

The Grande at Rancocas Creek

Homeowners Association

Rules & Regulations

Adopted July 29, 2004

The Architectural Review Committee (ARC) of The Grande at Rancocas Creek Homeowners Association, Delran, New Jersey has set forth the following specific property guidelines for single-family homes. Any modification that requires a Modification Request will be inspected upon completion by a member of the ARC to verify that the actual modification was made in accordance with the approved Modification Request. If Delran Township requires a permit, it is the homeowner's responsibility to obtain all appropriate permits.

## EXTERIOR CHANGES

### Storm Doors

Front storm doors must be a full-view door (Pella, Anderson or ForeverView brand). The color is to match the color of your front door and shutters or may be white. Rear/side storm door may be the same color as the front door (full view door) or white or it may be a Midview door with a bottom panel no larger than 18 inches.

### Color Changes

No Owner or Occupant shall change the exterior or color of any residence as originally approved by the builder without the prior written consent of the ARC. All exterior colors must be reviewed to ensure the color coordination of homes within neighborhood. The ARC has the authority to require the re-painting of a home at the homeowner's expense if approval was not obtained in advance or if the final colors vary from those originally approved. Exterior colors shall not be permitted that, in the opinion of the ARC, are considered inharmonious, discordant, incongruous or aesthetically displeasing. No extremely bright or offensive colors will be approved.

### Energy Conservation Equipment

Solar Collectors - No solar collector panels or attendant hardware of other conservation equipment will be constructed or installed on any home unless it is an integral and harmonious part of the architectural design of the structure, as determined by the sole discretion of the ARC. Such items shall not be visible from the front plane of the home.

Miscellaneous Energy Equipment - No windmills, wind generators or other apparatus for generating power from the wind shall be erected or installed on any home.

### Patios/Decks

Installation of decks and patios will be reviewed by the ARC for approval on an individual case-by-case basis. A deck/patio must not impair or interfere with neighboring properties. Deck/patio dimensions must comply with the ordinances and regulations of Delran Township. They must be constructed in accordance with Delran Township building specifications and approvals, and must pass Township inspections. A deck/patio shall not extend past the width of the home, and shall not extend closer than five (5) feet to any side or rear yard lot line. Multi-level decks are permissible but must first be approved by the ARC. Decks shall be constructed of wood or plastic material. Patios shall be concrete or pavers.

### Awnings

An awning for the rear deck/patio is permissible upon approval by the ARC. A modification request is required and any permits from Delran Township must be submitted with the request. Awnings may be of a solid color or striped. If striped, the awning may be two colors, one of which must be white. Color must coordinate with siding and be approved by the ARC. Color must be listed on the modification request in order to be approved.

### Sun Room/Porches

Sunrooms, Florida rooms or enclosed porches are permissible on the rear of the house only. Any addition must be approved by the ARC and meet all Association guidelines as well as Delran Township guidelines.

### Fencing

Fence installation is permissible and must comply with the ordinances and regulations of Delran Township. Fencing shall be made of wood or vinyl composite material. No electric fence, barbed or chicken wire fence or

chain link fences are permitted as the outside perimeter fence. Fence height cannot exceed 6 feet. Style of fence must be stated on modification request. No fence shall be permitted which impacts water runoff or drainage at time of installation or thereafter. Any remedial work required to correct water runoff or drainage shall be at the sole obligation of and cost to the homeowner. Invisible fencing is permissible.

#### Mailboxes and House Numbers

Individual mailboxes must be installed adjacent to the street and owner's driveway in accordance with a standard manufacturer's design. Painted or design-styled boxes are permissible, however, no animal or figurine style boxes are permitted. Individual mailboxes pertain to the single-family homes.

House numbers are to be prominently displayed on the front of the home to facilitate location by the emergency services provided by Delran Township.

#### Satellite Dishes/Antennas

If you install a satellite dish, the dish shall be no larger than one meter in diameter. Every attempt should be made to place the dish in a non-visible area from the front of the house.

#### Lighting

All exterior lighting modifications are subject to approval by the ARC. Low voltage yard lighting systems are permissible though the use of shielded down lights and/or non-glare direct lights to minimize light spillage.

No exterior lighting shall be permitted, which, in the opinion of the ARC, would create a nuisance to the adjoining property owners.

### Landscaping

The ARC wishes to ensure a harmonious neighborhood streetscape and to protect the aesthetic quality of the overall community, and requiring that a homeowner submit a Modification Request prior to putting in landscaping.

No area shall be trimmed in wiring fencing that can be seen from the front of the home.

In the opinion of the ARC, tasteful exterior sculpture, birdbaths or decorative embellishments will be permitted within reason.

No trees shall be planted in the space between the curb and the sidewalks.

Each homeowner shall maintain his/her lot in accordance with community standards as described below.

All lawn areas shall be kept:

- In a neat, healthy, uniformly green appearance.
- Relatively free from insects, grubs, chinch bugs and other pests.
- Relatively free from weeds. Weeds and grass shall not be permitted to grow at the base of the curbs and in joints of sidewalks and pavers.
- Mowed to a smooth uniform height, generally 2-3 inches.
- Grass cuttings shall be picked up and disposed of legally. Grass cuttings shall not be blown onto the street or pavement areas. Lawn areas adjacent to curbs, trees, mailboxes and other site elements shall be trimmed at the time of mowing. Straight lawn edges shall be maintained where grass meets paved area.
- Free from leaves

Trees and shrubs shall be:

- Pruned to maintain a neat appearance, eliminating dead or broken branches and excessive sucker growth.

Trees and shrub beds shall be:

- Maintained with mulch, edged and free from weeds.

### Decorations

Tasteful decorations are permitted (wreaths on front door, etc.) year round. Holiday decorations may be placed on the outside of the house four weeks prior to the holidays and must be removed no later than four weeks after the holiday.

### Signs

No sign or signs shall be placed on any part of the Property advertising the Property for sale, rent or lease, or for any other purposes whatsoever except as provided in this Master Deed. No sign of any type visible from the exterior of a unit shall be placed on the window surface of any unit, except by the Developer for marketing purposes. "For Sale" signs will be permitted when the developer is finished at the site.

### Swimming Pools and Spas

Swimming pools/spas are permissible but the ARC must first approve the construction and design of pool/spa and the location of filtration equipment/pumps. Swimming pools and pool deck areas shall be located in rear yard areas only (special consideration may be warranted for corner lots), shall not occupy more than seventy-five (75%) percent of the rear yard area and shall not be closer than fifteen (15) feet to any property line. All swimming pools must be in ground. Inflatable or small plastic children's pools are acceptable during the summer months and must be located in the rear yard. The elevation of the top of any swimming pool shall not be more than three (3) feet above the natural grade on the low side. Exceptions for home sites with extreme slopes will be given special consideration. Applicants shall consult with the Property Management firm before undertaking pool plans on home sites with unusual conditions. All swimming pools, hot tubs, whirlpools and spas shall be protected by fencing. All pool pumps, filtration and other equipment must be located within screened or fenced areas. Any homeowner with a pool or spa shall carry adequate homeowner's insurance for pools.

## MISCELLANEOUS

### Pets

All pets must comply with the licensing requirements of Delran Township. All township ordinances regarding Dog Control (Leash Law) and curbing of Dogs (Pooper-Scooper Law) must be followed. No person owning, keeping or harboring any Dog or Cat shall permit said dog/cat to run at large on any private property without the consent of the owner of such property. All pets shall be leashed and under the control of a responsible person while on public streets and public property, park or recreation area. No person owning or having charge, care, custody or control of any female dog "in season" shall permit such dog to run loose, whether on public or private property. Any such dog "in season" shall be confined in a secured enclosure in such manner that the female cannot be exposed to another animal except for planned breeding. No person owning, harboring, keeping, walking or otherwise in charge of any dog/cat shall cause, suffer, permit or allow such dog/cat to soil, defile, defecate on or commit any nuisance upon any common street, sidewalk, passageway, play area, park or any place where people congregate or walk. If any person shall permit the dog/cat to soil, defecate on or commit any such nuisance in the areas noted above, he or she must immediately remove and dispose of all feces and droppings deposited by said animal which removal shall be in a sanitary manner by shovel, container, disposal bag or other such sanitary means. Prolonged and excessive barking is not permitted.

### Basketball Hoops

Permanent basketball hoops and backboards are not permitted on any home site. Portable basketball hoops are permitted on the driveway only, as per Delran Township ordinance. No hoops can be placed on the street. Basketball hoops and backboards shall be maintained in a neat condition.

### Clotheslines

No clotheslines shall be allowed on the exterior portion of any home site. No laundry shall be hung outside on decks or patio equipment.

### Flagpoles

Flagpoles shall not be installed in the ground on any home site. Flagpoles, not exceeding five (5) feet in length, may be attached to the front elevation of a home or back deck. Decorative flags, windsocks, American Flags, and other nationality flags may be permitted. No flags bearing any offensive emblems will be permitted.

### Temporary Structures

No tent, shack, mobile home or other structure of a temporary nature shall be placed upon a home site. A child's tent may be erected in the back yard for purposes of a sleepover but must be removed within 48 hours of the sleepover.

### Toys, Sports Equipment, Maintenance and Recreational Items

Items left out beyond duration of active use become a visual nuisance. Prolonged exposure, especially on front lawns or driveways is not acceptable. When not in use, such items are to be stored in the garage or out of sight at the rear of the house. While children will play with toys throughout the day, at day's end they must be collected and put away. Likewise, maintenance items are to be put away when the chore is completed or at days end. Trash cans cannot be stored in a visible area from the front of the home. Large play/maintenance equipments shall include but not to be limited to soccer/hockey nets, badminton or volleyball nets, plastic pools, small slides and small plastic basketball hoops, bicycles, wagons scooters and golf and tennis equipment. Maintenance items shall include but not be limited to lawn care equipment and supplies, garden hoses and wheelbarrows, rakes and shovels. Piles of mulch should be spread around beds in a timely manner. During the winter months, sleds, saucers, shovels and snow blowers are to be properly stored when not in use. It is the homeowner's responsibility to ensure that their children's toys do not become an eyesore to the neighborhood or a nuisance to their neighbors. No jungle gyms, swing sets or similar playground equipment shall be erected or installed on a home site without the approval of the ARC. All play equipment should be located in the rear yard.