



RULES AND REGULATIONS – UNDERGROUND SPRINKLER SYSTEMS

BACKGROUND: the Board is committed to preserving the property values and appearance of The Villas at Five Ponds, and wants to ensure that the community retains its prestigious reputation and remains a sound investment and attractive place to live; and

PURPOSE: the installation of underground sprinkler systems on the properties must meet certain requirements, in keeping with the aesthetic and safety standards of the community;

THEREFORE, the following regulations have been established and adopted herein by the Board:

1. Prior to installing an underground sprinkler system at the Villas at Five Ponds, the homeowner **MUST** sign and submit a written architectural change request, and receive architectural approval of the Board.
2. The homeowner is free to select a vendor.
3. The homeowner and vendor **MUST** comply with all the rules and regulations governing the installation, maintenance and repair of any approved sprinkler system.
4. For safety, the homeowner, or vendor, **MUST** contact PA ONE CALL and request proper identification of all underground utilities before any work is commenced.
5. The homeowner and/or vendor are responsible for any damage to underground utilities caused by installation, maintenance and/or repair to the sprinkler system.
6. The vendor **MUST** provide written proof of insurance, and workers compensation prior to commencement of installation, maintenance, and/or repair work.
7. Sprinkler heads may be installed on the common grounds, as per approved plan.
8. Watering of sidewalks is not permitted.
9. Sprinkler heads may be on either side of the sidewalk so long as they do not water the walk.
10. The cost and expense to repair any damage to the common area during installation, maintenance, and/or repair of the sprinkler system is solely to the account of the homeowner.
11. The homeowner is responsible to restore the common area to the condition it was in prior to installation, maintenance, and/or repair of the sprinkler system.
12. Although damage to a sprinkler system, e.g. sprinkler head may be caused by the contractor servicing the common grounds, the cost to repair and/or replace lost or damaged components is solely to the account of the homeowner.
13. The sprinkler system may not be left in disrepair, e.g. with sprinkler heads missing. If the homeowner fails to maintain and/or repair the system, after notice from the Association, the Association may contract to have repairs made with the costs to repair charged to the homeowner as an exterior maintenance assessment. A reasonable time will be no more than 3 weeks to make the necessary repairs.

14. If the installation, repair and/or maintenance causes damage to any property, including, but not limited to the homeowner's property, any adjoining property, or any other property belonging to, or for which the Association bears any responsibility for the maintenance, repair and/or replacement in the normal course under the terms of the declarations and bylaws, the Association will arrange for the necessary changes and repairs to be made, and will charge the costs to the homeowner as an exterior maintenance assessment.
15. To protect the common areas, plants and trees from damage due to heat and/or sun burning, the sprinkler system may only be operated before 10:30 a.m., or after 4:30 p.m.
16. The above rules and regulations governing the installation, use and maintenance/repair of underground sprinkler systems may be amended, from time to time, as required.

I have read and understand the above "Rules and Regulations - Sprinkler Systems" and agree to be bound by them.

By: _____ Date: _____

Street Address/Lot No.: _____