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**RITTENHOUSE AT LOCUST GROVE  
HOMEOWNER'S ASSOCIATION**

**RULES AND GUIDELINES  
FOR EXTERIOR UPGRADES**

These Rules and guidelines for exterior upgrades have been developed pursuant to and in conjunction with the Restrictions of Declarations and Covenants as a courtesy to our residents. It provides further clarification of the allowable and/or disallowable exterior changes.

All Exterior Change Request Applications will be reviewed regardless of the types of changes requested. However, your application for an exterior change will be processed and approved much quicker if the desired change complies with the rules and guidelines as recited herein. Homeowner's may file an exterior change request application online at [www.rittenhousehoa.com](http://www.rittenhousehoa.com) by clicking on the "form archive" tab at the left.

Please remember that any exterior change requests may only be made by the unit owner for their own property. We cannot accept exterior change requests from anyone not listed on the deed of the property.

**Failure of any homeowner to gain approval from the Association prior to making an exterior change (even if the change complies with the rules and guidelines) risks incurring a fine for failure to gain approval as well as a fine for each day approval is lacking.**

Accordingly, the Association cautions residents against making an exterior change solely on the basis of another homeowner having made such change. (It is possible that the homeowner made such a change without the Association's approval and is currently being fined and required to correct such change).

## 1.1 Address Numbers

Numbers must be black

Official address numbers may only be placed above garage door

a. Residents may have a whimsical type lawn ornaments displaying address but only in addition to official address number

Must match style and font of numbers installed by Builder.

Must be no more than 4 inches in height

## 1.2 Advertisements/Signs/Banners

Signs, Advertisements and/or banners of any type are **not** permitted except as designated below:

- a. For Sale or other realtor signs are **not** permitted on the ground of any homeowner property or any common area.
- b. Open House signs are **not** permitted on the ground of any homeowner property or any common area
- c. "For Rent" signs are **not** permitted
- d. "For Sale" signs may be placed in a window
- d. No commercial advertising is permitted anywhere
- e. Banners, and/or signage are not permitted anywhere
- f. "Homeowners may place and/or install one (1) alarm or security system sign on their property provided it does not exceed 6" x 6" in size.

## 1.3 Air Conditioner/Window Fans

Window air conditioners and window fans are not permitted

## 1.4 Arbors/Trellis

Upon approval of the Association via Exterior Change Request Arbors or Trellis are:

- a. permitted in the rear of the property only
- b. exterior change request must show drawing with location of arbor or trellis
- c. must be installed within the privacy fence or no more than 5 feet outside the privacy fence

- d. must be either wrought iron, pvc or aluminum
- e. Homeowner agrees that arbor or trellis will not be placed in an area so as to interfere with lawn cutting in any way.
- f. may not be located on any neighboring property or common ground

**1.5 Attic Fans (Roof Mounted)**

Must be mounted on rear sloping roof

Must not to be seen from the street

Must be same color as roof material

**1.6 Basketball, hockey, soccer or similar type nets – see play equipment**

**1.7 Bird Feeders / Bird Houses/ Bird Baths**

Bird Houses or Bird Feeds are permitted as follows:

a. No more than two (2) bird feeders are permitted in the front of the home:

b. No more than two bird feeders are permitted in the rear of the home.

Bird baths are permitted

**1.8 Bug Zappers/Insect Killing Devices**

Must be at least 5 ft. away from neighbor's property

May only be installed on property during the months of March through October.

**1.9 Christmas Decorations – See Holiday Decorations**

**2.0 Decks**

All Decks must be approved by the Association via Exterior Change Request prior to installation.

Exterior Change Request must provide all information regarding the proposal, including:

- a. the proposed layout and design of the deck;
- b. the size of the deck
- c. a property survey showing the location of the proposed deck;
- d. the product name and color of all materials to be utilized;
- e. whether the deck, steps, and railings are to be constructed out of pressure-treated wood or synthetic wood product (i.e. Trex);
- i. Color Name and manufacturer of simulated wood must be provided
  - ii. If using pressure-treated wood, the deck must be either clear stain or natural wood color
  - iii. Product name and color of stain must be provided

Township permit is required after association approval. Homeowner is responsible for securing all township permits and approval

## **2.1 Exterior Doors / Shutters / Molding / Trim**

### **Maintenance and upkeep**

Homeowners are responsible for repainting of all exterior doors, shutters, molding and/or trim of house. Homeowners may be required to replace molding and/or trim if it becomes rotted.

a. Paint on doors and shutters must be identical to the unit color as shown on Association website (see rule concerning upgraded door for wood stained doors).

b. Paint on trim and molding must be white

### **Upgraded Exterior Doors**

Upon approval from the Association via Exterior Change Request Homeowners will be permitted to replace their existing front door with an upgraded door that may include decorative glass restricted to the following:

- a. Door may be either steel, fiberglass or aluminum.
- b. Door must a pre-hung frame. Frame trim must be white

- a. Door must match current framing. If current frame includes sidelites, preframed door must include sidelites.
- b. Sidelites are not permitted to be installed if none are currently existing on the unit.
- c. Door may have decorative glass insert.
  - a. Glass insert may either be clear or frosted for privacy.
  - b. Door may not have mirrors or any type of reflective glass.
  - c. Glass insert may not be colored but can include small amounts of colored stained glass.
- d. Blinds of any type are not permitted between glass panes of door
- e. Door glass may employ a wrought iron grill
- f. Door MUST be either be unfinished and painted to match color of shutters on unit (Paint Colors may be found on Association website) or must be a wood grain door which is prestained in a color that is complimentary to the current color of the shutters. Rittenhouse at Locust Grove HOA has final say on what constitutes complimentary to shutters.
  - a. If door is unfinished and then painted, painting must occur prior to installation of door.
  - b. If door is wood grain, it must be pre-stained from the manufacturer.
  - c. Homeowners are not permitted to install unfinished door and stain themselves.
- g. Installation of door must be made by licensed contractor.
- h. Exterior Change Request must provide all information regarding the proposed exterior door, including:
  - i. Photo of proposed door
  - ii. Manufacturer Name of Door being installed
  - ii. Style of Door Being Installed
  - iv. Type of Glass insert if any
  - v. Name of Etching or Metal Insert on Glass insert
  - vi. Name and certificate of insurance of contractor making installation
- j. Homeowner is responsible for obtaining permits as required by Deptford Township

## **2.2 Exterior Light Fixtures (see also landscape lighting)**

Fixtures must be replaced if original becomes damaged or broken

Replacement fixtures

- a. May be white, black, bronze or brass
- b. Must be no larger than original fixture

Fixtures original or replacement must be kept in original location on exterior of house.

All exterior light bulbs must white.

Motion detectors are permitted

Exterior lighting may not shine directly on neighboring unit(s).

### **2.3 Fencing – (see also property enclosure)**

Fencing (other than the existing white privacy fences separating units in rear) is not permitted anywhere on homeowner property

Privacy fences in rear yard must be kept in original location and may not be removed

### **2.4 FIOS Installation**

FIOS installation boxes are located in boxes underneath the front lawn. Boxes need to be uncovered by the Verizon contractor for installation to occur. There is one box for every *two* homeowners. FIOS boxes do not necessarily reside under the lawn of the resident seeking installation. Residents seeking to install FIOS must:

- a. Advise the resident residing on either side of them that FIOS is to be installed.
- b. Cover the box with topsoil and seed in the event Verizon fails to do so within 2 weeks of uncovering the box.

### **2.5 Flower Beds**

Only dyed black may be used in flower beds

Homeowners shall keep all flower and shrub beds properly maintained, weeded, trimmed and edged.

Wood chips are not permitted.

Use of Small Landscaping Stones may be used in place of mulch

### **2.6 Flower/Plant Hangers (mounted and/or free standing)**

Permitted in front or rear of homeowner property.

No plastic flowers are permitted

Not permitted on common ground

## **2.7 Flower Pots (free standing)**

Flower pots are permitted.

Flower pots positioned between driveways or on any divider strip are only permitted upon agreement of both homeowners on either side of driveway or divider strip.

No plastic flowers are permitted.

## **2.8 Fountains**

Wall fountains are not permitted anywhere on the exterior of the property

Free standing fountains are permitted in mulch bed in front or rear of home

Fountains of any type are not permitted on common ground

## **2.9 Garden Accessories / Lawn Ornaments**

Large Statues are not permitted.

Statutes or other lawn decorations are not permitted on the grass in either the front or the rear of the home or on any common ground

Up to six whimsical-type garden decorations (i.e., bunnies, frogs, turtles,) are permitted within the flower beds of the front or rear (if any) of the home only

Inflatable lawn ornaments of any type are not permitted.

## **3.0 Garden Walls – See Pavers – Garden Wall**

### **3.1 Gazeboes**

Gazeboes of any type or tent-like structures designed to be up more than 1 day are not permitted anywhere on property

For “party tents” – see Tents

### **3.2 Grass Strip Dividing Driveways – See Pavers or Landscaping**



### 3.3 Holiday Decorations

Inflatable holiday ornaments or lawn decorations of any type are prohibited and subject to removal by the Association

Lawn ornaments such as lighted, reindeer, snowmen, santas, pumpkins etc. are permitted in the front or rear of property in either the windows, lawns or mulch beds

Non-winter holiday decorations or ornaments other than lights may be on display two weeks prior to the given holiday and must be removed 3 days week after the holiday. (For example, Halloween decorations may be displayed from October 16 through November 3.)

Non light decorations and lawn ornaments for any winter holiday falling between Thanksgiving and New Year's (such as but not limited to: Christmas Hanukah, or Kwanza) may only be displayed (e.g., affixed to the unit or grounds, trees or bushes located on the unit property) from the day after Thanksgiving through January 15th. All winter holiday lighting and lawn decorations/ornaments must be removed from display no later than midnight on January 15, 2017.

### 3.4 Holiday Lighting

Holiday Lights including ANY type of string light whether colored or white is only permitted to be displayed (**e.g., displayed whether lighted or not lighted or otherwise affixed to any part of the unit or grounds, trees or bushes located on the unit property**) during the winter holidays between the day after Thanksgiving through January 15<sup>th</sup>. String lighting is not permitted any time or any holiday which does not fall between these dates. There is no exception to these dates. Any unit displaying string lights outside this time range (e.g., for Halloween, Thanksgiving, or simply adorning their unit or grounds etc.) is considered in violation of this rule.

Winter Holiday Lights may only be lit, on or otherwise illuminated from 4 pm to 1am.

### 3.5 Hoses

All hoses must be coiled and stored when not in use.

All portable hoses shall be stored adjacent to exterior faucets and coiled when not in use.

### 3.6 Hot Tubs

Must be approved by Association via Exterior Change Request

- a. Tub must be installed by a license contractor
- b. Tub must covered when not in use
- c. Homeowner is responsible for securing all permits from Township.

### **3.7 Irrigation System Installation – See Sprinkler Installation**

### **3.8 Landscaping – Plants, mulch beds, trees**

Any significant changes or modifications to landscaping originally installed by Builder (K Hovnanian) or previous homeowner must be approved by Association via Exterior Change Request Application. All applications must include the following:

- a. the name of any contractor, landscaper or person performing the work;
- b. a drawing of the proposed changes or modifications;
- c. a recitation of all materials or supplies to be used in connection with the changes or modifications.

Homeowner is responsible for verifying location of all underground utilities when landscaping on their own property.

Planting, placing, storing or building must not encroach on access easements located on private property

Planting in a swale or the right of way is not permitted

### **3.9 Landscaping - Grass Strip Dividing Driveways**

Homeowners may not use pavers or cover the grass strip dividing driveways. Grass Strip must remain in place unless homeowner is willing to implement the alternative offered by the Board as indicated below.

The Association will allow homeowners to remove the grass strip in between driveways provided that BOTH homeowners on either side of the strip make joint application via an Exterior Change Request PRIOR to removal of the grass strip. The Exterior Change Request MUST acknowledge that the homeowners agree to implement the following:

Homeowners may remove the grass strip in its entirety in favor of

“edge stone” completely surrounding the space formerly occupied by the grass strip.

- a. The edge stone used for the purpose herein must be made of a concrete or brick material and must be in a color which is complementary to the stone portion of the front exterior of the homes.
- b. Edge stone is not to be defined as being “water rocks” “river rocks” and/or “landscaping stones” as these materials will not be approved for the purpose of surrounding the grass strip. These materials may also not be used to cover the grass strip.
- c. Manufacturer and color of edge stone must be provided
- d. Top of Edge stone when in place must be no more than 3 inches in width.

Mulch bed must be created inside edge stone and must be landscaped with a topcoat of black mulch and shrubs or flowers.

- a. Shrubs must be no more than 2 feet high and may not be allowed to grow beyond 2 feet in height.

Homeowners must agree to be jointly responsible for maintaining the plant beds within the edge stone surrounding the driveway strip.

#### **4.0 Landscape lighting**

Hardwired or Solar powered landscape lights are permitted

(Solar lights may not be left broken or in disordering fashion on the property)

Light bulbs may only be white.

No lighting shall exceed 20 watts per bulb.

Lamps may not exceed 12 inches at their highest point from the ground

#### **4.1 Lawn Ornaments – See Garden Accessories/Lawn Ornaments/Holiday Decorations**

#### **4.2 Landscaping Stones – See Flower Beds (Use of Small Landscaping**

**Stones)**

#### **4.3 Lawn and Landscape Maintenance**

The Association provides lawn cutting during the months of April – October as well as fertilization of grass in both the front and rear of homes. Fertilization is basic package and homeowners are encourage to supplement it.

Homeowners are required to maintain all plants, shrubs, trees and grass located within their property lines on a routine basis

Such maintenance shall include:

- a. Watering of front and rear lawns on regular and consistent basis during the months of May through August
- b. Watering of plants and shrubs as needed in accordance with their specific care.
- c. Removal of any dead and/or dying plants, trees and shrubs located within the homeowner property lines. Trees which have only minimal living branches or no living branches are considered dead and/or dying and must be removed and/or replaced.
- d. mulch beds must be kept weed free
- e. shrubs and plants must be kept trimmed and/or pruned
- f. lawn seeding and/or sod replacement as necessary
- g. Trees must be mulched.

Failure to maintain plants, shrubs, trees and grass as indicated above may result in fines being assessed to homeowner by the Association.

#### **4.4 Miscellaneous Uses of Property**

½ Cord of firewood may be stored in read yard only and stored off the ground

Doghouses, runs and pens are not permitted

Clothes lines or clothes trees are not permitted unless in garage  
Rittenhouse at Locust Grove HOA

#### **4.5 Paint – See Exterior Doors / Shutters / Molding / Trim**

#### **4.6 Parking/Overflow Lots**

Parking on development streets is expressly prohibited

a. Any vehicles parked (e.g., engine off or no hazard lights) may be towed without warning

Residents may use their vehicles to offload groceries etc.

a. may offload for no longer than 15 minutes

b. flashers/hazards must be on when offloading

Parking is permitted in designated parking areas only (i.e. driveways, garages, overflow parking spaces and Locust Grove Boulevard)

Recreational vehicles, including but not limited to, boats, trailers, campers, motorcycles and mobile homes are not permitted unless stored in garages.

No commercial vehicles are permitted to be parked overnight in the community unless parked in a homeowner's garage or driveway. For purposes of this rule, commercial vehicles are those vehicles which are typically used as equipment (e.g., vans with no windows, bobcats, plows etc).

Vehicles of any type may not be left in overflow parking areas for more than 72

consecutive

a. Vehicles left in the overflow parking areas for more than 72 consecutive hours will be tagged for towing

The Association asks residents to be courteous and mindful of their neighbors when utilizing the overflow lots. Unfortunately, we have often found that many of the cars parked in overflow belong to residents who have an empty driveway or who have chosen to use their garage for something other than parking their car. We ask that you be courteous of other residents when deciding to park in overflow and utilize your driveway and garage to the fullest extent possible.

#### **4.7 Patios – See Sections: Pavers- Patios and/or Stamped concrete**

#### **4.8 Pavers – Garden Walls**

Garden Walls must be approved by the Association via Exterior Change Request prior to installation.

The application must include:

a. the proposed layout of the garden wall;

b. a property survey showing the location of the proposed garden wall patio,

- c. the manufacturer name, type and color of all materials to be utilized;
- d. any lighting (solar or otherwise) that will be incorporated into the wall
- e. the name and telephone number of the contractor performing the work.

Permitted in front of property enclosing mulch bed only

- a. Upon completion wall may be no higher than 3 scores
- b. May not enclose mulch bed higher than top of concrete foundation on party walls

Permitted in rear of property to enclose patio or along side garden bed.

- a. May not extend more than 5 feet beyond privacy fence upon completion
- b. Upon completion wall may be no higher than 4 scores

#### **4.9 Pavers - Patios**

Paver Patios must be approved by the Association via Exterior Change Request prior to installation.

The application must include:

- a. the proposed layout and design of the patio;
- b. a property survey showing the location of the proposed patio,
- c. the manufacturer name, type and color of all materials to be utilized;
- d. any lighting (solar or otherwise) that will be incorporated into or onto the patio;
- e. the name and telephone number of the contractor performing the work.
- f. The size of the patio

Homeowner is responsible for obtaining all township permits

#### **5.0 Pavers – Grass Strip – See Landscaping = Grass Strip Dividing Driveways**

##### **5.1 Pavers - Walkways Along Side of Driveways**

Upon prior approval by the Association via an Exterior Change

Request, homeowners may be permitted to remove a portion of the mulch bed or grass the run along the side of their driveway towards the front door only. (For removal of grass strip between driveways see Landscaping – Removal of Grass Strip Dividing Driveways).

. Exterior Change Requests must agree to implement the following:

Pavers which do not exceed 6 inches in width and 10 inches in length will be used in place of the grass and/or mulch. Pavers must be either square or rectangular and:

- a. Pavers must be made of a concrete or brick material and must be in a color which is complementary to the stone portion of the front exterior of the home.
- b. Pavers will not be used to replace or cover the existing driveway in its entirety or any portion thereof
- c. Pavers will not be used to replace any common area sidewalks
- d. Pavers will not be used to replace the flower beds at the top portion of the driveway in between the house and the garage door.
- e. Pavers will not be used to replace the flower bed/mulch bed in the front of the home
- f. Pavers will not be used to replace the grass along the curb including the edge of the driveway
- g. Pavers will not be used to replace any area than that described above and will not be placed “across” the lawn in any fashion, design, path, walkway, etc other than parallel to the driveway

Walkway upon completion will be no more than 24 inches in width from the driveway edge into the lawn and/or mulch bed (unless being installed in connection with replacing homeowner original sidewalk – See pavers)

## **5.2 Pavers – Steps and Sidewalks (Front of home)**

Upon prior approval by the Association via an Exterior Change Request, homeowners may be permitted to replace their existing sidewalk and steps with an interlocking pavement system (pavers/hardscape). Failure of any homeowner to gain Association prior to installing any steps or sidewalk risks incurring a fine for each day approval is lacking.

Exterior Change Requests must agree to implement the following:

Replacement of steps or sidewalk must be installed by a contractor licensed to install interlocking pavements systems (hardscape). Proof of Contractor's license and insurance must be submitted with exterior change request.

Sidewalk upon completion may not be any wider than sidewalk originally installed by the builder

Only interlocking payment systems (pavers/hardscape) may be used.

"Poured" concrete other than that as installed by the builder is not permitted.

Stamped concrete is not permitted on front steps or sidewalks.

. Pavers may not exceed 6 inches in width and 10 inches in length and must be either square or rectangular and:

- a. Pavers must be made of a concrete or brick material and must be in a color which is complementary to the stone portion of the front exterior of the home.
- b. Pavers will not be used to replace or cover the existing driveway in its entirety or any portion thereof
- c. Pavers will not be used to replace any common area sidewalks
- d. Pavers will not be used to replace the flower beds at the top portion of the driveway in between the house and the garage door.
- e. Pavers will not be used to replace the flower bed/mulch bed in the front of the home
- f. Pavers will not be used to replace the grass along the curb including the edge of the driveway
- g. Pavers will not be used to replace any area than that described above and will not be placed "across" the lawn in any fashion, design, path, walkway, etc other than parallel to the driveway

### **5.3 Pavers – Unique Structures**

Unique paver structures such as plant stands, fire pits etc. must be approved by Association via exterior change request.

Will be reviewed on a case-by-case basis



#### **5.4 Pets**

Doghouses, runs and pens are not permitted

Pets, including cats, must be leashed at all times when outdoors and shall not be allowed to walk, run or roam on others property

Pets must be registered, immunized and licensed with Deptford Township

Pet owners must remove and properly dispose of all feces and droppings in a sanitary manner

Dog owners using extended leashes to walk their dogs shall not allow their dogs to urinate on their neighbor's lawns, or backs and sides of houses.

No pet may be used for any commercial purposes including, but not limited to, breeding or sale, research, or experimentation.

#### **5.5 Play Equipment**

Play sets/climbers/slides/portable sandboxes are permitted

may not be large 4 feet wide x 4 feet high

must be kept within white PVC privacy fences in rear of home

must be portable and may not be nailed or fixed to the ground in any way

Swing sets of any type are not permitted.

Basketball, hockey, soccer or similar type nets, either fixed or portable are **not** permitted anywhere on homeowner property or common ground.

Skate board ramps are not permitted.

#### **5.6 Property Enclosure**

Upon approval from the Association via exterior change request, Homeowners may enclose the rear of their property with:

Shrubs, trees and bushes

One arbor may be used in between shrubs, trees and/or bushes

Garden walls (see pavers – garden walls)

Must be within property lines

Homeowners may not use any type of fencing material to enclose property

### **5.7 Satellite Dishes**

Satellite dishes may only be installed and/or attached to the uppermost, rear-sloping roof

Satellite dishes may not exceed 18 inches in diameter.

No wires may be exposed must not to be visible from street.

Owner is responsible for any damage created to adjacent properties as a result of improper installation or negligence.

### **5.8 Sheds**

Sheds of any type are not permitted in either front, rear or side of home

### **5.9 Shutters – See Exterior Doors / Shutters / Molding / Trim**

### **6.0 Sprinkler Installation**

Installation of irrigation system in front, rear and/or side of home must be installed by a contractor licensed to install irrigation in the state of New Jersey. Proof of Contractor's license and insurance must be submitted with exterior change request.

Drawing required showing location of sprinkler heads must accompany Exterior Change Request

Certificate of insurance from contractor is required

Any type of brand name irrigation system may be used

System may not be installed on any common area or neighboring Property

## 6.1 Solar Installation

Solar Installation is considered a major undertaking which has the potential to affect other unit owners adjacent to your property. As such, the HOA requires our legal counsel to review all solar applications to ensure the unit owner understand exactly what is involved in installing solar and that it is in proper form. This review can only be performed once we have ALL the requested info and application fee. Please do not send materials piece mail.

Please ensure you label what you are sending **based the numbered list below**. You may hand write the name of the item on the document you are submitting but it MUST identify the document based on the number and descriptions below. We cannot consider any materials which are not properly labeled or individually piece-mailed. Please submit the payment via ClickPay and the required materials in ONE scanned email to this address.

1. A Non-refundable Application Fee of \$1,500.00. Please submit this through your ClickPay account by making a one time payment and email the HOA once you have done so. We cannot consider the application until payment is made.
2. Whether the panels will be leased or financed from the solar company and what are the terms from solar company if unit is sold prior to end of lease or finance agreement.
3. Proof of HO-3 Insurance Policy with coverage or rider to include any damage and liability which may caused by solar panels and components. This policy must contain general liability coverage of a minimum of \$300,000.00. 3.Copy of title search showing all recorded encumbrances
4. for your unit. The title search must include a copy of the recorded deed, and all mortgages/liens of record.
5. A copy of the property survey for your unit.
6. Evidence that roof has been replaced within the last 15 years. If roof has not been replaced within last 15 years, roof must first be replaced before solar application can be considered. This is true even if solar company is replacing roof concurrently
7. Certification from independent civil engineer who inspected your roof and confirmed that it is structurally sound and able to handle weight of panels as installed.
8. Name, address, telephone number, (and email address of solar company representative) as well as any subcontractor contractor/person performing the work on behalf of the solar company; (e.g., the person who will be onsite site doing the installation)

9. License and certificate of insurance of contractor and/or subcontractor making installation
10. Manufacturer name, grade and style of panels being installed
11. Proposed location of placement of panels (may not be anywhere on common ground or easement)
12. Confirmation from vendor that panels have a separate shut off switch so that they can be shut down on event if a fire or other emergency
13. Confirmation in writing directly from vendor that they will NOT at anytime be parked in the streets privately owned by the HOA (e.g. Beacon Drive, Braddock Court, Rittenhouse Drive or Pennsbury Lane). Panels must also not be in the street at any time. For safety and liability reasons due to the narrowness of the streets, Rittenhouse has a very strict no parking policy. Tow trucks monitor the development and are authorized to tow any vehicle or materials found on the street. Parking is available in unit owner driveway, overflow parking lots and along Locust Grove Boulevard.
14. Permit required by Deptford Township must also be supplied once granted (zoning permit and construction permits are required).
15. Because any damage to roof could affect all adjacent roofs, Homeowner must supply written documentation of what Solar Company will require to remove the panels when roof needs to be replaced or in the event it needs to be repaired and the approximate cost to unit owner associated with such removal.
16. Homeowner will also be required to execute an agreement to bear responsibility for any damage whatsoever to neighboring roofs that may come about as a result of faulty solar installation to their own roof or failure to repair damage to roof. (e.g. structural damage, water damage as result of leaks, replacement of shingles, etc).

## **6.2 Stamped Concrete - Patios**

Stamped Concrete Patios must be approved by the Association via Exterior Change Request prior to installation.

The application must include:

- a. the size of the patio
- a. the proposed layout and design of the patio;
- b. a property survey showing the location of the proposed patio,
- c. the manufacturer name, type and color of all materials to be utilized;

e. the name and telephone number of the contractor performing the work.

Stamped Concrete may only be used in rear of property

Patio must be set back at least 25 feet from the edge of property line

Deptford Township **requires** a permit for stamped concrete. Homeowner is responsible for obtaining all such permits.

### **6.3 Storm Doors**

Must be full view, clear glass only

Simple etching design around perimeter is permitted

Color of door must be white or the exterior color of trim on unit

### **6.4 Signs**

See "Advertisements/Signs/Banners"

### **6.5 Swimming Pools**

Pools of any size or type including kiddie pools are not permitted.

### **6.6 Swing Sets – see also Play Equipment**

Swing Sets any size or type are not permitted.

### **6.7 Tents**

Party tents may be erected for **one day** in the rear of the property.

May not be erected on any common ground or neighboring property

### **6.8 Trash / Waste Receptacles**

Trash and recycling receptacles may not be stored or kept outside the residence.

Homeowners may not place trash out on the curb before 6p.m. the evening prior to Township pickup for any reason

Homeowners shall remove all receptacles and/or trash that has not been removed by the Township from the curb the same date of scheduled pickup.

Trash cans which are left outside are subject to removal by the HOA and the cost for such removal charged to the homeowner

## **6.9 Vegetable Gardens**

Vegetables of any type are not permitted to be grown anywhere on the property

## **6.10 Walkways / Driveways / Sidewalks**

**see Paver Walkways (Hardscaping Along Side of Driveways)**

## **7.0 Wind Chimes**

Permitted in front or rear of home.

## **7.1 Window Boxes/Planters**

Must be approved by the Association via exterior change request

Exterior change request must include photo and name of manufacturer of window box

May only be white in color

Must be made of PVC or similar no rot synthetic wood material

Must contain living plants between May and September

## **7.2 Window Treatments**

Towels, sheets, tarps, or other non-window treatment materials are not permitted to cover any window.

## **7.3 Wreaths**

Year round on front door permitted

No plastic flowers

## **7.4 Yard Sales**

Yard Sales are not permitted anywhere within the development including common ground and homeowner property