

Executive Board
Arbor Rose Community Association
c/o Horst Property Management
330 Granite Run Drive
PO Box 3330
Lancaster PA 17604-3330

Memorandum

January 26, 2017

To: Arbor Rose Estates Homeowners
From: Executive Board ARCA
Policy Statement 2016-Instructions
Subject: Policy Statements Instructions (Final)
Reference: Declaration of Restrictions and Easements Sections 7.3.1, 7.3.2, 7.3.3

The Arbor Rose Community Association (ARCA) Executive Board has prepared a series of Policy Statements providing interpretation of the most common elements of the Declaration of Restrictions and Easements which are binding on all property owners. It is the intent of the Association to have Arbor Rose Estates stand out as a distinctive community that protects the financial interests of all homeowners. At the same time the Executive Board is committed to allowing individual property owners the maximum utilization and individual preferences in the maintenance of their property while also at the same time maintaining a harmonious and aesthetically pleasing neighborhood. Aesthetically pleasing and harmonious does not mean identical.

Home owners must comply with two separate regulatory requirements which function independently of each other. Homeowners must first comply with the Zoning, Land Development, Property Maintenance and Parking Ordances enacted by Mount Joy Borough. They must also comply with the ARCA Declaration of Restrictions and Easements. These two requirements are independent of each other and approval from the Borough Zoning and Building Code Official does not guarantee approval from the ARCA Executive Board.

All Home Improvement Contractors are registered in Pennsylvania. Home owners are encouraged to contact the PA Office of the Attorney General at www.hic.attorneygeneral.gov or by calling 1-888-520-6680. Any work requiring a Building Permit from the Borough will require that the contractor have insurance. The only time the Contractor must provide proof of insurance to ARCA Executive Board is when the home owner is performing work in any common area on the property. Homeowners are encouraged to talk to your neighbors if you see a particular improvement by a particular contractor which you like.

The Association has no authority on any improvements that take place inside the residence. Prior to undertaking any improvements outside the residence all homeowners are required to seek and obtain as necessary approval from both Mount Joy Borough officials and the ARCA Executive Board. Approval from the Executive Board will be accomplished by the homeowner submitting either an "Architectural Request" or a "Landscape Request" to Horst Property Management. The request must be accompanied by a plot plan showing the location of the improvements and sufficient information such as contractor's name, deck/patio drawings, stamped concrete pattern, color, landscaping plan etc.

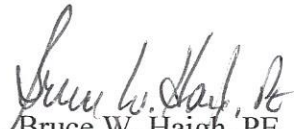
If there are question concerning when an Architectural Request or a Landscape Request is required then the home owner should contact Horst Property Management or a member of the Executive Board prior to undertaking the work.


The Declaration of Restrictions and Easement were originally written in 1997 when the Developer was controlling the Association. The community has matured over the last almost 20 years and laws and technology have changed. The Executive Board is still required to evaluate all Architectural and Landscape requests consistent with the language in the Sections mentioned above.

The Executive Board is aware that while all property lots are similar in general size, many individual lots have unique shapes, characteristics, easements and common areas. This necessitates the Executive Board to individually apply the Declaration of Easement and Restrictions to each homeowner; provided, however, that this is done in a manner consistent throughout the community.

Any Association member who owes any balance past due for Annual Assessment, Special Assessments or late fees will not be considered a member in Good Standing. Therefore any Architectural or Landscape request from said association member will be denied until such time all outstanding account balances have been paid.

The Executive Board serves to assure that the terms and conditions as stated within the Declaration of Easement and Restrictions are enforced in a consistent manner which serves to maintain the quality of our development and to maintain property value for the homeowners of Arbor Rose Estates. It is a balancing act which the Executive Board takes very seriously.


Bruce W. Haigh, PE
President ARCA


Gretchen Rothstein
Secretary ARCA

Policy Statements Instruction 01262017