

SOCIETY HILL AT LAWRENCEVILLE CONDOMINIUM ASSOCIATION, INC.

Resolution # 2011-06-1

**RESOLUTION ESTABLISHING RULES PERTAINING TO MOVING PRACTICES
AND STORAGE DEVICES COMMONLY KNOWN AS PODS AND PENALTIES
RELATED THERETO**

WHEREAS, the Master Deed and Bylaws (the “Governing Documents”) empower the Board of Trustees with all duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the Development and to do or cause to be done all such other lawful acts and things that are not by law or by the Governing Documents directed or required to be done or exercised by members of the Association or unit owners; and

WHEREAS, Section 4.11 of the Bylaws provides that each member shall comply strictly with these Bylaws and with administrative rules and regulations adopted pursuant thereto as well as with the covenants, conditions and restrictions of the Master Deed and the deed to his or her own unit; and

WHEREAS, the Master Deed requires that each unit owner, tenant or occupant of a unit use the Common Elements in accordance with the purposes for which they were intended; and

WHEREAS, the General Rules and Regulations of the Association, as stated most recently in the Resident Handbook adopted by the Board of Trustees and effective January 1, 2003, provide that no unit owner or occupant shall build, place or maintain any structure, matter or thing on the Common Elements or Limited Common Elements without written consent of the Association; and

WHEREAS, due to the recent advent of certain portable storage and moving devices referred to herein as PODs, and unit owners’ placement of the PODs on the Common Elements, the Association has determined that, in the interest of safety, preservation of the Association Common Elements, appearance, fair administration of parking areas, protection of property and preservation of community values, it is necessary to prohibit the placement of PODs and any similar devices on the Common Elements; and

WHEREAS, this resolution is also intended to memorialize rules regarding moving vans; and

NOW, THEREFORE, the Board of Trustees does resolve as follows:

A. Definitions

1. **A POD** is defined as a large box-like device typically enclosed by four sides, with a roof and a floor, designed to be filled with household materials, furniture or personal effects for the purpose of allowing their transport at a time of relocation of residence or their storage. This device is designed to be transported to and from the site of use by specially

designed automotive and loading apparatus. This definition is intended to encompass any device or thing, modular, erected on site or otherwise, which essentially performs the function of household effects moving or storage, which is not a moving van in the traditional sense.

2. **A Moving Van** is defined as a vehicle commonly known as such, consisting of a truck with an enclosed storage area used for the transport of household goods for purposes of domicile or goods relocation. This includes any similar truck or other vehicle being used for this purpose, including without limitation a “U-haul” type trailer.

B. Use of PODs

No unit owner may, or permit any other person to, place or use PODs or other similar on-site storage structures within the Condominium.

C. Moving Vans

1. No Moving Van may remain on Association property overnight, nor any longer than the minimum time required for loading or unloading, and in no event longer than a twelve hour day. Moving Vans shall not block other residents’ vehicles or reasonable access to such vehicles, units or the Common Elements, may not back on to any landscaped areas or sidewalks, may not utilize any loading or movement devices which roll over lawns, and must comply with any direction from an Association representative.

2. In the event that a Unit Owner or occupant or tenant, their invitees, agents, movers or other contractors (collectively, “Representatives”) damage the Common Elements during the course of moving in or out of a unit, the Association shall make the repairs and the cost of same, including any attorneys’ fees or costs, shall be paid to the Association by the Unit Owner. The Association may collect such amount from the Unit Owner as a remedial assessment.

3. In the event that any action taken by the Unit Owner or its Representatives is inconsistent with the terms of this resolution, the Association may require the Unit Owner, tenant or occupant or their Representatives to immediately discontinue loading or unloading the Moving Van and/or require the immediate removal of the Moving Van and/or other equipment from the Condominium.

4. Any Representatives that are on the premises in a manner inconsistent with the provisions of this resolution will be considered trespassing and may be subject to prosecution for same.

5. In the event a move occurs in violation of the provisions of this Resolution and the matter has not been remedied, including payment of costs permitted by this Resolution, the Association reserves the right to withhold a certificate of good standing or other such documentation required by a unit owner in order to proceed with the purchase, sale or rental of a unit at the Condominium.

D. Enforcement

Any violation of the requirements of this Regulation by the unit owner, his or her family members, tenants, occupant, vendor or invitee involving a POD or Moving Van, including any failure to promptly comply with any directions issued by any representative of the Association, shall subject the unit owner to a penalty imposed in accordance with the general provisions of Resolution # 2010-February-16-1 (RESOLUTION CODIFYING AND UPDATING RULES FOR ENFORCEMENT OF ASSOCIATION REGULATIONS AND ADMINISTERING PENALTIES RELATED THERETO, INCLUDING ALTERNATIVE DISPUTE RESOLUTON PROCEDURES) as may be amended, specifically to include the full cost to the Association of dealing with the matter, including all administrative and legal costs, costs of repairing or restoring the affected thing to original status, plus a fine of \$250.

E. Validity

In the event that any provision of this Resolution is deemed invalid, the remaining provisions shall remain in full force and effect.

Adopted by the Board of Trustees this 20th day of June, 2011