

**STERLING HILLS TOWNHOME ASSOCIATION  
RULES REGARDING USE OF THE COMMONS**

All homes in the Sterling Hills Development are subject to a common set of Restrictive Covenants which are filed for record with the Lancaster County Register of Deeds as Instruments No. 2004074775, 2005010835 and 2008014960 ("Restrictive Covenants"). The Restrictive Covenants define Outlot C Sterling Hills First Addition, and Outlot A Sterling Hills Second Addition as "Commons" for use of all residents as a private roadway. The "Commons" therefore includes McLaughlin Drive, O'Sullivan Road, and 35<sup>th</sup> Street, together with all driveways, sidewalks and front yards boarding on these streets.

Paragraph 25 of the Restrictive Covenants specifically provides that the Association can establish rules and regulations regarding residents' use of the Commons.

Therefore, the Sterling Hills Townhome Association has established the following rules:

1. Parking stalls at the mailboxes and cul-de-sac are temporary parking stalls for guests and the convenience of residents of Sterling Hills. Motorized vehicles, equipment, or any other personal property stored in this area for more than 24 hours may be towed or removed and stored at the owner's expense.
2. Vehicles parked on the side of a private roadway where "NO PARKING" signs are posted, are subject to towing at owners expense.
3. Recreational Vehicles (RVs) shall not be stored in the Commons.
4. Non-operable vehicles shall not be parked or stored within the Commons.
5. A maximum of two personal motorized vehicles may be stored in the driveway of any lot within Sterling Hills. "Personal motorized vehicle" shall mean a motorized vehicle used as personal transportation by a resident of the lot adjacent to such driveway.
6. Except for personal motorized vehicles allowed under #5, no personal property may be stored within the Commons. This includes but is not limited to pop-up campers, trailers, industrial equipment, boats, construction materials and antique cars.
7. For purposes of these Rules, RVs and personal property shall be considered "stored" if present on the Commons for more than 14 days during any calendar year.

Violation of these Rules may result in enforcement in accordance with the Sterling Hills Townhome Association Covenant Enforcement Policy and Procedure.

Adopted the 17 day of Sept 2020.



Paula Dicero, Secretary