

ARB Summary

The ARB Rules are in place to protect our home values and keep our neighborhood looking nice. This document is an unofficial summary of the Willowmere rules. It condenses all addendums and summarizes them into an easy understandable reference for the convenience of our residents. It is to be used as a guide and is not complete.

In General

- Township permits are required for many new projects. In most cases, the township will require an ARB approval as part of the application process. Check with the township zoning department <https://www.mountlaurel.com/> for requirements.
- A marked-up copy of property survey with location of project and landscaping (if applicable) should accompany application if applicable. A hand drawing will be accepted if original survey copy is not available.
- Applications must indicate a construction site plan (if applicable), & all pertinent information regarding the renovations, along with locations of where the contractor is to locate construction, dumpster, etc. No equipment, material or porta-potty can be store on front lawn. Anything on street must be marked (such as safety cones) for oncoming traffic.
- Lot owners must keep storage sheds, fences and decks in good order at all times. Storage sheds, fences and decks cannot be erected in or in any drainage plan for the project which will alter or impede flow of drainage.

Awning

- Awnings are permitted on rear windows and doors only.
- Solid and striped awnings are permitted providing the pattern and or color the maintains the same aesthetic integrity and color scheme of the house.
- Awnings must be constructed of vinyl, canvas or metal.
- Brochure or marketing information of awning accompanying application is very helpful.

Basketball -Permanent

- Permanent Basketball units are permitted in backyards only.
- The unit must be professionally landscaped on 3 sides.
- A marked-up copy of property survey with location of deck and landscaping (if applicable) should accompany application. A hand drawing will be accepted if original survey copy is not available.
- See Portable recreational equipment for portable Basketball nets.

Deck

- Decks are permitted in rear of residence only.
- Decks must be proportionate in size and lot to topography and must not dominate architecture of residence.
- Lattice or tongue and groove maybe installed at the base of deck or left open.
- Open areas cannot be used for storage.
- Decks may be stained a wood color or painted to match house color.
- A marked-up copy of property survey with location of deck and landscaping (if applicable) should accompany application. A hand drawing will be accepted if original survey copy is not available.

Driveways

- No vehicle of a size of a large family van, mobile home, recreation vehicle or any type of commercial vehicle be parked on any lot or driveway. No boats or trailers as well. Vehicles with commercial signage regardless of registration is prohibited.
- This does not prohibit the use of the garage.

Lawn Care

- Grass shall be regularly mowed and trimmed.

Fence

- Vinyl and wood fencing specifications are interchangeable. Maximum height is 6 feet and minimum height of 4 feet. Post cannot exceed 6 inches above fence and must be on the interior side.
- Vinyl fencing must be white in color.
- Wood fencing must remain natural in color and a clear sealant should be applied to prevent weathering.
- A marked-up copy of property survey with location of fence and landscaping should accompany application. A hand drawing will be accepted if original survey copy is not available.
- Brochure or marketing information of fence accompanying application is very helpful.

Home Exterior

- Any changes or alterations to the exterior color of the home from the original color selection or painted exterior is not permitted and must maintain the same aesthetic integrity as set forth originally.
- No substitute of other material for exterior walls of the house shall be used.

Playground equipment

No rules or regulations current apply.

Pool

- A marked-up copy of property survey with location of project and landscaping (if applicable) should accompany application if applicable. A hand drawing will be accepted if original survey copy is not available.
- Applications must indicate a construction site plan (if applicable), & all pertinent information regarding the renovations, along with locations of where the contractor is to locate construction, dumpster, etc. No equipment, material or porta-potty can be stored on front lawn. Anything on street must be marked (such as safety cones) for oncoming traffic.
- Brochure or marketing information of pool accompanying application is very helpful.

Pool House

- Pool house must conform to the original trim color or siding color and architectural style of primary residence.
- Pool house must be gable or hip style roof.
- Pool house siding must be shaker shingle, aluminum, vinyl or T1-11.
- Size not to exceed 11-foot x 18-foot (not to exceed 200 square feet) and no higher than 7 feet.
- Location shall be located as far back in the yard as possible while remaining functional during pool use and setback of 6 feet. However, the ARB may require modification based on visual and structural impact on neighboring properties.
- A landscaping plan that provides natural evergreen screening on 2 to 3 sides of the pool house adjoining other lots.
- Pool house must comply with local code.
- Entrance door to pool house must be located on longest wall. Any additional doors or windows should be noted in detail on application.
- A markup copy of property survey with location of pool house, landscaping, doors and windows should accompany application. A hand drawing will be accepted if original survey copy is not available.
- Foundation base details should be noted on application.
- Brochure or marketing information of pool house accompanying application is very helpful.

Portable Recreational Equipment

- Portable recreational equipment such as Basketball units or other portable must be stored in an enclosed garage or shed when not in use.

Satellite Dish

- Satellite Dish may not exceed 18 inches in diameter.
- Dish must be mounted at ground level and located on side or rear of property.

Sidewalks

- Trim your Branches According to township ordinance, it is the homeowner's responsibility to trim tree branches that over-hang the sidewalk area as to provide no less than 8 feet of clearance above the sidewalk.
- Sidewalks must be kept clean by lot owner of all debris, grass clipping, ice, snow or obstructions.
- The township requires all sidewalks to be clear of snow and ice within 24 hours of weather event.
- Nothing is to be installed under the sidewalk.

Shed

- Storage sheds must conform to the original trim color or siding color and architectural style of primary residence.
- Shed must be gable or hip style roof.
- Shed siding must be shaker shingle, aluminum, vinyl or T1-11.
- Size not to exceed 8-foot x 12-foot and no higher than 7 feet.
- Location shall be in rear most corner of property and setback of 6 feet. However, the ARB may require modification based on visual and structural impact on neighboring properties.
- A landscaping plan that provides natural evergreen screening on 2 to 3 sides of the shed adjoining other lots.
- Shed must comply with local code.
- Entrance door to shed must be located on longest wall. Any additional doors or windows should be noted in detail on application.
- A markup copy of property survey with location of shed, landscaping, doors and windows should accompany application. A hand drawing will be accepted if original survey copy is not available.
- Foundation base details should be noted on application.
- Brochure or marketing information of shed accompanying application is very helpful.

Sports Pads

- Stand-alone sport pads are permitted in rear of property only.
- The pad must be landscaped with evergreens on 3 sides contiguous with neighboring properties.
- A marked-up copy of property survey with location of sports pad and landscaping should accompany application. A hand drawing will be accepted if original survey copy is not available

Waiver

- Any home owner may request a waiver of ARB rules.
- The board may decide and can approve by a majority vote.

Water Run Off

- Each lot owner shall maintain the surface grading of his lot so as to expedite the surface run-off from his lot and any adjoining lot.
- Any alteration to block or alter surface run off is not permitted.