

**Sewickley Heights Manor Homes Association
Architectural Control Committee ("ACC") Propane Tank Policy**

This Propane Tank Policy is written in accordance with the Sewickley Heights Manor Homes Association's General Regulations Governing Buildings and Grounds. Within this policy the term "Owner's grounds" refers to the grounds of the Manor located within the Owner's lot on which his/her unit is located. This is a strip of land usually less than 3 feet wide which runs along the outside walls of an Owner's unit. The term "Manor grounds" refers to the common areas, roadways other than township roads, and all grounds beyond an Owner's lot.

The installation of propane tanks on Owner's grounds or Manor grounds is strictly prohibited by the Architectural Control Committee and will be enforced by the Board of Directors. The exception to the policy is only two 20# propane tanks used for barbecue grills can be stored on the owner's patio or deck. The authority to adopt and enforce this policy is in the applicable covenants to which all property owners in the Manor are subject.

The installation of propane tanks with the exception noted above is strictly prohibited on the basis of concern for safety related to vandalism or impact by vehicular traffic and on the basis of the Committee's charge to enforce the covenants concerning architectural harmony related to the appearance of the grounds of the Manor and the Owner's grounds. It is Board policy to encourage unit Owner's to make visually harmonious exterior improvements to their individual units because such investment enhances property values throughout the Manor. The Committee and Board of Directors do not consider the installation of propane tanks visually appealing and harmonious to the architecture of the buildings.

The Board reserves the right to order an Owner to remove any unauthorized installation at his/her own expense as stated in the Sewickley Heights Manor Homes Association's General Regulations Governing Buildings and Grounds. The Board also reserves the right to commence court proceedings to have the installation removed at the sole expense of the Owner, including reasonable attorney fees and costs incurred by the Board if the Owner does not dismantle the installation after 60 days of written notice from the Board.

APPROVED BY SHMHA
BOARD OF DIRECTORS

4/30/13
DATE