

CERTIFICATION OF BYLAWS

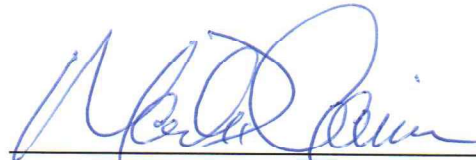
On this 30th day of September 2023, the Board of Directors of the Getz's Woods Homeowners Association, Inc. (the "Association") hereby certifies as follows:

RESOLVED, that the undersigned are all the members of the Board of Directors of the Association; and

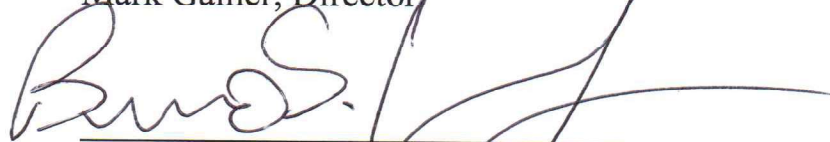
FURTHER RESOLVED, that an original copy of the Bylaws of the Association cannot be located; and

FURTHER RESOLVED, that the Bylaws attached to this Certification of Bylaws is a true copy of the Bylaws of the Association, adopted by the incorporator of the Association and in use and current as of the date of this Certification.

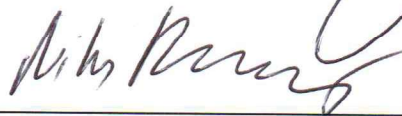
NOW, THEREFORE, this Certification of Bylaws has been approved and adopted by all the undersigned members of the Board of Directors of Getz's Woods Homeowners Association, Inc. as noted above.



Mark Gainer, Director



Bruno Schmalhofer, Director



Nicholas Karamanos, Director

**By-laws of
Getz's Woods Homeowners Association, Inc.
(As Amended March 28, 2000)**

**ARTICLE I
OFFICES**

The principal office of Getz's Woods Homeowners Association, Inc. (the "corporation") shall be located at 957 Centerville Road, Lancaster, Lancaster County, Pennsylvania.

**ARTICLE II
PURPOSES AND OBJECTS**

In amplification of the purposes for which the corporation has been formed as set forth in the Articles of Incorporation, the purposes and objects are as follows:

(a) To develop a community designed for safe, healthful and harmonious living.

(b) To promote the collective and individual property and civic interests and rights of all persons, firms, and corporations owning property in Getz's Woods.

(c) To care for the improvements and maintenance of the gateways, public easements, parkways, grass plots, parking areas, common areas, and any facilities of any kind dedicated to the community use and other open spaces and other ornamental features of the development known as Getz's Woods, which now exist or which may hereafter be installed or constructed.

(d) To cooperate with the owners of all vacant and unimproved lots and plots that exist or that hereafter shall exist in Getz's Woods in keeping them in good order and condition, in preventing them from becoming nuisances and detriments to the beauty of Getz's Woods and to the value of the improved property therein, and to take any action with reference to such vacant and unimproved lots and plots as may be necessary or desirable to keep them from becoming such nuisances and detriments.

(e) To aid and cooperate with the members of this corporation and all property owners in Getz's Woods in the enforcement of such conditions, covenants, and restrictions on and appurtenant to their property as are now in existence, as well as any other conditions, covenants, and restrictions as shall hereafter apply, and to counsel with the elected supervisors of East Hempfield Township, Lancaster County, Pennsylvania.

(f) In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any portions of Getz's Woods.

(g) To acquire, own, or lease such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes and objects, and to exercise all rights, powers, and privileges of ownership to the same extent as natural persons might or could do.

(h) To pay all real property taxes and assessments levied upon any property conveyed, leased or otherwise transferred to the corporation, to the extent not assessed to the members. Such taxes and assessments may be contested or compromised by the corporation; provided, however, that they are paid or a bond insuring the payment is posted prior to the sale or other disposition of any property to satisfy the payment of such taxes.

(i) To obtain and maintain in force at all times policies of insurance with limits of coverage as set forth in the Declaration of Covenants, Conditions and Restrictions for Getz's Woods (the "Declaration" a copy of which is attached to these by-laws and incorporated herein.

(j) To pay for water, sewer, garbage, electrical, telephone, gas, maintenance, and gardening service, and other necessary utility or other services for the corporation's properties as set forth in the Declaration.

(k) To exercise any and all powers that may be delegated to the corporation from time to time by the owners of real property in Getz's Woods.

ARTICLE III MEMBERS

There shall be two classes of members denominated as Class A members and Class B members.

(a) Class A Members. Class A membership in the corporation shall be limited to owners of residences or lots in Getz's Woods. Class A members shall have one vote for each lot owned by such member.

(b) Class B Members. The Class B member(s) shall be P & E Development Company, Inc. or any successor or assigns specifically designated as a Class B member by P & E Development Company, Inc. (the "Developer"). Class B member(s) shall be entitled to four (4) votes for each lot owned by such member. The Class B membership shall be converted to Class A membership upon the earlier of the following events:

(i) One hundred twenty (120) days after seventy—five percent (~75%) of the lots in Phase I of Getz's Woods have been conveyed by Developer to other persons; or

(ii) Three (3) years after conveyance by Developer of the first lot in Phase I of Getz's Woods.

(c) Termination of Membership. Membership in the corporation shall terminate on any member ceasing to be an owner of a residence or lot in Getz's Woods.

ARTICLE IV MEETINGS OF MEMBERS

(a) Annual Meeting. An annual meeting of the members for the purpose of hearing reports from all officers and standing committees and for electing directors shall be held in Lancaster County, Pennsylvania, in November of each year, beginning with the year 1986. The time and place shall be fixed by the directors.

(b) Special Meetings. A special meeting of the members may be called by the board of directors. A special meeting of the

members must be called within sixty (60) days by the president, or the board of directors, if requested by two (2) directors or by members entitled to cast thirty per cent (30%) or more of all votes.

(c) Notice of Meetings. Written notice stating the place and hour of any meeting of members shall be delivered either personally or by mail to each member entitled to vote at such meeting not less than thirty (30) days nor more than sixty (60) days before the date of such meeting. The date of notice, if such notice is mailed, shall be the date such notice is deposited in the United States mail.

(d) Quorum for First Meeting for Purposes of Assessment. At the first meeting called for the purpose of voting on assessments as provided in Section 3 of the Declaration, the presence of members or proxies entitled to cast sixty percent (60%) of all the votes of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting (and any meeting thereafter until a quorum is present in person or in proxy) shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

(e) Quorum. Except as set forth in the above paragraph, the presence of members or proxies entitled to cast a majority of all the votes of membership shall constitute a quorum at any meeting of the members. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting (and any meeting thereafter until a quorum is present in person or in proxy) shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

(f) Proxies. At any meeting of the members, a member entitled to vote may vote by proxy executed in writing by the member. No proxy shall be valid after twenty-four (24) months from the date of execution unless otherwise provided in the proxy.

ARTICLE V
BOARD OF DIRECTORS

(a) General Powers. Except as required by the Declaration or by these by-laws or by law, the business and affairs of the corporation shall be managed by the board of directors.

(i) Legal Action. Except that the authority of the board of directors to initiate formal legal action (including law suit) against any property owner shall require specific approval by majority vote of the property owners voting at a regular or special meeting of the membership.

(b) Number, Tenure and Qualifications. The number of directors shall be three (3). Each director shall hold office until the second annual meeting of the members following his/her original qualification and until his/her successor shall have been elected and qualified. Exceptions to the provision for two year tenure shall be in the case of the first directors taking office following the organizational meeting of the corporation. Of the first three directors, one shall hold office until the next annual meeting, and two shall hold office until the second annual meeting. The determination of the respective terms shall be by lot. Any increase in the number of directors shall be in units of two, one of whom shall be elected for a one year term and one of whom shall be elected for a two year term, the determination of the initial term to be by lot.

(c) Regular Meetings. The board of directors shall meet regularly, at least quarterly, at a time and place it shall select.

(d) Special Meetings. A special meeting of the board of directors shall be called at the request of the president or any two directors.

(e) Notices. Notice of any regular meeting of the board of directors shall be given at least five days prior to the meeting by written notice delivered personally or sent by mail to each director. Written notice of any special meeting of the board of directors shall be given at least ten days prior to the meeting. The date of any notice, if such notice is mailed, shall be the date such notice is deposited in the United States mail. Any director may waive notice of any meeting. Any director

who attends any meeting (except for the sole purpose of objecting to the lack of notice for the meeting) shall be deemed to have waived notice of the meeting.

(f) Quorum. A majority of the board of directors shall constitute a quorum for the transaction of business at any meeting of the board, but if less than a majority of the directors are present at any meeting, a majority of the directors present may adjourn the meeting from time to time without further notice.

(g) Manner of Acting. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors, unless the act of a greater number is required by law or by these by-laws or by the Declaration.

(h) Vacancies. Any vacancy occurring in the board of directors, and any directorship to be filled by reason of the increase in the number of directors, shall be filled by election by the board of directors. A director elected to fill a vacancy shall be elected for the term of the newly created office or for the unexpired term of his/her predecessor in office.

ARTICLE VI OFFICERS

(a) Officers. The officers of the corporation shall be a president, a secretary, and a treasurer. The board of directors may also choose such other officers and agents as it shall deem necessary, who shall hold their offices for such terms and shall have such authority and perform such duties as from time to time shall be prescribed by the board of directors.

(b) Qualifications and Method of Election. The officers shall be elected by the board of directors, and shall serve for a term of one year. The president shall be a member of the board of directors.

(c) President. The president shall preside at all meetings of the members and of the board of directors at which he/she is present, shall exercise general supervision of the affairs and activities of the corporation, and shall serve as a member ex officio of all standing committees.

(d) Secretary. The secretary shall keep the minutes of all of the meetings of the corporation and of the board of directors, which shall be an accurate and official record of all business transacted. The secretary shall be custodian of all corporate records.

(e) Treasurer. The treasurer shall receive all corporate funds, keep them in a bank approved by the board of directors, and pay out funds only on notice signed by him/her and by one other officer. The treasurer shall be a member ex officio of the finance committee if established by the board of directors.

(f) Vacancies. A vacancy in any office because of death, resignation, removal, disqualification, or otherwise may be filled by any member of the board of directors for the unexpired term.

ARTICLE VII ASSESSMENTS

(a) Annual Assessment. The board of directors shall have the right and power to subject the lots situated in Getz's Woods to an annual assessment. The assessment shall be fixed on a calendar year basis beginning January 1 of each year. Each member shall pay to the corporation the assessment applicable to the property owned by such member. The annual assessment shall be payable in annual installments within thirty days after billing therefore.

(b) Rate of Assessment. The first annual assessment shall be Thirty Dollars (\$30.00) and shall be assessed and adjusted according to the number of months remaining in the calendar year. The annual assessment may be established from year to year by the board of directors without a vote of the membership so long as the assessment does not exceed the maximum annual assessment set forth in the Declaration. Special assessments as permitted by the Declaration shall be fixed by the members at a meeting at which a quorum is present. In addition, each member other than the Developer shall deposit with the corporation an amount equal to the current annual assessment, which amount shall be (i) retained by the corporation as security for payments of amounts due by such member and (ii) refunded without interest upon such terms as approved by the board of directors.

(c) Purpose of Assessments. The assessments shall be used for qualifying expenditures as set forth in Section 528 of the

Internal Revenue Code and the regulations thereunder and for such other purposes as the board of directors deem appropriate so long as such expenditures do not preclude qualification by the corporation as a Homeowner's Association under Section 528 of the Internal Revenue Code.

ARTICLE VIII MISCELLANEOUS

(a) Fiscal Year. The fiscal year of the corporation shall be the calendar year.

(b) Indemnity. The corporation shall indemnify (i) any person who was or is a director or officer of the corporation and (ii) the Developer and (iii) any member of the Architectural Committee and (iv) any employee of the corporation against all claims, demands and expenses (including reasonable counsel fees) arising by reason of any alleged wrongful act or omission.

(c) No compensation shall be paid to officers or directors of the corporation for their services as officers or directors.

ARTICLE IX AMENDMENTS

Any proposed amendment to these by-laws may be submitted in writing at any meeting of the members of the corporation. Any proposed amendments shall be included in the notice of the meeting. A proposed amendment shall become effective only if approved by members entitled to cast not less than a majority of all votes which all members are entitled to cast.

Board of Directors Policy and Procedures for Enforcement of CC&R Deed Restrictions

Adopted by Membership
November 14, 2000

Statement of Policy:

The Board of Directors of the Getz's Woods Homeowners Association seeks "to develop a community designed for safe, healthful and harmonious living, by doing any and all things necessary to promote the general welfare of the residents and owners of any portions of Getz's Woods." [GWA By-Laws, Article II (a)&(e)]

It is the responsibility of each homeowner to comply with the deed restrictions that are incorporated into the deed of each Getz's Woods property, identified as the Declaration of Covenants, Conditions and Restrictions for Getz's Woods (CC&R). These deed restrictions are intended to establish and maintain a desirable standard of appearance and maintenance for the welfare of all residents of the community.

The Board of Directors of the Homeowners Association will receive complaints from homeowners regarding conditions within Getz's Woods that do not comply with the CC&R, and will respond to those complaints in accordance with procedures established by the Board of Directors and communicated to all homeowners.

The Board of Directors will establish, based on recommendation from, and consultation with, the Architectural Committee, guidelines describing the types of conditions and structures that the Board of Directors considers to constitute a non-permitted condition under the CC&R, and these guidelines will be communicated to all homeowners. In all cases, homeowners are expected to consider the effect that any change in their property may have on the view from the street, or from their neighbors' homes, before making any permitted change or requesting approval by the architectural committee of any change. Homeowners are encouraged to discuss anticipated changes with their neighbors.

In all cases, the CC&R and the Board of Directors rules for enforcement of the deed restrictions will be in conformity with the then current Ordinances of East Hempfield Township and all Commonwealth of Pennsylvania and federal regulations.

With the recommendations of the Architectural Committee, the Board of Directors will, from time to time, classify conditions that are described throughout the CC&R, into three types of conditions: 1) non-permitted 2) permitted 3) requiring Architectural Committee approval. These classifications will be communicated to all homeowners as Board of Directors Rules, and will be submitted to the full membership for ratification at the Annual Meeting.

Classifications

Non-permitted Conditions:

1. Outside toilet
2. Weeds or rubbish
3. Grass over 7 inches in length
4. Animals other than domestic house pets
5. Kennel, dog house or other pet shelter
6. Advertising signs or billboards
7. Garbage or trash containers in front or side lawn longer than 24 hours
8. Exterior storage or parking of recreational vehicles
9. Exterior storage or parking of commercial vehicles
10. Rubbish or debris of any kind, except as reasonable during construction
11. Odors that are offensive or detrimental to other homeowners
12. Noise or other nuisance that is offensive or detrimental to other homeowners
13. Exterior speakers, horns, whistles, bells or other sound devices, other than security devices
14. Disrepair or deterioration of any structure
15. Unsafe or hazardous activities
16. Poles or appliances to hang or expose laundry

Permitted Conditions:

1. Property-line fences of hedge, bush, brick, wood or stone, not exceeding 6 feet in height
2. Customary identification signs, not exceeding 1 square foot in size
3. Real Estate "for sale" signs, not exceeding 4 square feet in size
4. Vegetable garden or garden plot, not closer than 3 feet to any lot boundary line and only to the rear of the house
5. Exterior antenna or receiving device not exceeding 24" in diameter (Although such antenna are specifically not permitted by the CC&R, subsequent FCC rules have superceded the CC&R to permit them.)
6. Associated structures (defined by East Hempfield Township to include such things as basketball backboards, swing sets, children's play houses, tree houses and similar minor structures that do not require a building permit). In order to be permitted without Architectural Committee approval, 1) such structure must be located to minimize its observance from public streets and/or neighboring properties, and 2) concurrence for the installation must be received from all contiguous homeowners. The structure must be removed promptly when no longer serving its primary purpose.

Conditions Requiring Architectural Committee Approval:

1. Any house, garage or building or structure of any type, or driveway or fence, or any alteration thereto (including change in color scheme)
2. Establishment of quiet professional offices
3. Wood or metal tool, garden or similar shed
4. Change of ridge line or color of roof
5. Utility or security lights (except standard flood lights), insect or bug lights or bug killers or other exterior lighting
6. Change of exterior color scheme
7. Change in mailbox design and location
8. Removal of any mature tree having a girth of 24 in. (approximately 8 in diameter), measured 24 in. above the ground. (Approval is not required to remove diseased and/or unsafe trees.)
9. Change in any landscaping that materially alters the appearance of the property from the street, or in any way alters the lot drainage. (Changes in lot water run-off also requires Township approval.)

Architectural Committee Procedures

The Architectural Committee is established by the CC&R to review and determine the appropriateness of the following: 1) structure style, footprint, size, shape, and/or color; 2) driveway configuration; and/or 3) landscape architecture.

Homeowners requesting a required approval from the Architectural Committee will submit an approval packet, consisting of the following planning information:

1. A summary description of the project scope of work
2. A site plan showing the location of the project
3. Project plans and specifications

Approval packets should be clear, concise and legible and be of such scale to enable all information to be clearly shown. All information should be submitted in duplicate, at least thirty days prior to the project start date. Requests may be submitted to any member of the Architectural Committee or the Board of Directors.

The Architectural Committee will provide the information included in the approval packet to contiguous lot owners, who shall have ten (10) days to submit written comments.

Architectural Committee approval will be based on satisfactory compliance with the CC&R and the GWHA rules. For planning purposes, the applicant should submit the request at a minimum of thirty days prior to the anticipated project start date. In the event that the Architectural Committee does not respond within thirty (30) days after it has received all required information, the application stands approved. The Architectural Committee response may include a request for additional information.

The applicant, as well as contiguous lot owners, will be advised in writing as to whether the application is approved or disapproved.

Complaint Procedures

1. Complaints may be filed with any member of the Board of Directors, in writing, with a clear description of the condition and location. In the interest of community harmony, all complaints should be discussed with the homeowner with the non-permitted condition prior to filing a complaint with the Board of Directors.
2. All non-permitted conditions that are specifically prohibited in the CC&R will be handled directly by the Board of Directors.
3. All conditions that require review and approval by the Architectural Committee under the provisions of the CC&R will be referred to the Architectural Committee for review and recommendation to the Board of Directors.
4. All complaints will be processed expediently by the Board of Directors, and a report of resolution will be given to the homeowner filing each complaint.