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## ACC Design and Development Guidelines

**NOTE:** *These guidelines shall not change requirements of any other existing Guidelines in the Master Deed, the Condominium By-laws, or the Homeowners' Association By-laws.*

*It is the Co-owner's responsibility to ensure that all required zoning and building permits are procured from the Township and the County.*

1. PORCHES, DECKS, ETC., must be painted to match the existing siding or trim colors, or be stained in a wood finish. Any requests for changes to the color of the siding or trim of the Unit must conform to the overall appearance of the Condominium Project. NOTE: It is recommended that any pressure treated wood not be painted or stained for a period of at least one year after installation.
2. PATIOS must be made of poured cement, brick or stone which will require ground remediation. An appropriate base for the finished hard surface requires that the ground be dug out and stone or other aggregate be put in place for proper drainage. Sand on top of stone base and tamped hard to make level. Cement brick or finished stone is added to finish the project according to acceptable building standards. Must obtain a land use permit as required by the Township. Copy of the permit must be provided to the Association office.
3. ROOF SHINGLES may be replaced with shingles of the same color and appearance without ACC approval. Any requests to change the color of the roof shingles or the type of roof on the Unit must conform to the overall appearance of the Condominium Project and is subject to ACC approval.
4. ATTACHED GARAGES AND OTHER ADDITIONS must conform to the roof angle of the Unit and must not be higher than the existing Unit unless approved by the ACC. The color of the siding, trim, and roof shingles of any addition must match that of the existing Unit.
5. GARAGES shall have a concrete floor, a driveway constructed of concrete or asphalt, and an overhead (vehicular) door to allow vehicle entry and exit.
6. CARPORTS are not allowed.
7. RAT WALLS shall be required for all detached structural additions not constructed on a pre-existing concrete slab. Rat walls shall be constructed to a depth of 16" and 6" up on the structure. If the 6" up is not a solid wall, this portion of the rat wall shall have openings no larger than 1/4".
8. STORAGE SHEDS shall be located only in the rear yard in accordance with Township setback requirements. The color of the siding, trim, and roof shingles of storage sheds must be approved by the ACC.
9. CLOTHESLINES must be of the umbrella or retractable type and shall be mounted so as to be removed or retracted when not in use. Clothes may be hung on the lines during daylight hours only. Daylight hours are between the times of sunrise and sunset for that specific day.
10. SATELLITE DISHES and other telecommunications antennas must be installed according to Federal Communications Commission (FCC) rules.

11. CHILDREN'S WADING POOLS are limited to those with sidewalls not exceeding 18 inches in height. Wading pools shall be placed so as not to interfere with lawn mowing or other yard maintenance and shall be maintained in a sanitary condition at all times.
12. DOG RUNS are not allowed.
13. TRAMPOLINES are not allowed.
14. SNOW FENCES: Allowed from November 1st through April 15<sup>th</sup>, in accordance with the following guidelines:
  - Fence posts may be put into the ground earlier and taken out at a later date if frozen ground dictates.
  - Snow fencing shall be made of wood slats held together with wire or of plastic mesh of any color.
  - Fence posts shall be metal and in sufficient number to hold the fence in an upright position without sagging.
  - Approval is required for each year the snow fencing is erected and the owner must sign an agreement that they understand and agree to abide by this rule. Snow fencing must be maintained by the Co-owner.
  - If the snow fence is not taken down by April 15, the Association will send the Co-owner one letter by regular mail as notification of non-compliance.
    - For each week after the date of non-compliance, a \$50.00 fine will be assessed against the Co-owner.
15. NO NATURAL VEGETATION, PLANTS, TREES OR OTHER TYPES of vegetation may be planted or removed without approval of the ACC (HOA By-laws, ARTICLE VI (1) (b)). NOTE: A Co-owner shall have the right to maintain one or more flower gardens and other decorative plantings in his respective Unit, provided he first obtains written approval from the ACC and that such gardens and plantings are consistent with the scale and aesthetic nature of the Condominium as a whole. The planting of annual and perennial flowers in an approved flower garden shall not require annual ACC approvals. The ACC shall have the right to require any Co-owner to remove any garden, decoration, planting or other growing or inanimate items from his Unit, which are inconsistent with the Condominium's overall standards and appearance, in the sole discretion of the ACC. (HOA By-laws, ARTICLE VI (5)).
16. TREE AND TREE STUMP REMOVAL: Live tree removals must be approved by the ACC. All stumps shall be removed or ground to below the surface at the time of tree removal. NOTE: Removal of dead or fallen trees does not require ACC approval.
17. CO-OWNERS WHO WISH TO EXTEND THEIR LAWN into an area that is currently a primitive wooded area that is part of their surveyed and titled property, shall be required to have ACC approval prior to making such improvement and before being considered a part of the lawn maintenance contract.
18. LAWN ORNAMENTS: In accordance with HOA By-laws, ARTICLE VII, SECT 18. Additionally, they must be spaced at least 6' (72 inches) apart and placed to allow the contractor's equipment to complete 90 degree turns.

19. RESIDENTIAL FENCES: All fences are subject to ACC site plan approval.

**NOTE:** *Property maintenance inside perimeter and privacy fences is the responsibility of the Co-owner.*

1. Perimeter fences: Fences on or not more than six (6) inches inside the surveyed perimeter boundaries on at least three (3) sides of a property.
  - Perimeter fences shall be constructed only of cedar, painted wood, vinyl, and treated wood or composite material (*See #8 below for approved fence styles*). Fences shall not be solid in structure.
  - Perimeter fences shall not exceed four (4) feet in height from ground up. Pointed fence posts and boards are not allowed.
2. Privacy fences: Allowed only around a patio and/or deck area in the rear yard; will not exceed a height of six (6) feet from ground level and may be privacy or stockade type only.
  - Distance between the patio and/or deck area and the fence will be a maximum of five (5) feet.
  - Requests for the addition or expansion of patios or decks must be approved by the ACC and installed by homeowner prior to submitting request for privacy fence.
3. Chain link fences are not permitted.
  - Metal fencing of any kind is not permitted including, but not limited to, vinyl coated, "Dog Run" fence, "Rabbit" fence or any other type of metal fencing which the ACC deems unfit or aesthetically displeasing.
4. Partial fences, other than privacy fences around a patio or deck and corner boundary marker fences, require ACC approval.
5. Living fences are permitted on a case-by-case basis.
6. Lattice fences are not permitted.
7. Invisible dog fences are not permitted.
8. Samples of Perimeter fence styles are located in the Association office. Select choice from samples and indicate the style chosen on your ACC Request Application form.

19. RAIN BARRELS: All rain barrels are subject to ACC site plan approval according to design, location and color (HOA By-laws, ARTICLE VII, Section 9).

20. VARIANCE PROCEDURE: In accordance with HOA By-laws, ARTICLE VI, SECT 7.

21. VISQUEEN – Visqueen (Heavy Duty Plastic) may be put up around your rear porch only from November 1<sup>st</sup> through April 15<sup>th</sup> on a case-by-case basis. 10 mil is the strength the visqueen must be. Must be approved construction so that the visqueen is securely fastened. You must obtain yearly approval for this. \$25.00 fine for ripped and not repaired after notice to homeowner.

22. WINDOW A/C UNITS: Window A/C units are allowed. The A/C unit must be securely mounted, and the A/C surround must be weatherproof and aesthetically pleasing.