

**Village of Little Mill**  
**Architectural and Landscaping Changes and Additions Regulations and Restrictions**  
**(Covenants, Conditions & Restrictions (CC&R's) - Article VII)**

**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.

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 Director adopted regulations.

The CC&R's requires property owners to submit a written request to and receive written approval from the Association, prior to making any modifications or additions to exterior architecture or landscaping. Please note that approval by the Homeowners Association does not indicate approval by the Borough of Pine Hill. Certain changes or additions require permits from Pine Hill and may be subject to local and state codes.

**In an effort to assist homeowners with this process, following are some common changes or additions that require approval along with certain regulations. Please consult the By-Laws and Declaration for additional information on architectural changes and use restrictions.**

**APPROVALS WILL NOT BE ISSUED TO ANY PROPERTY  
NOT CURRENT ON ASSOCIATION DUES OR WITH OUTSTANDING FINES.**

**REQUEST PROCESS:**

*(Requests are accepted via standard mail, fax and email. DO NOT send original information. All submissions become the property of VLMHOA files and will not be returned.)*

1. Complete Architectural and Landscaping Change & Addition Request Form.
2. Project Description must include the kind, shape, height, dimensions, materials, color, type of construction, etc.
3. Provide copy of property land survey with the complete plans of additions or changes drawn in on the survey.
4. Include supportive information such as contractor drawings, written estimate, brochure, photos, samples, etc. as necessary to provide accurate and complete information for review.
5. Send information to: Village of Little Mill HOA, PO Box 1106, Voorhees NJ 08043 OR Fax to: 856-753-1981 OR email to: [villageoflittlemill@verizon.net](mailto:villageoflittlemill@verizon.net).

***NOTE: Failure to receive approval for changes prior to beginning any work may result in fines and could require alteration or restoration to original conditions at the property owner's expense.***

**PROCEDURES:**

1. Homeowner account must be current prior to request review. Approval will not be issued if dues or fines are owed.
2. The Board of Directors (or Covenant Committee) will review the request and provide written response within 60 days. If additional information is required you will be notified.
3. Upon Association approval you may obtain a permit from the Borough of Pine Hill. The Construction and Zoning office at 45 West Seventh Ave. is open for permit application on Wednesdays from 6:00 – 9:00PM. Pine Hill requires HOA approval. **A copy of the permit must be submitted to the Association prior to the start of work.**
4. Work must begin within 6 months of an approval. After six months, if no work has commenced, the approval is no longer valid. Work must be completed within 12 months of approval.

**FENCES**

Fences are allowed in the Village of Little Mill upon approval. Approval is based on certain conditions. Some of these conditions include the height of existing fences along the same row of homes, possible obstruction of sightlines to street traffic and other site conditions including easements.

\*\*\* FENCES MAY NOT BE LOCATED ON ANY EASEMENT \*\*\*

IT IS STRONGLY RECOMMENDED THAT THE PROPERTY SITE SURVEY BE REVIEWED WITH THE INSTALLER TO BE CERTAIN NO PART OF A FENCE ENCROACHES ON ANY EASEMENT ON THE PROPERTY OR ANY OTHER PROPERTY. HOMEOWNERS ARE FULLY RESPONSIBLE AND WILL BE REQUIRED TO REDO, ADJUST OR MOVE, AT THEIR OWN EXPENSE, ANY FENCE THAT DOES NOT MEET THE FOLLOWING SPECIFIED CRITERIA OR ANY PORTION OF A FENCE THAT ENCROACHES ANY DISTANCE INTO ANY EASEMENT OR ANY OTHER PROPERTY.

Acceptable Materials: Cedar wood and pressure treated posts

Acceptable Style: Picket type including open board, closed board and board on board

Height Restrictions: Maximum of 6 feet tall. Certain locations may only be 4 feet tall.

Acceptable Color: Natural or cedar stain finish (Other colors are not permitted)

Access Requirement: At least one (1) gate no smaller than forty-eight (48) inches wide must be included within any enclosed yard to allow access to the yard

Maintenance: Property owners are fully responsible for the upkeep and care including staining

*Note: Fence installation requires a permit from the Borough of Pine Hill. The Borough requires a letter of approval from the Association in order to obtain a permit.*

## **DECKS**

Decks are allowed in the Village of Little Mill upon approval. Approval is based on certain conditions. Some of these conditions include the depth from the dwelling and the materials being used.

Acceptable Materials: Pressure treated lumber, cedar lumber and composite engineered material

Acceptable Color: Wood may be a natural or cedar stain finish. Engineered material may be white, almond, tan, beige, brown, gray or "cedar stain" color. Other colors are not permitted. Complete railing structure including spindles and other railing components must be of all the same color. Floorboards may be a different "acceptable color" than the railing structure.

Acceptable Style: Should conform to standard deck building techniques and be of similar aesthetic to other decks within the community

Maintenance: Property owners are fully responsible for the upkeep and care including staining

*Note: Deck installation requires a permit and inspection from the Borough of Pine Hill. The Borough requires a letter of approval from the Association in order to obtain a permit.*

## **PATIOS**

Patios are allowed in the Village of Little Mill upon approval. Approval is based on the specific design and layout with consideration of site conditions and materials. Acceptable materials may include but are not limited to poured concrete and paving and natural stones.

## **LANDSCAPING (major changes and additions)**

Landscaping changes and additions of a substantial nature (i.e. trees, shrubs, gardens, planting beds, walls, walkways and structures) require approval. Approval is based on the specific design and layout with consideration of site conditions and materials. *Flowers and plants added to existing planting beds and replacement of existing plantings do not need approval.*

## **STORM DOORS**

Storm doors are allowed at the Village of Little Mill upon approval. They must be of full view or half view style based on the existing exterior door style and the same color as either the exterior trim or door of the dwelling.

## **SATELITE DISHES**

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 satellite installation. They are as follows:

1. **SIZE:** A satellite dish may not exceed 1 meter in diameter
2. **COLOR:** It must be tan or grey in color
3. **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.
4. All wiring must be concealed from view.

## **SPRINKLER SYSTEMS**

Underground sprinkler systems are allowed with the following installation requirements:

1. All water lines must be run underground with exception of the valve and connection, which must be above ground.
2. Installation of the system must be done by a qualified NJ licensed contractor.

## **GAS GRILLS (Hard Line)**

Hard line gas grills are permitted with the following installation requirements:

1. Must be located at the rear of the dwelling.
2. Gas line must be run underground with exception of the valve and connection, which must be above ground.
3. Installation of the gas line must be done by a qualified NJ licensed plumber or contractor.

## **SHEDS**

One shed is allowed on a property upon approval. Size must not exceed 40 square feet. It must be located within 15 feet of the rear of the dwelling and screened from street view. Outside finish and trim must match the dwelling.

**AWNINGS**

Retractable awnings are allowed at the Village of Little Mill upon approval. They are restricted to the rear of the dwelling. Specific size, style and color are based on each specific location based upon approval.

**POOLS**

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

**GENERAL MAINTENANCE**

Repairs or replacement of any exterior materials and finishes must be of the same kind and color as the original installed by the builder. Any exceptions must be approved in writing by the Association.

**ITEMS NOT REQUIRING APPROVAL (some regulations and restrictions apply)****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. Please use discretion in your choice of decoration and consider 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 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.