

Forest Glen Community Association

Rules & Regulations

and

Architectural Guidelines

Rules and Regulations

In order that all Members are treated fairly and equally, and in order to keep the community a beautiful and desirous place in which to live, The Board of Trustees has promulgated the following rules and regulations and are subject to change upon resolution and distribution to all Community Members.

Procedure and Consequences: The Property Manager shall provide homeowners with a notice of violation or inspection results and you will be provided with a date to acknowledge and or correct. Failure to correct shall result in second notice advising of a fine assessment to your account. Fines amounts and abatement time is determined by the nature of the violation. Fines for failure to comply with the annual inspection results will begin at \$25 as of the “abate of date” and \$25 additional each month until confirmation of compliance is received.

1. Automobiles:

- a. All vehicles must abide by the posted speed limit for the safety of our children.
- b. Vehicles shall not park on the street where indicated street signs stating “no parking this side.”
- c. Vehicles shall not be stored in the driveway. Storage of vehicles is limited to inside the garage.
- d. Vehicle maintenance and repairs are limited to three days.
- e. All vehicles on property must be registered, insured, inspected and fully operational.
- f. Unless otherwise approved by the Board of Trustees, commercial vehicles are not to be parked on premises overnight except within the garage. Commercial Vehicles are defined as trucks or vans with lettering, supplies and or equipment or commercially tagged vehicles.
- g. No campers, trailers, recreational vehicles, snowmobiles, jet skis or boats shall be stored or parked on the property overnight unless within the garage. Large box vehicles required for moving shall prior written approval by the Association.

2. Courtesy and communication

- a. Noise: The Association requests no power tools or other excessive noises be utilized between 9PM and 8AM. No person shall make, continue or cause to be made or continued any loud, unnecessary, or unusual noise or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, morals, peace or safety of others within the limits of the Township of Evesham. Further clarification can be found on the Evesham Township Website.
- b. If you drop it-pick it up. Do not allow for the accumulation of rubbish or debris.
- c. All concerns and complaints should be addressed to the Property Manager of the community. Contact information is included on the last page.
- d. No Resident shall stop an employee, contractor or Board member. All requests for services or complaints are to be submitted to the Association Management Office.

3. Property Maintenance:

- a. Lawns must be mowed and maintained to prevent weeds, such as crabgrass and clover to take over.
- b. Garden beds must be freshly mulched, weeded, trimmed, and maintained free of dead or diseased shrubs and foliage.
- c. Toys, bicycles, and other outside entertainment shall not be left in the front of the home while not in use.
- d. All trim, shutters, and doors including but not limited to garage doors and window boxes shall be maintained to prevent chipping, peeling, dulling, and rotting and dents.
- e. Homes, driveways and fencing shall be power washed as needed or requested by the Property Manager to prevent the growth of algae and unsightly substances, stains, dirt, etc.
- f. Street trees are the responsibility of the owner. If a street tree is dying or diseased and must be removed, please understand the tree must be replaced. Exterior change request must be submitted so the board can approve the type of tree being installed. Contact management for the current approved list of replacement trees. Any previously removed street trees will require replacement as well.
- g. Street trees and any other tree with close proximity to the sidewalk must be trimmed by the unit owner to allow for residents to safely walk on the sidewalk.
- h. Sidewalks, walkways and driveways must be maintained to prevent trip hazards and slip and fall hazards. Weeding and power washing maintenance on occasion shall be necessary.
- i. Absolutely no commercial business is to be conducted from any home.
- j. Lease or rental of your home is permitted by submitting tenant information to the Association Management. No lease or rental shall be less than 6 months.
- k. Window air conditioning units are not permitted.
- l. No resident shall interfere or obstruct the rights of any other occupant in a way to injure or annoy them.
- m. Significant landscaping projects such as new garden beds and design shall require an exterior change application which must be approved

4. Trash Receptacles:

- a. Trash and recycling receptacles are to be placed at the curb the evening prior to collection.
- b. Trash and recycling receptacles are to be returned to location as set forth in 2(b) above within 24 hours of collection.
- c. All collection policies for Evesham Township Public Works shall be followed. Disposal of brush, leaves, grass, electronics and bulk can be located on the website www.evesham-nj.org. Residents may place bulk trash items at the curb for pick-up on their first trash collection day in the months of January, April, July, and October. More information on bulk trash collection policies can be located on the Evesham Township website.

- d. All trash must be kept in closed containers in garage or rear of your home and not visible from the street. Trash cans are not to be stored outside in front of home; they must be stored inside garage or in rear of property, always sealed with lid.

e.

5. Pets:

- a. Pets must be registered annually with the Township of Evesham.
- b. All pets must be on a leash at all times and not permitted to roam freely within the community.
- c. All dog waste must be collected and disposed of in a bag and in your trash. Do not toss or leave any waste onto others property or common areas.
- d. Owners and occupiers of premises on or after 1/1/23 will be limited to 3 dogs per unit.
- e. Any destruction of common area by pets or residents is the responsibility of and paid for by the pet owner and resident(s).

6. Common Area:

- a. Report any area of concerns immediately to the management company for the safety of all residents.
- b. If using the tennis court, picnic tables or grills in the common area you must clean up all trash and debris. If you request and receive the tennis court code, you must lock the lock when leaving. You must also adhere to all rules listed on the sign at the tennis court.
- c. Tot lot usage must be with adult supervision.
- d. The Common Area is not a dump site. All lawn and yard debris should be collected for disposal in the receptacles provided to each homeowner by Evesham Township. If debris does not fit inside the receptacles, contact Evesham Township at 856-983-2798 or take directly to Evesham Township site.

7. Decorations:

- a. Wreath or other door decoration is permitted but no commercial or business signage. Holiday decorations are encouraged but placed no sooner than 5 weeks prior and removed no later than 2 weeks after the Holiday.

8. Swimming Pools:

- a. Portable kiddie pools only, not to exceed a diameter of 6 feet and a height of 18 inches, must be supervised by an adult, must be emptied at end of daily usage, may not create a drainage problem to neighbors, may only be placed in the rear of the home from May 1st through October 31st. Should any pool not be in compliance you will be given 10 days to remove and restore any damaged property from drainage. Hot tubs are permitted but must be covered when not in use. New hot tub installations require exterior change approvals.

9. Portable Play Equipment:

- a. May be placed in rear of yard only from May 1 through October 31. No trampolines or permanent swing sets are permitted.
10. Miscellaneous Property Uses:
- a. Firewood to be stored in rear yard only and not to be placed on wooden decks or near the homes' exterior wall.
 - b. No storage sheds of any kind, no dog houses, runs, or pens permitted.
 - c. Permanent clothes lines not permitted. Temporary clotheslines permitted but must be removed immediately after use.
 - e. Fire pits and other open flames are permitted but are prohibited from being on or beneath a deck or overhang of any kind.
11. Violations
- a. Violations of these Rules and Regulations are governed in accordance with the Bylaws.
 - b. Violations of these Rules and Regulations will result in a \$40.00 fine after notification and a chance to remedy the violation. Continued unremedied violations will result in increased increments of \$40.00 fines until the violation(s) is remedied.

Architectural Guidelines

For

Forest Glen Community Association

Architectural Guidelines

To assist in maintaining property values of your home all exterior changes, additions and alterations require approval of the Architectural Committee and/or Board of Trustees. Failure to obtain approval may result in demand to restore to original condition and or assessment of fine until such time as approval is granted.

**** CALL BEFORE YOU DIG AND TOWNSHIP PERMITS ARE REQUIRED AND THE RESPONSIBILITY OF THE HOMEOWNER/CONTRACTOR.** New Jersey Law requires anyone digging to call at least three full business days (not counting weekends or holidays), prior beginning work. This includes professional excavators as well as property and homeowners' contractors. Call New Jersey One Call at 811 or 800-272-1000 any time of day or night. Wait for mark out and pay attention; this means hand digging within 2 feet of either side of any marked facility.

The Purpose of having architectural control is to ensure the community remains consistent in color and style to assist in curb appeal and property values. When in doubt submit an application for approval.

Process:

1. Obtain an exterior change application if you have already used the form contained in this package.
2. Complete the application and understand you will be responsible to obtain all required permits and mark outs as per municipal and state laws.
3. Submit the application, proof of contractor's insurance, sketch, survey, pictures and samples along with any other information necessary for the Board to have a complete understanding of the exterior change or alteration.
4. Management will present to the appropriate members for review and once approved you will receive your approval letter to submit to the township for any permits you may need.
5. Should the Board deny your request you will receive notice of the denial and reason for denial. Sometimes a simple change in the plan or material used will allow the Board to provide the approval.
6. Certificate of Insurance
 - a. All applications where contractor is performing work a Certificate of Insurance issued by the contractor's insurance agent is required to list you the homeowner, as a certificate holder. Workers Compensation Insurance must be included on the certificate of insurance.

You are responsible for the making sure the doors, shutters and trim on your home remain the required color. Please contact the Property Manager for the color scheme for your unit. (Please refer to the corresponding Shutter and Door corresponding spreadsheet) You are not permitted to “match” the color with another brand.

1. Storm Doors
 - a. Storm doors - only full view white storm doors are permitted. Any etching or designs (which should be subtle) shall not extend more than 4” from the inside edges of the door frame. Submit picture prior to purchase for approval.
2. Front Doors
 - a. Must be the same style, likeness, and color as existing. Submit picture prior to purchase for approval. Hardware (door knob & lock) are to be of brass in color.
3. Garage Doors
 - a. Must be same style, likeness, and color as existing. Submit picture prior to purchase for approval. Garage doors must be free from damages. You are to replace or repair as needed.
4. Exterior Lighting
 - a. Motion detectors are permitted if directed in a manner that does not create an annoyance to your neighbor. Landscape lighting not to exceed six (6) and shall not create a trip hazard. Exterior lighting shall be consistent with white and yellow lighting. NO colored lights with the exception of holiday decorations.
5. Decks
 - a. May not exceed the length of your home. Dimensions are determined by the size of property and design plan proposed. Survey of property must be presented with the exterior change. Decks must be a natural wood color and the color must be submitted to the Board for approval.
6. Fencing
 - a. No fencing shall exceed the height of 6 ft.; must be white vinyl fencing the same likeness and style as existing in the community. Rear of home only. End units may not come further than the front corner wall of the home if property is shown on survey as existing unless conditions on side property are determined to be a community hazard (such as (but not limited to) a basin, deteriorating/extreme elevation(s), and a stream/creek).
7. Landscaping
 - a. In NJ, there are laws in place that state you must have mark outs prior to digging. Contact Call Before You Dig (800-272-1000) before commencing any projects. This is the responsibility of the homeowner and or contractor (not the association). Street trees may only be removed if it is dead or dying. All street trees which are removed must be replaced in the fall during optimum planting season. You may not plant, place, store, or build in a storm sewer or sanitary sewer easement. You may not plant in a swale or the right-of-way. All plantings are required to be planted five feet within property lines so that growth does not infringe on a neighbors’ property.

8. Walkways and Patios

- a. On the rear of home. You must include layout and design and dimensions of proposed walkway and or patio, provide detailed information on material and color of material to be used, include survey or plot plan sketching in location.

9. Satellite Dish/Solar Panels/Attic Fans

- a. Whenever practical it should only be installed on the rear of the home roof. No wires to be exposed. Professional Installation is required. No self-installations permitted. All installations of Satellite Dish must adhere to FCC guidelines and requirements. Solar Panels must comply with state and local laws regarding installation. Detailed description and placement is required.
- b. New Jersey Statute § 45:22A-48.2 prevents HOAs from blocking their members' solar installations. The statute applies to single-family dwellings, including townhomes where at least two sides are not connected to other dwellings, and where the house's owner is responsible for roof maintenance. HOAs may impose restrictions on the system's location, physical appearance, wiring, and contractor qualifications, as long as these restrictions do not increase the system's cost by more than 10 percent of the original price or decrease the maximum capacity of the system.
- c. As noted above, the Board can enforce reasonable restrictions such as: certification and insurance requirements of installers; location where solar collectors may be placed on roofs; concealment of solar collectors' supportive structures, fixtures and piping; color harmonization of solar collectors with the colors of structures or landscaping in the development; and aggregate size or coverage or total number of solar collectors. Panels are not permitted to extend past the edge of the homeowner's roof where being mounted. Supportive structures are required to be concealed from ground level view. All electrical conduits and wiring shall be of a color consistent with the existing roof and exterior wall(s).

10. Roofing and Gutters

- a. Roofing shingles must be approved by the Association. The shingle that should be used is GAF, Timberline, Max Def, Williamsburg State Architectural shingle. If the GAF shingle is temporarily unavailable due to GAF temporarily halting production, the shingle that can be used is Tamko, Heritage 50 AR in Slate Stone Gray. If neither shingle is available (this would be highly unlikely), and the job is urgent, the Certainteed, Landmark Pro (must say Pro), Max Def Colonial Slate can be used. Homeowners are to provide (as a part of the application submission) roofer documentation which specifies the installation of the HOA approved shingle types, along with marketing material that contains a color photograph of the shingle with the shingle name and color stated by the manufacturer, and it must also point out if it is a shingle replacement (aka roof replacement) or shingle over shingle (aka roof over roof). As long as shingle over shingle installation is still allowed by NJ law, and you chose to do this, we ask that you inform your neighbors that you share the roofline with. Your

application must also note if you are installing new gutters and if so, a drawing with the configuration must be submitted.