

ARCHITECTURAL STANDARDS, RULES AND REGULATIONS MASTER, CLUSTERS, COLONY,
& COMMONS
EXTERIOR CHANGES AND GUIDELINES
REVISED AND UPDATED DECEMBER 2017

Section 1

Maintenance of flower beds

Edging and weeding of all beds is the responsibility of homeowner or tenant

Edging: "removal of excessive growth resulting from the addition of borders or border like material around flower beds which is not included in homeowner's association lawn maintenance contract.

Section 2

Mulch

Double or triple shredded virgin hardwood and root blend, natural wood (no demolition by products) dark brown/black. no red dyed material. ECO required for all other mulches.

Section 3

Stone

River Rock/stone or 3/8 to 1" rock. ECO showing description of stone required.

Section 4

Existing Flower Beds

No restrictions in existing beds provided windows are not obstructed. no silk, plastic flowers permitted in flower beds. No vegetables are to be grown in the front or side yards. Shrubs must be maintained below windows. Trees will not be permitted in front of windows. All trees in existence as of September 1, 2008 are grandfathered.

Section 5

Lawn Ornaments (flower beds)

Small ornaments are permitted within the existing beds. No birdbaths, statues or fountains are permitted. Lawn ornaments not permitted on side yard. (Single family homes excluded.)

Section 6

Lawn Ornaments Holiday

lawn ornaments can be displayed for the holidays. 2 weeks prior to the holiday and removed 1 week after the holiday except for weekend before Thanksgiving through January 31st.

Section 7

Lawn Ornaments Courtyard

lawn ornaments are allowed in the courtyard but must not protrude above the fence. Wind chimes are allowed as long as they don't disturb other homeowners.

Section 8

Lighting (landscape)

Maximum 15 watt lanterns in flowerbeds no closer than 3 feet in any direction. no higher than 8 inches above the ground nominal. Pagoda style lanterns only. Spotlights not allowed except as noted in holiday exemptions

Section 9

Lighting (courtyards) Lighting within the courtyards is not to exceed the fence height. wattage is to be low. Solar fence post caps permitted.

Section 1

Lighting Holiday

Weekend before Thanksgiving through January 31st. only: Only one spotlight per house. All other decorative lighting permitted. To be lit from dusk until 1 a.m. Must be taken down 2 weeks after the holiday, weather permitting.

Section 2

Exterior Change Order ECO

Must be submitted at least 14 days prior to the start of the work week to allow for appropriate review and approval. ECO approval must be granted prior to the start of work.

Section 3

Adding/Changing Existing Flower Beds

Case by Case Basis, Damage to or movement of existing irrigation system is the responsibility of the homeowner. ECO with sketch and property survey required.

Border/Decorative Edging on Existing Flower Beds

Case by Case Basis

ECO with sketch , and property survey required.

Section 3

Fences

Existing fence can not be removed. Replacement fence is to be solid white vinyl.

Replacement fences can have a 12" lattice. Fence including lattice must be 72-73 inches high. A one foot buffer is required between the fence and the grass. ECO must be submitted and approved prior too installation. If the fence is shared with a neighbor, the neighbor must sign off agreeing to the change. Fences can be fully enclosed along the back with a gate or can be opened to include only a single panel on each side of the back consistent with what was standard by the builder. Township construction permit is required. Zoning permit is required to enclose or open an existing fence. (Single family homes excluded.)

Section 4

Parking

No vehicle with a load bearing capacity exceeding 3/4 ton or extending from a parking area.

No truck, tractor trailer or vehicle of any type which is commercially registered in any state. No lettering of any type commercially registered or not is permitted. No vehicles with omnibus registrations (taxi cabs, limousines, etc.) Ladder racks are not permitted. No unregistered or u Uni-inspected vehicles, no boats, atvs, or other recreational vehicles including campers, motorhomes, trailers, etc. No utility trailers, snow plows, jet skis .

Parking is limited to designated areas. Parking on the sidewalk is not permitted except to load and unload household items (groceries, etc.) and is limited to 20 minutes. If necessary guests may park on the main roads .

The following exceptions are allowed : Vehicles parked to temporarily service a home.

Motorhomes and trailers may be parked in the owner's Driveway to load or unload for a period not to exceed 24 hours. Police cars assigned to residents.

Temporary parking is available in the pool house lot with HOA approval.

Section 1

Signs

Residents will be permitted 1 For Sale Sign on front lawn. 1 Security sign per house. Political sign permitted in flower beds only and can be placed within 14 days of an election and must be removed 1 day after the election. Commercial advertising signs permitted the day work begins until 1 day after work is completed. Signs shall not exceed 2 x 3 feet.

Section 2

Snow/ Ice Removal

The HOA will clear snow/ice from Common Walkways and overflow parking, storm drains, fire hydrants, mailboxes.

HOMEOWNERS must clear walkways that lead up to the front porch and door as well as the front porch. All walkways that border your property and your driveway must be cleared of snow and ice and properly treated within 24 hours of a snow fall. Arrangements need to be made by home owners that are not available during a snow event. Non-adherence to the above rules will result in fines. No warning will be issued before fines are imposed.

Bordentown Township is responsible for clearing all of the roadways in Clifton Mill. If there is a problem please contact Public Works 609-291-2133

Cars are not permitted to be parked on the streets during a snow storm. Parking is limited to overflow parking during a snowstorm until streets are plowed. Cars that are left on the street during a snowstorm of 3 inches or more will result in towing and or fines. No warnings will be issued.

Section 3

Address Numbers

Every home is required to have address numbers visible from the street. Existing house numbers may be replaced with brass or black numbers 4 inches in height and located in their original position as placed by the builder.

Section 4

A/C UNITS / Fans

No window a/c units and or fans are permitted to vent out the window. (Single family homes excluded.)

Section 5

GARBAGE AND RECYCLING CONTAINERS

Garbage and recycling containers are not to be visible except on collection day(s) It is recommended that you store them in the garage. Garbage and recycling containers can be placed at the curb after 6 pm the evening prior to collection and must be returned to storage at the end of the pickup day. Non adherence to the above rules will result in fines. No warnings will be issued before fines are imposed.

Section 6

HOSE AND HOSE REELS PORTABLE AND MOUNT Hose Reels mounted or free standing should be mounted or placed near exterior faucets no higher than 2 feet nominal coiled when not in use. Portable must be stored near faucet flush with home, coiled when not in use.

Section 1

LIGHTS (REPLACING)

Exterior light fixtures may be replaced with fixtures of similar size and shape. Finish may be brass/chrome/brushed nickel/pewter/bronze/black.

Section 2

LIGHTS (SPOTLIGHTS)

Not permitted. See Holiday Page 2 section 1 for exceptions. (Single family homes excluded.)

Section 3

DECKS / PATIO

Installation of patios or decks cannot extend outside of courtyard area. For walkout units bottom deck cannot exceed size of upper deck which is limited to 16'. Decks on walkout units can be stained a chestnut brown. Trex decking or similar synthetic decking allowed. Finish should be as close to natural cedar as possible but in any event must be neutral in color. Hand railings and spindles similar to those in existence can be synthetic or pressure treated. ECO and Township permits required. All underground electrical work needs a permit and must be inspected by the township. (Single family homes excluded.)

Section 4

SOLAR PANELS

Solar Panels are permitted provided all specifications are followed. ECO required showing location and description and Township permits required.

Section 5

STEPPING STONES / PAVERS

Case by case. ECO required showing location and description. Existing front or side walkways can be replaced with neutral color pavers. ECO required. Township permit may be required.

Section 6 PLAY EQUIPMENT

In courtyards not taller than the height of the fence. All play equipment / toys must be removed from lawns or driveways by nightfall. No permeant play equipment is permitted. (Single family homes excluded>)

Section 7

PLAQUES

Plaques no larger than 12 x 16 inches are permitted in the front door entrance area. Eco required for other location or size

Section 8

WATER FEATURE

Only in enclosed courtyard and gate must be kept locked

Section 9

FLAGS AND FLAGPOLES

1 flagpole per unit limited to 6 feet. Mounted near front entrance or on the garage high enough for workers to walk under, Free standing flagpole limited to 16 feet permitted in courtyard. Flags cannot be larger than 3 x 5. Torn or discolored flags not permitted.

Section 1

FLOWER POTS FREE STANDING

Front porch, driveway, and courtyards. No plastic flowers

Section 2

FRENCH DOORS

Permitted on units with sliding glass doors. Doors must be white framed with grids.

Section 3

RETRACTABLE AWNINGS

All awnings must be retractable Colors: Sand with beige stripe, sand with stripes to match door and shutter color of the unit. Awnings to be kept closed when not in use. ECO required. Township electrical permit required for motorized units.

Section 4

COURTYARD PLANTINGS

Trees not to exceed 12 ft. Root system not to infringe on neighbors property. Shrubs and vines are permitted, not to exceed the height of the fence. Vines cannot be allowed to grow up the sides of homes. Any type of flower is permitted within the courtyard.

Section 5

DOOR/SHUTTER COLORS

Sherwin Williams can color match your particular colors if they know the number. At the present time there is a Sherwin Williams dealer on Kuser RD in Hamilton Township. Replacement shutters are available at Home Depot and Lowes. Cluster Colors are WEB GREY SW 7075 GREY, NEEDLE POINT NAVY SW 0032 BLUE, COUNTRY SQUIRE SW 6475 GREEN. ROYCROFT COPPER RED SW 2839 RED. Commons colors are MAB 714 English Brown, 436 Bradbury, 573 Concord Blue, 660 Ebony Green. Colony Doors are MAB 471 Ranch Red, 714 English Brown, #573 Concord Blue, #609 Bainbridge Green. Shutters are Burgundy, Musket Brown, Wedgewood Blue and Forest Green respectively. Sherwin Williams can match those colors. (Single family homes excluded.)

Section 6

DOOR HARDWARE

All hardware on door must be brass/chrome/brushed nickel/black, all other colors require an ECO.

Section 7

STORM DOORS

full view, clear glass only , no thing or ornamentation with the exception of etching around the perimeter of the glass to be no more than 1 inch wide, nominal. Door must be white or the color of the trim on the unit. Doors that have a single 1 to 2 inch cross support for roll up screens are permitted. (Single family homes excluded.)

Section 8

BASKETBALL HOOPS / STATIONS

NOT PERMITTED in townhouses. Permitted in single family homes, in or adjacent to driveway away from the street.

Section 1

Bug Zappers

Permitted in courtyard. Not permanently mounted. must be turned off by midnight.

Section 2

The areas behind and between townhomes is not a recreational area and is not to be used as such, No ball playing, dog walking, etc. There is a large all purpose field located next to the tennis courts for these activities. Any damage to these areas will be the responsibility of the offending party. (Clusters excluded)

Section 3

STEREOS, RADIOS, BOOMBOXES

Volume levels must be such as to not disturb other residents and must cease after 10:00 P.M.

Section 4

Fines

Fines will be a minimum of \$25.00 first offense, \$50.00 second offense for the same violation, \$100.00 for the third offense same violation. Violations not corrected within 10 days unless otherwise noted will be subject to the same escalation scale up to a maximum of \$500.00 per violation.

Section 5

PETS

Dogs and Cats are to be licensed with all their shots as required by the Township Ordinances. Pets shall not be allowed to free run. All pets are to kept on leashes while outside the unit . Owners are required to pick up and properly dispose of all pet waste. No pet is to be housed outside the unit. No more than two pets per household. Excessive barking will not be tolerated. For this purpose excessive barking is defined as five consecutive minutes.

Section 6

General Maintenance

Homeowners are expected to keep their units in good repair. Including but not limited to power washing of mold and dirt, painting of trim work, maintenance to fences and decks.

Section 7

LAWN FURNITURE

Lawn furniture is not allowed in front yards, side yards, or on porches.

Section 8

FAILURE TO PAY FINES

In the event a resident does not pay imposed fines pool and tennis court privileges can be suspended and liens may be filed against the property.

Section 9

Satellite Dishes

Every effort will be made to place them on rear sloping roofs so as to not be seen from the street.

Section 1
Attic Fans (Roof Mounted)
Mounted on rear sloping roof

Section 2
FLOWER / PLANT HANGERS FREE STANDING OR MOUNTED
1 per property with no more than 2 plants on a hanger in either the front or side yard unit, no silk or plastic flowers are permitted. Mounted on porch posts only.

Section 3
OPEN COURTYARDS
Open courtyards visible to the public and other residences must be kept in a neat and orderly condition. No barricades , curtains, etc. are permitted in the openings.

Section 4
DRONES
The operation and use of Drones is restricted to the all purpose field. They are not to be operated in any way that endangers the safety and welfare of any person(s) pet or in a manner to cause damage to property. All Federal and State regulations must be adhered to.

Section 5
Compliance
Non- compliance with any architectural standard, rule or regulation can result in fines being imposed. After the initial 10 day grace period everyday is a new violation.

Section 6
ADR
Every owner/tenant can request an ADR (alternate dispute resolution) if they disagree with a notice of violation.

Section 7
Dryer VENTS
Dryer vents must be cleaned at least once every two years. A receipt from a licensed and insured vent/air duct cleaning company will be considered proof. You may fax or mail a copy to the management company. Do not discard the original receipt. (Single family homes excluded.)

Section 8
Tree pruning
Trees that are on individual properties are the responsibility of the owner and are to be maintained, pruned when necessary.

Section 9
Storage
Nothing is be stored outside the townhomes or their fenced areas. this includes but is not limited to lawn mower, garbage cans, snow blowers, buckets, tools, etc.

Section 10
Roof Replacement
ECO and Township Permit Required. Single family homes are on a case by case basis. Townhomes must use GAF weathered wood or equivalent. Architectural Grade allowed.