

RITTENHOUSE AT LOCUST GROVE HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

(revised October 6, 2011)

These Rules and Regulations have been developed pursuant to and in conjunction with the Restrictions of Declarations and Covenants for the Rittenhouse at Locust Grove as a courtesy to our residents. It provides further clarification of the allowable/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 with the rules regulations as recited herein.

Please remember that any exterior change requests may be for the requestor's private property only.

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 regulations) risks incurring a fine for each day approval is lacking and may be required to remove the item if the Association does not ultimately approve its installation.

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).

Address Numbers

- Numbers must be black
- Official address numbers may only be placed above garage door
Residents may have additional whimsical type lawn ornaments displaying address
- Must match style and font of numbers installed by Builder.
- Must be no more than 4 inches in height

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.

Air Conditioner/Window Fans

- Window air conditioners and window fans are not permitted

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.

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

Awnings

Upon approval of the Association via exterior change request, ONE (1) awning may be permitted as follows:

- Must be attached over the rear door or sliding glass door
- May not be "free-standing"
- Must be made of fabric (e.g., woven acrylic or laminated)
- May NOT be made of any type of hard plastic or other hard material
- Awnings are not permitted in the front of the home or over any window.

Formatted: Font: (Default) Arial

Formatted: Font: (Default) Arial

Formatted: Font: (Default) Arial

Formatted: Font: (Default) Arial

Formatted: Font: (Default) Arial

Formatted: Font: (Default) Arial

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 will be allowed on the property:
- b. Must be at least five (5) feet from any neighbor's patio, deck, and/or property

Bird baths are permitted

Formatted: Indent: Left: 0.5"

Formatted: Indent: First line: 0.5"

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.

Christmas Decorations – See Holiday Decorations

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

Exterior Doors / Shutters / Molding / Trim

- Homeowners are responsible for repainting of all exterior doors, shutters, molding and/or trim of house
 - a. Paint must be identical to the original color.
 - b. Paint colors may be found on Association website

Exterior Light Fixtures

- Fixtures must be replaced if original becomes damaged or broken
- Replacement fixtures may be
 - a. White, Black, Bronze or Brass
 - b. Must be no larger than original fixture
 - c. Must be similar in design and/or type that installed by builder
- 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).

Fencing

- 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

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

Flower Beds

- Only dyed black may be used in flower bed

- 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 mulch beds

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

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.

Fountains

- Wall fountains are not permitted
- Free standing fountains are permitted in mulch bed in front or rear of home
- Not permitted on common ground
- May not be any taller than 50 inches high

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
- Up to five 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.

Garden Walls – See Pavers – Garden Wall

Gazeboes

- Gazeboes of any type are not permitted.

Grass Strip Dividing Driveways – See Pavers or Landscaping

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 trees, reindeer, snowmen, santas, etc. are permitted in the front or rear of property in either the windows, lawns or mulch beds

All holiday decorations and lights are permitted to be displayed only from the day after Thanksgiving through January 15th.

Holiday Lighting

- Holiday lighting and lawn ornaments are only permitted to be on display from the day after Thanksgiving through January 15th.
- All exterior holiday lighting is permitted to be lighted from dusk until 1 am.

Hoses

- All hoses must be coiled and stored when not in use.
- All mounted hoses shall be located near exterior faucets, no higher than two feet off of the ground, and coiled when not in use.
- All portable hoses shall be stored adjacent to exterior faucets and coiled when not in use.

Hot Tubs

- Must be approved by Association via Exterior Change Request
- Tub must be installed by a license contractor
- Tub must covered when not in use.
- Homeowner is responsible for securing all permits from Township

Landscaping – Plants, mulchbeds, trees

Any changes or modifications to landscaping originally installed by Builder (K Hovnanian) 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 detailed and comprehensive 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

← - - - Formatted: Indent: First line: 0.5"

Landscaping - Grass Strip Dividing Driveways

- Homeowners may not “pave” 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 “edgestone” completely surrounding the space formerly occupied by the grass strip.
 - a. The edgestone 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. Edgestone 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 edgestone must be provided
 - d. Top of Edgestone 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 edgestone surrounding the driveway strip.

Landscape Lighting

- Landscape or Solar powered lamps are permitted
- 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

Lawn Ornaments – See Garden Accessories/Lawn Ornaments

Landscaping Stones – See Flower Beds (Use of Small Landscaping Stones)

Miscellaneous Uses of Property

- ½ Cord of firewood may be stored in rear 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

Paint – See Exterior Doors / Shutters / Molding / Trim

Parking/Overflow Lots

- Parking on development streets is expressly prohibited
 - Vehicles parked (e.g., engine off or no hazard lights) may be towed without warning
- Residents may use their vehicles to offload groceries etc.
 - may offload for no longer than 15 minutes
 - 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.
- Vehicles of any type may not be left in overflow parking areas for more than 72 consecutive

- 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.

Patios – See Sections Pavers; Stamped concrete

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

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

Pavers – Grass Strip – See Landscaping = Grass Strip Dividing Driveways

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)

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

Pavers – Unique Structures

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

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.

Play Equipment

- Play sets/climbers 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
- Swing sets 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.

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.

Sheds

Sheds of any type are not permitted

Shutters – See Exterior Doors / Shutters / Molding / Trim

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.

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

Signs

- See “Advertisements/Signs/Banners”

Swimming Pools

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

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

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.

Trees / Shrubs

- Trees and/or shrubs must be planted and/or located within a homeowner's property lines so that with growth said trees and shrubs do not infringe upon a neighbor's property, swales, easements, and/or public grounds.
- Trees and/or shrubs may not be planted by homeowners on any common ground or utility easement
- Homeowner is responsible for locating all underground utility lines
- No trees or shrub located adjacent to a home shall be permitted to exceed the height of the first floor window sills / panes.
- Homeowners are responsible for maintaining, trimming, and/or pruning trees and shrubs in order to comply with this guideline.

Walkways / Driveways / Sidewalks

see Paver Walkways (Hardscaping Along Side of Driveways)

Wind Chimes

Permitted in front or rear of home

Windows (Additional)

- Upon approval of the Association via exterior change request, additional windows may be installed in the rear or side of home.
 - Windows must be the same type and style as existing windows
 - May not be installed in front of home (including Newport models)

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 March and October

Window Treatments

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

Wreaths

Year round on front door permitted

No plastic flowers