Modifications made to Rules & Regulations – 10/12/2018:

***C. USE RESTRICTIONS:***

1. **Accessory Structures:**

 **MODIFICATION CHANGES TO SECTION C.1 ASSESSORY STRUCTURES (SHEDS):**

**C.1.1 DESIGN LIMITATIONS:** Sheds shall match the Unit’s home to the maximum extent possible.

Minimum requirements include:

1. The architectural style shall match the style of the house. Roof style and slopes shall be similar.
2. Windows and doors in accessory buildings shall be similar in style to those in the house. (Alternate styles of shed doors may be approved at the discretion of the Executive Board.)
3. All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.
4. Accessory buildings may be set on foundations which match the house, or may be set directly on the ground on skids. When skids are used, the shed must be set level and plumb. Any space visible under the shed must be concealed with lattice or plantings. Sheds should be located no closer than five feet from a Unit’s property line, which is a township code requirement. Locations of shed are restricted to the side or rear yard of the Unit. Placement of sheds shall not have a negative impact on established drainage capabilities.
5. The maximum floor area of any shed shall be 120 square feet (ex: 10x12’), unless otherwise approved by the Executive Board.
6. The maximum interior height of a shed shall be eight feet (8’), measured at the eaves (exclusive of sloped roof height).
7. The maximum height of the sloped shed roof at the peak shall not exceed twelve feet (12’).

 **C.1.2 EFFECTS OF DESIGN ON NEIGHBORING LOTS:**

The design and location of the structure shall not adversely impact the privacy between neighboring houses. The Executive Board reserves the right to reject certain designs or require screening by the applicant in situations where, in the opinion of the Board. It is required.

**4. Decks and Patios:**

 C.4.b) Areas below deck are bot to be used for storage, ***(MODIFICATION CHANGE:******unless the underdeck area is hidden from view by permanent structures such as lattice.)***

**5. FENCES:**

 ***(MODIFICATION CHANGE: C.5a.) After consulting with the New Hanover Township Management, the board has determined that the front fence installed by the builder on each property is an integral part of the “look and feel” of the community, and must be maintained. The township’s position is that the fences were part of the approved development plan for the community and therefore are to remain on each property. If a fence encroaches on an individual driveway, limiting access to a vehicle, then the fence can be shortened (3 feet or less) to accommodate easier vehicle access. A change request form is to be submitted to the Board for approval prior to any modifications.***

 ***(MODIFICATION CHANGE: C.5b.) The Executive Board desires to set forth specifications for the fences permitted on the rear and side yards of a unit – A fence of a height no greater than four and a half feet (4.5’), or the maximum height permitted by the Township Zoning Ordinance, whichever is less, may be constructed around any portion of the rear and side yards of the Unit. Any such fence must be constructed of pressure treated wood, redwood, cedar, wrought iron or white PVC vinyl; other types of fencing may be permitted if approved in writing by the Executive Board prior to installation. Fences shall be of the standard “picket, shadow box or post and rail” style; any other style fencing must be submitted and approved in writing by the Board prior to installation. The finished side of the fence shall face the outside of the Unit.***

**7. FRONT DOORS:**

 C.7.a: Front doors shall be the type installed by the builder. Any replacement door not consistent with the original door installed by the Builder must be approved by the Executive Board. ***(MODIFICATION CHANGE: Upon further discussion, the Board has interpreted Paragraph C7 of the Rules and Regulations, “Front doors shall be the type installed by Builder”, to include door type AND COLOR. As most original Owners will recall, the Builder had a set palate of color combinations for siding, stonework, doors and shutters, and the Board wants to maintain a consistent appearance for all homes in the development. Any deviations to the initial color of the front door needs to be approved by the Board via a change request form, which must include color samples for the requested color change.)***

 C.7.c: ***(MODIFICATION CHANGE)*** Storm doors are acceptable additions to the front entry of a home. Storm door additions are to be submitted via a change request form, along with pictures of the requested door to include color

**13. LIGHTING:**

 C.13.a.: No floodlights or other lighting is permitted beyond what is supplied by the Builder. Outside lighting can be replaced with an upgraded light fixture as long as it is consistent with the Builder installed fixtures. If the Unit Owner is planning to change the exterior fixture not consistent with those installed on their home, a written request to the Executive Board and a brochure of the sample fixture should be presented to the Executive Board for approval before installation of new fixtures. ***(MODIFICATION CHANGE: Any outside lighting, beyond that supplied by the Builder, must be approved in advance by the Board, and should not be installed in a manner that will impinge on neighbors’ property. Outside lighting can be replaced with an upgraded light fixture as long as it is consistent with the Builder installed fixtures. Any planned change to the exterior light fixtures must be submitted to the Board for approval before installation of the new fixtures.)***

 c.13.b.:All lighting must be approved for outdoor use. Lights cannot exceed twelve (12) volts and all electrical lines must be hidden. Only flat black fixtures with clear bulbs are permitted. Colored lighting is not allowed. All maintenance must be performed by the Unit Owner. The Association will have no responsibility and/or liability for any outdoor lighting installed by the Unit Owner. ***(MODIFICATION CHANGE: All lighting must be approved for outdoor use. Landscape lighting should not exceed twelve (12) volts and all electrical lines must be hidden. Only flat black fixtures with clear bulbs are permitted. Colored lighting is not allowed, EXCEPT for appropriate temporary holiday season lighting. All maintenance must be performed by the Unit Owner. The Association will have no responsibility and/or liability for any outdoor lighting installed by the Unit Owner.)***

**23. ANTENNAS AND DISHES:**

c.23.a: **(*MODIFICATION CHANGE: Antennas and/or television dishes, if used, must be installed so as not to be visible from the street in front of the home)***