

Olde Stone Way Resident Guidelines, Architectural Review Process and Application

Olde Stone Way was created as a planned community under provisions of Pennsylvania's Uniform Planned Community Act. When you purchased your home, your real estate agent should have given you a packet with the following four legal documents, along with this Guidelines document and other supplemental material relating to the community:

1. Public Offering Statement
2. Olde Stone Way Bylaws
3. Declaration for Olde Stone Way
4. First Amendment to the Declaration

The **Public Offering Statement** provides a description of the planned community.

The **Bylaws** describe how the Olde Stone Way Homeowners' Association is governed.

The **Declaration** describes how property may be transferred, sold, conveyed, given, donated, occupied and used. The Declaration and First Amendment describe restrictions that apply to all homeowners.

Your deed binds you to the Bylaws and the Declaration. When you purchased your home, you automatically became a member of the Olde Stone Way Homeowners' Association, which is governed by an Executive Board.

This **Guidelines** document was created by the Executive Board under authority granted by the Declaration, to 1) provide updates and clarifications made to the community's rules by the current and past boards, 2) help interpret the Public Offering Statement, Declaration and Bylaws and 3) explain the architectural review process.

Homeowners and tenants are responsible for abiding by these Guidelines, with owners bearing ultimate responsibility. Per the Bylaws and Declaration, the Executive Board has the right to amend these Guidelines from time to time to clarify the Bylaws and Declaration.

References: Bylaws. Article V. Powers and Duties of Executive Board O. p.10.
Governing Rules of the Executive Board. Bylaws. Article VIII. Use Restrictions.
Section 2.; Declaration, Article VII, Use and Development Restrictions, Section
7.1 (ii, mm, p.22)

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SECTION 1.0 LIVING GUIDELINES (Ref. Bylaws. Article V. Powers and Duties of Executive Board, p.10)

These Guidelines help ensure that Olde Stone Way will continue to provide its residents with a pleasing living environment. Compliance with these Guidelines is essential to the preservation of the architectural and aesthetic beauty of Olde Stone Way and the quality of life for the residents who live here.

Any changes to the exterior of any home or lot, including roofing, windows, landscaping and tree installation and removal, must be approved in advance by the Executive Board (See Section 2). The Board may issue fines and require remediation when homeowners fail to obtain approval.

(Section 5315 of the Pennsylvania Uniform Planned Community Act states that a homeowners' association "has a lien on a unit for any assessment levied against that unit or fines imposed against its unit owner from the time the assessment or fine becomes due.")

Section 1.01 COMMON AREAS (Ref. Bylaws. Article VIII. Use Restrictions. Section 2)

There are three common areas (or open space areas) identified within Olde Stone Way. Open Space Area 1 is bordered by 79 and 85 Fairfax Lane and by 8 and 14 Early Lane. Open Space Area 2 is bordered by 21 and 27 Saratoga Run and by 70 and 76 Fairfax Lane. Open Space Area 3 is the 3.9-acre plot of land located at the Auburn Drive entrance to the development bordered by Hoffer Road, the homes along the south side of Auburn Drive, Fairfax Lane, and the property line of the former farmhouse at 1025 Hoffer Lane, which extends to 10 Fairfax Lane. These common areas belong to the Olde Stone Way Homeowners' Association.

Please note these restrictions:

- Access to Area 3 is prohibited due to concern for sinkholes.
- Structures and storage of toys, sports equipment, vehicles, tools, garden equipment, etc., are prohibited.
- Disposal of tree branches, brush, grass clippings, etc., is prohibited.
- Disposal of any other waste or trash is prohibited.
- Hunting or trapping animals and birds is prohibited.
- Use of sports equipment that could damage property (i.e., golf balls, baseballs, softballs, etc.) is prohibited.

Anyone who damages property will be responsible for the cost of repairs.

Homeowners are responsible for cleaning up after their pets in the common areas, just as they are everywhere else in the community.

Homeowners should keep off the private property that borders the common areas.

Section 1.02 TRASH AND RECYCLING CONTAINERS (ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (p); Bylaws. Article VIII. Use Restrictions. Section 2. Executive Board rules and regulations)

Trash and recycling containers must be stored out of public view (i.e., from the street and neighbors) except on collection days.

Containers may be placed on the street after dusk on the day before the scheduled pickup and should be stored out of view after the scheduled pickup. Please ask a friend or neighbor to help if you are not available to put the containers away.

Outside enclosures

1. Plans for outside enclosures must be submitted to the Architecture Review Committee for prior approval.
2. The enclosure must be adjacent to either the side or back of your home. If placed on the side, it must be set back from the front corner of the home by at least five feet.
3. The enclosure should be the minimum size required to store your trash/recycle receptacles.
4. The enclosure must not be higher than four feet. This is adequate to conceal the containers and still allows someone to reach over the enclosure to place trash/recycles in the appropriate container.
5. Depending on the chosen location, enclosures may require up to three sides to meet the requirement that containers be out of public view. If you have any questions, please discuss your property's specific issue with the ARC.
6. The enclosure should comply with fence specification requirements described in Section 2.06.

Section 1.03 LAUNDRY (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (u))

Laundry drying facilities, including but not limited to posts and line and rotating type of equipment, are prohibited unless they can be completely screened from the view of neighbors and any street.

Section 1.04 PETS (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (n))

Dogs must be kept on a leash when they are walked through the community, per North Londonderry Twp. ordinance. Pet owners must clean up pet deposits on private and association property and community streets immediately, per North Londonderry Twp. ordinance. They must clean up deposits on their yards at least weekly.

Pets may not live outdoors. Dog houses or other outdoor habitats are prohibited.

When outdoors on their owners' property, dogs must be "securely tied or penned in an enclosure in such a manner that the dog cannot break loose and run at large," per North Londonderry Twp. ordinance.

Invisible fencing must be installed at least two feet behind property lines (see Section 2.06).

Dog owners must bring their barking dogs inside. North Londonderry Twp.'s ordinance states that "No person shall allow any dog confined on that person's premises to make any loud or harsh noise or disturbance which will interfere with or deprive the peace, quiet, rest or sleep of any person within the neighborhood."

Pet cats must not be allowed to roam free. They have been known to defecate on neighboring properties and destroy birds.

Section 1.05 SIGNS (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (t))

- Signs are not permitted anywhere in the community except for temporary contractor signs at a residence, which are permitted only while work is being done.
- For sale and for rent signs are limited to one per residence.
- Only signs authorized in advance by the Executive Board are permitted at the community's entrances. Signs may be authorized for community events and real estate promotional events (e.g., open houses) on the day of the event only. All signs must be removed immediately after the events.
- The Executive Board reserves the right to remove unauthorized signs from association property.

Section 1.07 GROUNDS AND APPEARANCE (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (dd))

Homeowners must maintain clean and sanitary properties and keep their lawns and landscaping groomed. Lawns must be mowed at least six times each season.

Grass clippings must be removed from the street after mowing.

Section 1.08 VEHICLES (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (v, w & x))

Commercial and non-passenger vehicles and unlicensed or inoperable motor vehicles must be garaged at night. They may not be parked overnight on a homeowner's property or in the street. If not garaged, motor homes, trailers, campers, boats and other

recreational vehicles may be parked on a homeowner's property or on the community's streets for no more than seven days.

Motor vehicles may be repaired in a garage but not on the street.

Section 1.09 GENERAL (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (aa & bb))

Homeowners must avoid any noxious, unsightly or offensive activity that annoys other residents. Homeowners may file complaints complaint in writing with the Executive Board, which will investigate and take appropriate action.

The Executive Board may issue fines to homeowners who fail to resolve problems.

(Section 5315 of the Pennsylvania Uniform Planned Community Act states that a homeowners' association "has a lien on a unit for any assessment levied against that unit or fines imposed against its unit owner from the time the assessment or fine becomes due.")

Section 1.10 SINGLE-FAMILY DETACHED DWELLINGS (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (a, b, c, e,) p.16)

Homeowners are prohibited from operating a retail store or conducting commercial activity, enterprise, or facility with multiple employees.

In-home offices are permitted if approved by the Executive Board. In-home offices should not change the home's exterior appearance.

Section 1.11 RENTING YOUR HOME (Ref. Bylaws. Article I, Plan of ownership)

Homeowners must notify the Executive Board before renting their homes and provide the tenants' names, email addresses and phone numbers.

Homeowners must make tenants aware of the association's rules, as described in the Bylaws, Declaration and these Guidelines. Homeowners are responsible for paying annual dues, special assessments and fines for any tenant violations.

Section 1.12 STREETLIGHT MAINTENANCE

The Olde Stone Way Homeowners' Association pays for streetlight electricity and maintenance. Please notify the Executive Board if you notice problems.

Section 1.13 VEHICLE SPEED

The speed on neighborhood streets is 25 mph. Please notify North Londonderry Twp. police regarding speeding and other motor vehicle violations.

Section 1.14 ANNUAL DUES. (Ref. Bylaws – Article VI, Common Charges, Special Assessments and Reserve, Section 1 & 2 (pp 10.)

Annual dues are determined each September by the Executive Board based on the upcoming year's budget.

Dues pay for insurance, streetlights, property taxes, legal issues, office supplies, postage, the cost of the annual meeting, grounds maintenance, the community's website and other items.

Dues notices are mailed in January and payable upon receipt. The deadline for payment of dues is April 1. Unpaid dues will be charged late fees and are subject to legal action.

The Executive Board reserves the right to make special assessments for specific needs.

Section 1.15 RESALE CERTIFICATES (Ref: Statutes of Pennsylvania, Title 68, (b)).

Section 5407 of the Pennsylvania Uniform Planned Communities Act requires anyone selling a home in a planned community to provide the buyer with a resale disclosure package at least 10 days in advance of closing.

Residents who wish to sell their homes must request a resale certificate from the Olde Stone Way Homeowners' Association and pay a \$25 fee 30 days in advance of the scheduled closing to allow time for the a property inspection and preparation of the certificate.

Members of the Architectural Review Committee will conduct an inspection to identify all changes that have been made to the grounds and exterior of the home. The association's treasurer will review the property's files to confirm those changes have been approved by the board.

The treasurer will also review the property files to ensure all financial obligations have been satisfied, including annual common expense assessments and fines.

Once the inspection and treasurer's review are completed and any problems are resolved, the treasurer will provide the seller with a resale certificate, association financial disclosure document and copies of Old Stone Way's Declaration and Bylaws, all for presentation to the buyer.

Sellers should submit a written notice of their intent to sell along with a check for \$25 payable to the Olde Stone Way Homeowners' Association. The notice and check may be deposited in the drop box between 21 and 27 Saratoga Run or mailed to the Olde Stone Way Homeowners' Association, PO Box 269, Annville, PA 17003.

Any questions can be referred to the treasurer.

Section 1.16 ANNUAL MEETINGS

The Olde Stone Way Homeowners' Association annual meeting is held each fall. The meeting agenda includes a presentation of the coming year's budget, a report by the Architectural Review Committee and discussion of other significant issues. Homeowners are asked to approve the previous meeting's minutes, the proposed budget and each of the other presentations. They also are invited to address the board during the New Business section.

Homeowners will receive notice approximately 30 days prior to the meeting. For those unable to attend, the notice includes a proxy form authorizing a member of the Executive Board or a friend or neighbor to vote on the homeowner's behalf.

Section 1.17 HOMEOWNER CONCERNS

Homeowners may raise concerns relevant to the Executive Board's responsibilities by completing an online form at <https://oldestoneway.com> or sending a letter or email.

Section 1.18 CHANGES TO BYLAWS AND DECLARATION.

The board has heard from residents on multiple occasions that the community's rules should "change with the times." But in a legally chartered, democratic organization such as the Olde Stone Way Homeowners' Association, changes (characterized as "amendments") must be made according to the following process:

- The initiators must notify the Board of their intention to pursue an amendment and present a draft petition for approval.
- Once the petition is approved, they must collect at least 78 signatures supporting the proposed amendment (one per household).
- Upon receipt of the signatures, the Board will schedule a special meeting for the sole purpose of putting the proposed amendment to a vote by the entire community.
- The amendment will be approved if at least 131 residents vote in favor (one vote per household).

Section 1.19 EXECUTIVE BOARD AND BOARD MEETINGS

The Executive Board, which is made up of five representatives elected during annual meetings, meets every other month to conduct association business. Meetings are conducted at board members' homes. They also conduct business via email and phone calls. To attend a meeting, please complete an online form at <https://oldestoneway.com> or send a letter or email.

Each member volunteers their time and talents to help the Board function properly. Their responsibilities include:

- **President**: Organizes and presides over monthly board meetings and the annual association meeting; takes the lead on board initiatives; addresses major problems and homeowners' complaints; and serves as liaison with the North Londonderry Twp. manager's office and Lebanon County Planning Department.
- **Treasurer**: Prepares the annual budget and monthly financial reports; collects annual dues, late fees, assessment, initiation fees and other income; issues property resale certificates; pays vendors, utility bills, property taxes and other expenses; organizes the annual meeting venue; oversees the Olde Stone Way website; and maintains the association's active files and archives.
- **Secretary**: Drafts minutes for each Executive Board meeting and the association's annual meeting; and drafts and distributes correspondence, including welcome letters to new homeowners and Executive Board actions, including Architecture Review Committee approvals.
- **Architectural Review Committee**: Two board members review each submitted Application for Alterations, Additions or Landscaping, conduct site visits, meet with homeowners, and present recommended actions to the Executive Board.

Section 2.0 ARCHITECTURAL REVIEW PROCESS (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (f), (gg), and (ii)).

Any changes to the exterior of any home or lot, including roofing, windows, landscaping and tree installation and removal, must be approved in advance by the Executive Board. Failure to secure approval may result in fines and a requirement to reverse unapproved changes.

To begin the process, complete an Application for Alterations, Additions or Landscaping online at <https://oldestoneway.com> or download the application and deposit a printed version in our drop box on Saratoga Run. Your application will be reviewed by members of the Architectural Review Committee, who will follow up with you and make a recommendation to the Executive Board.

Please allow up to 30 days for the review and approval process for all requests. The Executive Board will notify homeowners by letter whether the application is approved or denied.

No work may begin without the approval of the Executive Board, which may issue fines and require remediation when homeowners fail to obtain approval. Moreover, the board will not issue a state-required resale certificate to any property that is in violation of the community's rules.

(Section 5315 of the Pennsylvania Uniform Planned Community Act states that a homeowners' association "has a lien on a unit for any assessment levied against that unit or fines imposed against its unit owner from the time the assessment or fine becomes due.")

Below is a sampling of projects subject to Executive Board review and approval. Application requirements are detailed in the specified sections of this document:

- Additions (Including Roofing, Section 2.01)
- Awnings (Section 2.02)
- Basketball Backboards (Fixed) (Section 2.03)
- Decks and Porches (Section 2.04)
- Fencing (Section 2.06)
- Landscaping (Section 2.07)
- Mailboxes (Section 2.12)
- Patios (Section 2.08)
- Play Equipment (Section 2.09)
- Pools (Section 2.05)
- Propane Tanks (Section 2.14)
- Retaining Walls (Section 2.10)
- Satellite Dishes (Section 2.15)
- Spas and Hot Tubs (Section 2.11)
- Tents, RVs, Etc. Prohibited as Permanent Residence (Section 2.13)
- Miscellaneous (Section 2.16)

(Pool houses were removed as allowable structures through the First Amendment to the Declaration recorded at the Lebanon County Office of the Recorder of Deeds on August 7, 2000.)

Homeowners are responsible for checking with the Architecture Review Committee to determine whether a planned project is subject to review and approval.

During a construction project, you may place a dumpster and/or storage container (sometimes called a pod) on your driveway for up to three months. Your Application for Alterations, Additions or Landscaping should note when a dumpster and/or pod will be

placed on your driveway and removed. If a longer time is needed, you may request an extension from the Architecture Review Committee explaining the reason for and expected duration.

Please note that North Londonderry Twp. ordinance 140-13F prohibits placing "temporary dumpsters, landscape mulch, decorative stone, topsoil and building materials such as stone, lumber, block or bricks" on the street unless authorized by the police department.

Section 2.01 ADDITIONS (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (f))

Home additions can affect neighboring properties. Plans must minimize adverse impact. Homeowners are encouraged to submit preliminary drawings and plans to the Architectural Review Committee for review and comment before finalizing plans.

Specific details:

- The design must be compatible in scale, massing, character, materials and color with the original house.
- New windows and doors should match the style and color of the original windows. Replacement windows must include grids compatible with the original windows.
- Changes in grade or drainage must not adversely affect adjacent properties.
- If possible, roof pitch should match the original roof.
- Replacement roofing shingles must be the color Weathered Wood. The Executive Board has designated GAF and Tamko shingles as reference colors. Shingle colors by other brands must be approved by the Board.
- Driveway expansion plans should include dimensions and materials to be used.

Your application should include:

- A plot plan (plat, site plan, or reasonable facsimile) showing the location of the proposed alteration or addition, the existing building and property lines.
- Detailed construction drawings to scale, including a full view of addition, with elevations, as it will look when attached to the existing structure.
- A landscaping plan, if applicable.
- Photographs of the existing house where the addition will be constructed.

Property owners must contract a registered surveyor to mark all corners of the property and submit a survey map with their an Application for Alterations, Additions or Landscaping.

Section 2.02 AWNINGS (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (f))

Specific details:

- Awnings must be compatible with the existing house colors. Any exposed frames must match the trim or dominant color of the house.

Your application should include:

- A scale drawing of each awning showing where it will be attached.
- A sample of the material or a color catalog picture large enough to show the true color of the awning.

Section 2.03 BASKETBALL BACKBOARDS (FIXED)

Basketball backboards should be visually unobtrusive. In proposing a location, the applicant must also consider the noise impact on neighbors of basketballs striking the backboard.

Your application should include:

- A site plan showing the proposed location of the backboard.

Section 2.04 DECKS and PORCHES (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (f))

A deck has a significant impact on the appearance of a house. Decks may also affect the privacy and right of enjoyment of adjacent residents. These two factors are strongly considered in the review of requests for decks.

Specific details:

- Modifications to existing decks must provide be architecturally integrated with the house to ensure continuity in detailing, material, color, location of posts, railing design and trim.
- The size of the deck should be consistent with the scale of the house and yard.
- Decks with sunrooms, screened porches and other heavy superstructures must be visually tied to the ground.
- Pergolas or small pavilions intended to provide shade may be permitted as long as they are integral with the patio and are located behind the home.
- Homeowners are responsible for acquiring necessary permits and fulfilling township, county, and state regulations.

Your application should include:

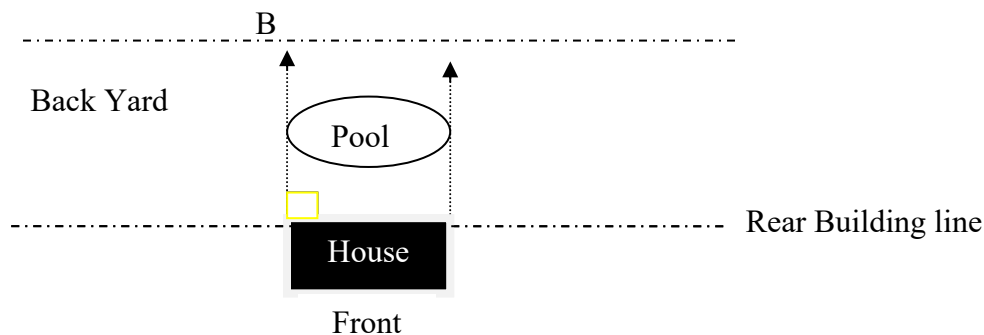
- A plot plan showing the house, the location of the deck/porch on the house, and the property lines.
- Construction plans, including details of railings, benches, doors, roof, etc.

- A drawing to scale or picture of the house elevation showing the location of windows, doors, etc. and the deck or porch.
- Photographs of the existing house where the deck or porch will be constructed.

The Executive Board reserves the right to require homeowners to contract a registered surveyor to mark all corners of the property and submit a survey map with their Application for Alterations, Additions or Landscaping.

Section 2.05 POOLS (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (hh))

In-ground pools may be constructed at the rear of a single-family detached dwelling (see diagram). At the rear means directly behind the entire house.



- The design must be compatible in scale, massing, and character with the lot size.
- Changes in grade or drainage must not adversely affect adjacent properties.

Above-ground pools are prohibited. Pools are prohibited for duplex homes.

Homeowners are responsible for acquiring necessary permits and fulfilling all township, county, and state requirements.

Your application should include:

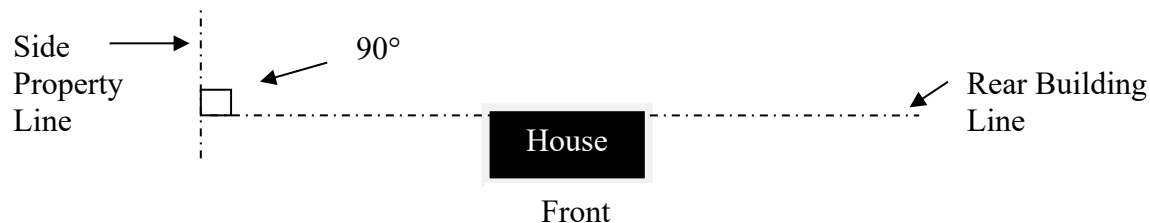
- A plot plan (plat or site plan) showing the proposed pool's location vis a vis the home and property lines.
- Detailed scale drawings of the proposed pool.
- Landscaping plans.
- Plan for a perimeter fence.(See Section 2.06)

Property owners must contract a registered surveyor to mark all corners of the property and submit a survey map with their Application for Alterations, Additions or Landscaping.

Section 2.06 FENCING (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (o))

Specific details:

- Property owners must contract a registered surveyor to mark all corners of the property and submit a survey map with their Application for Alterations, Additions or Landscaping.
- Fences may be no taller than 60 inches.
- Fence pickets must be at least 1/2 inch apart.
- Fencing must be plastic or steel. Wood, chain-link and wire fences are prohibited.
- Fences must be set back at least two feet from property lines. (If the property incorporates an easement or right-of-way, the setback will be no less than two feet from the easement or right-of-way line. The setback may be waived with approval of the adjacent homeowners.)
- Fencing that borders public roads must meet township, county and state regulations.
- Fencing must be constructed behind the rear building line of the home. The rear building line is defined as a line extended from the rear exterior corners of the single family detached dwelling at a 90-degree angle to the side property lines of the lot (see below figure).

**Your application should include:**

- A description of the fence design, including type and dimensions.
- A photo or catalog image of the fence
- A scaled diagram showing the location of the house, property lines, and the proposed location of the fence and any gates.
- The materials and colors to be used. A photo or catalog page of the requested fence.

Section 2.07 LANDSCAPING (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (j))

Landscape plans must be submitted for approval when the existing landscaping will be significantly redesigned or when part of a submission for structural additions and alterations or when structural or decorative elements are to be added, e.g., arbors, bird baths, patios, retaining walls, sculptures and walkways.

Specific details

- Structural elements must be appropriate to their surroundings and not intrusive.
- Size, scale, color and material are important criteria.
- Homeowners are responsible for acquiring necessary permits and fulfilling all township, county, and state requirements.

Your application should include:

- A scale drawing showing the location of proposed and existing plants, buildings and property lines.
- A description and location of any structural elements.

Trees or plants of any kind that obstruct sightlines of vehicular traffic are prohibited.

The Executive Board reserves the right to require property owners to contract a registered surveyor to mark all corners of the property and submit a survey map with their Application for Alterations, Additions or Landscaping.

Section 2.08 PATIOS (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (f))

Patios should be located at the rear of the house.

Specific details:

- The size of the patio should be consistent with the scale of the house and yard.
- Patios should be constructed with concrete, slate, flagstone, brick, wood or synthetic wood material.
- All patios will be reviewed with respect to their visual impact on adjacent properties.

Your application should include:

- A scale drawing showing the location of the proposed patio, existing buildings and property lines.
- The dimensions of the patio.
- A description of the materials to be used.
- If possible, a catalog picture of the materials used (stone, pavers, etc.)
- Photographs of the existing house where the patio will be constructed.

The Executive Board reserves the right to require a registered surveyor to mark all corners of the property and submit a surveyor's map with their Application for Alterations, Additions or Landscaping. This would be required if the proposed patio appears to approach any of the property borders.

Section 2.09 PLAY EQUIPMENT (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (kk))

Play equipment includes but is not limited to swing sets, trampolines, sandboxes and/or a small playhouse. A playhouse is defined as a structure constructed specifically for children to play. It may be used to store toys but nothing else.

Specific details:

- Play equipment must be placed to the rear of the dwelling within 15 feet from the side property line and 25 feet from the rear property line.
- Playhouses requiring a cement foundation are prohibited.
- Doors must no taller than 48 inches and no wider than 24 inches, i.e., constructed specifically for children.
- Playhouses must be constructed of maintenance-free materials.
- Swing sets and small, movable playhouses made of durable, maintenance-free, plastic-like materials (i.e., Little Tikes® construction material) do not require approval.
- Small non-fixed playhouses should be no taller than 5 feet at the highest point nor greater than 4 ½ feet wide x 4 ½ feet long.

Your application should include:

- A description of the materials to be used.
- A scale drawing and picture of the playhouse, including dimensions and the location of windows, doors and other openings.
- A plan showing the location of the proposed playhouse on the lot, including property lines.

Section 2.10 RETAINING WALLS (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (f))

Retaining walls should be as unobtrusive as possible and built to the minimum height needed to serve their function.

Specific details:

- Materials may be brick, natural stone, square corner timbers, or concrete, depending on location and contextual relationship.
- Generally, rounded landscape timbers will not be approved due to their lack of stability when used to retain earth, the strong horizontal lines created by the juxtaposition of the timbers, and their "Lincoln Log®" appearance.
- The ends of the walls should be tapered into the ground rather than abruptly ending in space. If the height of the wall would require a railing to comply with township, state or federal regulations and building codes, the applicant should consider stepping the wall in a terracing effect.

- Property owners must contract a registered surveyor to mark all corners of the property and submit a survey map with their Application for Alterations, Additions or Landscaping.

Your application should include:

- A plot plan showing the location of the retaining wall, any existing buildings and the property lines.
- Property survey by a registered surveyor.
- A section view showing the construction details including any change in property grade.
- A description of the materials.

Section 2.11 SPAS AND HOT TUBS

Spas and hot tubs should usually be located in the rear yard away from adjacent properties so that their use, presence and noise do not adversely affect neighbors.

Specific details:

- Spas and hot tubs should be an integral part of a deck, patio, or landscaping.
- Mechanical equipment, pipes and wiring must be concealed.
- Spas and hot tubs must be screened from adjacent properties and the street.

Your application should include:

- An image, description, color, materials, and dimensions.
- A plot showing the location of the equipment, existing structures, and property lines.

Section 2.12 MAILBOXES

If you are changing your mailbox for a different style, please submit an Application for Alterations, Additions or Landscaping. Your new mailbox should complement other styles in the development.

Section 2.13 TENTS, RVS, ETC. PROHIBITED AS PERMANENT RESIDENCE (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (q) p.19)

No one is allowed to live in a tent or RV on your property as a permanent residence.

Section 2.14 PROPANE TANKS (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (y) p.20)

Propane tanks 10 gallons or larger are not allowed outside a dwelling.

If a fireplace or firepit uses propane tanks, they must be screened from view of neighbors and the street.

Section 2.15 SATELLITE DISHES (Ref. Declaration, Article VII, Use and Development Restrictions, Section 7.1 (d, e) p.20)

Dish antennas must be two feet in diameter or smaller.

Section 2.16 MISCELLANEOUS

If in doubt, submit an Application for Alterations, Additions or Landscaping.

If your project does not fit any of those described above, contact the Architectural Review Committee for guidance.

The Executive Board reserves the right to require applicants to disclose their project plans to their neighbors.

Revised 5/21/2024, 5/2024, 2022, 2009, 2006