable fines.

Please take the time to read over our founding documents. The most current handbook can be found on our website at www.patriotsridgecondo.org. The financial section requires a username and password. Our username is **Patriotsridgecondo1** and password is **Sawmill18902**.

We wish everyone a wonderful holiday Season and Happy New Year.

Patriots Ridge Condominium Association
Board of Directors

PATRIOTS RIDGE CONDOMINIUM ASSOCIATION

III. ARCHITECTURAL/LANDSCAPING

A. EXTERIOR MODIFICATIONS

1. The exterior of any unit may not be changed or replaced in any way without the prior written consent of the Executive Board. All requests including, but not limited to, air conditioning units, light fixtures, doors, and windows must be submitted on the attached. **Architectural Change Request for Approval form.**
2. Any additions, alterations or improvements to the design, floor plans, or construction of the unit, will require the homeowner to abide by the Condominium Documents, and the owner must obtain a township building permit. Any changes, which would affect the structural integrity of the Unit and/or the Common Elements, are not permitted.
3. The owner is responsible for the air conditioning equipment and the support pad serving their unit. Should the need arise for it to be replaced, the replacement must be of like size, type, and color. **All requests for replacement must be submitted on the attached Request for Approval form.** The size of the unit should not exceed 40X36. A photo showing the details of the measurements needs to be included with the modification request. The Executive Board may require removal of the replacement at the owner's expense if the Executive Board deems it to be unacceptable.
4. Light fixtures in front of the units can differ in sizes. Smaller or larger sizes are permitted but must match style shown in photos below. Black is the required color. Modification request is required prior to replacing. Bulbs in all lights can only be white or incandescent. No other colors are permitted.



5. When you have a side entrance (not flush with siding). Homeowners are permitted to remove the light fixture from the brick or siding and install one in the overhang of the front door. This is the only situation where this is permitted. Homeowners are responsible for replacing any siding as needed to match existing and repair brick to match existing. The recessed light approved for this is Home Depot Mini 1-Light White Aluminum LED Indoor/Outdoor Ceiling surface Flush Mount/Wall Sconce with Frosted Lens, Round Trim. Brightness of light must be limited to not be a nuisance to your neighbors.



PATRIOTS RIDGE CONDOMINIUM ASSOCIATION

6. Rear exterior light fixtures are also the homeowner's responsibility. Rear fixtures should be exactly what is in the photo below. Same style and color is required. Modification request is required to be submitted. 8.25-in H Black Medium Base (E-26) Outdoor Wall Light. Item #338648 Model #40683 is on the left below. Additional model from Home Depot is G14806-BK and SKU# is 245746 and is on the right below.



7. Kitchen vents and dryer vents are also required to be maintained by the homeowners. The vent on the left in the photo below is the kitchen vent (louvers) and the vent on the right is also a kitchen vent. Both are permitted, and also requires a modification request to be submitted before replacing. Item on the left is Funmit 6" Louvered Vent Cover for Exterior Wall Vent Hood Outlet Airflow Vent Dryer Air Vent.



Bathroom vents-To avoid moisture issues in the attic space, all bathroom exhaust fans must be vented out of the building via a roof vent. Homeowners are responsible to regularly check to make sure your vent is securely attached to the roof vent. Upon the sales of your property, the Seller is responsible for providing verification that the bathroom fan connection is in place and securely fastened to the vent on the roof. The seller must provide photos showing this connection is in place to the management company.