

# **Village of Little Mill**

## **Property Use Regulations and Restrictions**

### **Covenants, Conditions & Restrictions (CC&R's Article VIII)**

The Village of Little Mill Homeowners Association Declaration of Covenants, Conditions and Restrictions (CC&R's) is the governing document that controls and protects the use of Private and Common grounds. Each property owner, by accepting title of his or her property, acknowledged and agreed to be bound by this Declaration and all Covenant Committee or Board of Directors adopted regulations. *Please consult the By-Laws and Declaration for additional information on use restrictions.*

**In an effort to assist homeowners with information, following are some common regulations and restrictions:**

#### **FENCES**

Fences must receive approval from the Association's Board of Directors prior to installation. Fence types include: 4 or 6 foot picket fence. All fences must be wood and match the adjoining fence in height and style. All fences must remain natural wood, except for wood color vinyl fence, which is allowed as long as it matches in color and style to any adjoining fence. If there is no adjoining fence, then the fence must match in height and color of any other fence in the same row of homes. If no fences on row, the fence can be either 4 or 6 foot and follow in the design allowable.

#### **SATELITE DISHES (installation approval is required)**

According to FCC regulation, which supercedes the written By-Laws restriction, satellite dishes are allowed in the Village of Little Mill upon approval. Certain restrictions DO apply to the installation of satellite dishes. They are as follows:

**LOCATION:** The mounting location is limited to the **rear wall or rear roof pitch** of the dwelling. If an alternate location is required in order to receive a signal, the specific location must be noted in the request for approval along with written explanation from the installer noting why the alternate location is necessary. All wiring must be concealed from view.

#### **COMMERCIAL VEHICLE PARKING**

Commercial vehicles are NOT allowed to park in the Village of Little Mill (except within garages).

Vehicles must meet the following criteria in order to park on the property.

1. No display of business graphics on the vehicle
2. No work related materials and/or equipment may be in clear view
3. No more than two axles and four tires
4. Must fit into a single painted parking space or driveway and can not obstruct the line of site or traffic flow on the street

#### **GENERAL PARKING**

Homes in the Village of Little Mill each have two designated parking spaces. Homes with garages have a garage and at least one driveway space. Homes without garages have two assigned lined spaces on the common grounds in front of the home. Overflow and visitor parking is on a first come basis and is limited to unmarked lined spaces and along the curbs of the streets. Parking is not allowed along yellow curbs or where no parking signs are posted.

## **PETS**

The Village of Little Mill allows up to two domestic pets per lot. This is a Curb Your Pet Community and it is required by law to clean up after your pet. Fines are imposed on owner's who do not clean up after their pet(s). Pine Hill ordinance requires pets to be leashed at all times when not on the owner's property. Unleashed or nuisance dogs may be reported to Animal Control at 856-931-3411. Pine Hill requires dogs to be licensed annually and have proper inoculation. Licensing can be obtained at the Pine Hill Clerk's Office.

## **COMMON GROUNDS**

Only property owners and residents of Little Mill and their approved guests may use the Common Grounds. "House Rules" must be obeyed as stated in the Declaration of Covenants, Conditions & Restrictions, and/or as posted. Pets must be leashed at all times when not on an owner's property.

## **NO SOLICITING**

The Village of Little Mill is a No Soliciting Community. Door to door canvassing and leafleting is not allowed.

## **TRASH / RECYCLING STORAGE and COLLECTION**

1. Trash and Recycling is ONLY to be put out after 5pm (Sunday) the night before next day (Monday) scheduled pickup.
2. Trash is to be in sturdy bags, cans or boxes with secure covers. Recycling should be in approved cans and secured paper bundles ONLY.
3. Do not store cans in view (including driveways) during the week. Cans must be brought in by Monday night.
4. Big trash, sofas, mattresses, etc., will be collected, but you must call the hauler the week prior to ensure pickup.
5. Appliances and metal objects will be picked up by Public Works (your recycling people). Again, you must call the week prior to order pickup.
6. Trash may NOT be placed anywhere on common areas. Phone Numbers to call: Trash Haulers Frank Kull, Inc. 856-783-0155, Pine Hill Public Works 856-784-4697

## **DECORATIONS and LAWN ORNAMENTATION (Including Signs)**

The display of the American flag or other seasonal flags (up to 4 ft. x 6 ft.) as well as small decorations of a seasonal or garden nature are allowed at the Village of Little Mill. Discretion should be used in the choice of decoration and consideration should be taken as to the aesthetic impact on the beauty of the community. Certain decorations and ornaments may not be allowed or may be required to be screened from public view. The display of political or advertising signs of any kind including security company lawns signs are prohibited. Holiday decorations and lights are welcome from Thanksgiving through New Year's.

## **PLAY EQUIPMENT**

Children's play toys, equipment and apparatus are allowed at the Village of Little Mill with certain restrictions. They must be kept on private property and in the rear of homes only. Basketball nets may not be stored in driveways and are prohibited from use in the streets, parking areas or on any common grounds.

## **POOLS**

Pools of any kind are NOT allowed on any lot in the Village of Little Mill.

## **PROPERTY MAINTENANCE**

Each owner shall keep their Lot in good order and repair. Lot must be free of debris in a manner and with such frequency as is consistent with good property management and the Community-

Wide Standard. In the event an Owner of any Lot in the Property shall fail to maintain the Lot, the Board of Directors or its agent shall have the right to enter upon the Lot to correct drainage and to repair, maintain and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry. All costs related to such correction, repair or restoration shall be collectible from the owner of such Lot in the same manner as assessments as provided in Article V herein.

**PROPERTY DAMAGE CLAIMS**

A claim of private property damage during landscaping or any other work contracted by the Association must be reported in writing to the Association within 30 days from the date the alleged damage occurs. A review of the alleged damage will be made within 30 days to determine liability and any repair requirements. The Association will not accept any claims made after 30 days of the alleged damage, in which case any costs for repairs to damages will be at the property owner's expense.

**Village of Little Mill Homeowners Association Policy Statement**

The Village of Little Mill supports a community of individuality and freedom of expression balanced with community-wide standards that maintain an overall architectural harmony and sustain property values.