

REGULATIONS OF TABB LAKES HOMES ASSOCIATION

The following Regulations were approved by the Board of Directors on February 25, 2015, and become effective as of March 1, 2015.

SECTION 1, WINDOW AIR CONDITIONERS

Rationale

Tabb Lakes homes were designed as quality permanent homes incorporating central HVAC (heating, ventilation and cooling) systems. The temporary nature of window unit air conditioners (window A/C's) is therefore incompatible with the "look and feel" of the neighborhood. They can give a negative impression that adversely affects property values. In addition, the added noise levels can be an annoyance to neighbors.

Installation Requirements

Window A/C's are discouraged in the Tabb Lakes community. They may be installed only under exceptional circumstances and only then with prior ARC (Architectural Review Committee) approval. Examples of approvable installations include:

1. The need for additional cooling due to the occupant's verifiable health condition.
2. The need to cool an area not originally designed for integration with the central HVAC unit, such as an unheated garage, an addition, or a porch that is converted to a sunroom.
3. Temporary cooling and ventilation needed while a central HVAC system is undergoing repair or replacement.
4. Supporting and sealing materials around the window A/C unit's housing must be painted to match the siding. Temporary cardboard or unpainted plywood materials may not be used.

Installation Guidelines

1. A portable A/C unit with a small exhaust hose mounted below the window sash is preferable to a window-mounted unit.
2. Unless no other option is available, the unit should be mounted in a window that faces the back or side of the house, rather than the front.
3. Homeowners should endeavor to purchase a window unit rated with a low noise output to minimize noise effects on neighbors.

Grandfathered A/C Units

This regulation applies to new window A/C units installed after this document's approval. The list below identifies homes that currently have window air conditioners installed. These homes will be grandfathered until the property is sold at which time the window A/C must be removed unless written ARC approval is obtained prior to the sale.

Approved Window A/C Units:

112 Bridge Wood Dr.	215 Tiger Run
406 Bridge Wood Dr.	105 Jonathan Junction
600 Tabb Lakes Dr.	
905 Tabb Lakes Dr.	
909 Tabb Lakes Dr.	
918 Tabb Lakes Dr.	

SECTION 2, SATELLITE DISHES

The following installation regulations shall pertain to all antenna structures for radio, television, and other noncommercial communication purposes:

1. ARC approval is required
2. Installation must comply with current York County code which includes the requirement that no part of the equipment be closer than five feet (5') to any property line
3. Installation shall be in the rear yard only, with the following exceptions: 1) rear roof installations shall be below the ridge level, not visible from the street; 2) front or side yard installation will be approved only if the necessary signal cannot be obtained by installing in the backyard. A letter from the installing company is required to justify the need for a front or side yard installation. The dish must be positioned so as to be as unobtrusive as possible in all cases.
4. Installation of dish antennae larger than twenty-four inches (24") in diameter shall not be permitted on any roof
5. Wiring must be kept neat and tidy, preferably beneath the siding or hidden from view by trim or conduit which is the same color as the siding
6. Lake-front owners must ensure that dish antennae installation does not block neighbors' views of the lake

This regulation applies to new satellite dishes installed after this document's approval.

Existing dishes will be grandfathered until the property is sold at which time they must be removed unless written ARC approval is obtained prior to the sale.

SECTION 3, CONSTRUCTION OF SHEDS AND OUTBUILDINGS

The following installation regulations shall pertain to all sheds, playhouses and outbuildings:

1. ARC approval is required
2. Shed size must comply with current York County code which includes the regulation that sheds be set back a minimum of five (5) feet from property lines
3. Position any shed/outbuilding so as to not block neighbors' views of the lake
4. Shed architectural design should fit in with look and feel of the neighborhood (ie consistent with the house design)
5. Sheds should be of wood construction, stained a natural color or painted or covered with siding material consistent with the construction of the residence. Roofing material should also be consistent with the residence.
6. Vinyl sheds consistent with the look of the residence may be installed subject to approval of the Architectural Review Committee
7. Metal sheds are prohibited
8. Two-story sheds are prohibited except on lots at the edge of the community where the property line coincides with the Tabb Lakes subdivision perimeter property line

**ADDENDUM TO REGULATIONS APPROVED BY THE BOARD OF DIRECTORS ON
AUGUST 9, 2000**

The following Addendum to the August 9, 2000 Regulations was approved by the Board of Directors on February 25, 2015 and became effective as of March 1, 2015.

Addendum to Section 1, Parking and Vehicle Storage

1. An inoperative vehicle may remain in the driveway longer than the three (3) months allowed by the TLHA Regulations, Section 1 approved on August 9, 2000 as long as it complies with the York County Code requirements (reference York County website: Code section 15a).

The County Code defines an "inoperative vehicle" as any motor vehicle which is not in operating condition, which has been partially or totally disassembled by the removal of tires and wheels, the engine or other essential parts required for operation of the vehicle, or on which there are displayed no valid license plates nor a valid inspection decal.

An inoperable vehicle has to be kept in the garage or screened from view. This means that an inoperable vehicle in the front driveway needs to be covered with a properly fitting car cover. The privilege of keeping an inoperative vehicle in the driveway will be revoked if the vehicle is routinely left uncovered or if it is unsightly for any other cause.

2. The "paved area" on which RVs, boats and trailers must be parked may be pavers or a concrete pad and must be kept free from weeds and grass. The pad shall be continuous and of sufficient area that the trailer does not extend beyond the pad.
3. Long-term parking may be conducted in the backyard provided a fence of 6 ft. maximum height shields the vehicle from view.
4. RVs, boats and trailers may be parked in driveways for up to 2 weeks for the purposes of cleaning, repairing, and loading/unloading.

REGULATIONS AND ADDENDUM 2015-02-25 APPROVAL

The Tabb Lakes Homes Association Board of Directors approved these Regulations and Addendum # 2015-02-25 on February 25, 2015. The voting went as follows:

<u>Title</u>	<u>Name</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Abstained</u>
President	Bob Spell	X <i>Bob Spell</i>		
Vice-President	Keith Ebert	X <i>Keith Ebert</i>		
Member	Ellis Sharadin	X (via e-mail)		
Member	Dave West	(Not available)		
Member	Pete Peters	X <i>Pete Peters</i>		

Feb. 25, 2015
Date

Bob Spell
President