

Village Greenes Architectural Guidelines

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2 Introduction

The By-Laws specifically designate the Covenant Committee as the representative committee of the Board of Trustees to assure that the Village Greenes development shall always be maintained in a manner:

1. Providing for the visual harmony and soundness of repair; and
 2. Avoiding activities deleterious to the aesthetics or property values of the development; and
 3. Furthering the comfort of the owners, their guest(s), and lessees; and
 4. Promoting the general welfare and safety of the development.
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3 Rules and Regulations

Of the Village Greenes Community Association, Inc. (VGCA)

Architectural Guidelines

Revised 2/2022

The purpose of these guidelines is to preserve and protect the aesthetic character and environment of the existing community, to prevent potential injury to persons or damage to neighboring property and give the association the right to entry onto property to correct those situations if the owner fails to do so after reasonable notice is given. The present theme of natural tones should be extended to any improvement. In short, the guidelines are designed to maintain the original environment of the community. All improvements, modifications, or alterations shall generally conform in style, material, and color to that of the original design. The name of the committee designated by the Board of Trustees to review, enforce, and make recommendations for changes to the standards set forth in the Architectural Guidelines shall be the Covenant Committee, herein referred to as the (CC).

3.1 Architectural Review Procedures

1. Each lot owner, or resident, must submit a proposal for any exterior addition, change alteration or improvement to the property in writing using a CC application form. Exceptions are listed on page 13 of this document. The application must contain a description of the project, including height, width, length, size, shape, color, materials, and location of the proposed improvements. Photographs or sketches of similar completed projects will aid in consideration of approvals. IF THE ALTERATION AFFECTS THE EXISTING DRAINAGE PATTERN, THE PROPOSED REVISED DRAINAGE PATTERN MUST BE INCLUDED, AND PERMISSION MUST BE OBTAINED FROM THE TOWNSHIP.
2. Plot plan survey MUST accompany the applications when changes and/or additions are made to the exterior of the property which alter the property's footprint. Areas/changes must be noted on the plot plan survey.
3. ORAL REQUESTS WILL NOT BE CONSIDERED. All requests for architectural and landscaping, additions, deletions, or alterations to the existing building and/or property, STATED OR NOT STATED in these Architectural Guidelines must be submitted in writing and approved by the CC prior to any installations, or property owner will be subject to remedies deemed appropriate by the Association Board of Trustees. Applications and Guidelines can be obtained from the Management Office or online at www.villagegreenes.com (Community/Documents and Forms).

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4. Each addition, change, or alteration must be specifically approved even though the proposed improvement conforms to the Declaration of Covenants and Restrictions, and even when a similar and substantially identical improvement has been previously approved by the CC.
5. The applicant shall be informed of the action taken by the CC within 30 days of receipt of the application by the CC.
6. If the applicant is rejected, the CC will state, as part of its written decision, the reason(s) for disapproval.
7. Disapproved applications can be revised and resubmitted to the CC on a new application form.
8. If the revised application is rejected, the applicant may appeal adverse decisions of the CC to the ADR (Alternative Dispute Resolution) Committee, which may reverse and/or modify the decision made by the CC.
9. The Board of Trustees shall review and have the final say as to the disposition of the decision of the ADR Committee.

3.2 Record Keeping

Copies of all "CC Application Forms" will be filed according to resident address, along with the written decision, as to action taken by the CC. Residents may review their file by contacting the Management Office in writing, stating reason for request and information desired. Review of resident's file must be done in the Management Office.

3.3 Maintenance of Properties

Homeowners are required to maintain the exterior of their properties to preserve the overall appearance of the community consistent with acceptable community standards and to uphold the fair market value of each property. Homeowners are also required to maintain their properties, including sidewalks, to prevent potential injury to persons or damage to neighboring properties.

To maintain the aesthetics and fair market value of the community, the Board of Trustees may require that inspections of all properties periodically be done by the site manager or other designees determined by the Board of Trustees in conjunction with the CC.

Periodic inspections shall also be done to ensure

that homeowners are in compliance with the Architectural Guidelines of the Association.

3.4 External Improvements

Any resident desirous of making changes (Architectural and/or Landscaping) to the exterior of his/her property MUST submit an application on the appropriate form of the CC. Exceptions to this process are listed on page 13 of this document.

The CC may inspect properties undergoing external improvement.

The homeowner shall be notified by the VGCA property manager of any violation(s) of the CC application, made by the homeowner or contractor/repairperson hired by the homeowner, to the work as outlined in the application document.

A follow-up inspection may be done by the CC at the completion of the described exterior improvement.

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3.5 Inspections

Other inspections may periodically be done to ensure that each homeowner fulfills his/her obligation to the maintenance and good order of each home, including, but not limited to requirements set forth in paragraph C above, free of debris including, but not limited to the landscaping, painting, (or other appropriate external care, such as power-washing) in a manner and with such frequency as is consistent with good property management.

In the event an owner of any property shall fail to maintain the exterior of the premises and the improvement situated on said property (including landscaping), the Association, after adequate notice to the owner as provided by these guidelines and approval of the majority of the Board of Trustees, shall have the right as the Association or through its agent(s) to enter onto a property to inspect and, if necessary take action to correct and/or repair any condition which may be dangerous or have the potential to cause harm to person(s) or damage to that or other property so as to restore the exterior of the property to a standard appropriate to the community.

All costs related to such repair or restoration shall become a special assessment, upon that property, and shall be regarded as any other assessment with respect to lien rights of the Association.

3.6 Violations

Any violation recognized as part of a routine inspection, after verification by the CC, shall be followed with a letter to the homeowner outlining the violation and establishing a timeline to correct the violation. (A letter is required to protect both the homeowner and the Association under the concept of due process).

If the violation is not corrected within the timeframe or standards established by the CC, the matter will be referred to the BOT accompanied by a report and a recommendation by the CC.

The homeowner may request that the "alleged violation" be reviewed by the ADR Committee. The ADR committee may reverse and/or modify the decision made by the CC.

The Board of Trustees shall review and have the final say as to the disposition of the decision of the ADR Committee.

3.7 Township Building and Work Permits

1. Approval of any project by the CC does not waive the necessity of obtaining the required Township permit(s).
2. Obtaining a Township permit does not waive the need for CC approval.
3. The CC will not knowingly approve a project which is in violation of the Township building and zoning codes.

3.8 Completion of Structures

Construction in accordance with an approved plan or specification must be commenced within six months after such approval and completed within six months after date of commencement. If not commenced, and completed within this time period, the approval will be considered null and void and a new application must be made. Construction must be completed as approved; any deviation will be considered a violation. A new application must then be submitted for review, and Township approval must be obtained. If there is a delay beyond the owner's control, another CC approval is needed.

3.9 Changes of Architectural Guidelines

No change to the Architectural Guidelines can be made or approved by the CC that violates the community By-Laws.

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4 Architectural and Property Use Guidelines

Additions, Changes, Alterations to Building and Detached Structures

4.1 General

- a) DEP Protected Areas – The Board of Trustees has established a fine of \$500.00 for the first violation plus all legal and/or DEP expenses that the Associations incurs as a result of a resident moving the stakes (temporary/permanent) and/or encroaching upon or disrupting the protected transition/wetland areas throughout the community. Additional and/or continued violations will result in substantial increase of penalties and fines.
- b) Changes to sidewalks, driveways, walkways, etc. or additions including but not limited to patios, retaining walls, garden borders, etc. which require the cutting of cement block, brick, or other decorative stone, MUST be cut with a wet saw by the homeowner(s) and/or contractor to reduce the amount of dust resulting from such cutting of block or brick.
- c) Detached structures are not permitted.
- d) Any addition, exterior alteration, modification or change to an existing building shall be compatible with the design, color, and character of the original building.
- e) Tents for Parties – For parties, tents are permitted if they are located entirely on the resident’s property and the tent does not encroach on common ground or protected ground. The resident must submit an application for approval of the tent to the Covenant Committee sixty days in advance of the party stating setup and removal dates. A plot plan must be included showing a sketch of where the tent is to be setup and its size.
- f) Dumpsters for Renovations – The resident must submit an application for approval for use of a dumpster to the Covenant Committee with a specific start date and removal date for the dumpster (no longer than 30 days). The dumpster must be located in the resident’s driveway with cones to alert the public to a hazard if it extends into the sidewalk area. In those cases where the dumpster must be on the street due to its length, it must be next to the curb and marked by cones.
- g) Submitted Descriptions and Plot Plan Survey – must accurately describe the proposed addition, change, alteration, or improvement. Approvals granted by the CC are specifically conditioned upon the applicant’s faithful adherence to the submitted description and plot plan survey. The failure of any applicant to fully comply with an approve description and plot plan survey shall render any such application null and void. The non-conforming portion of any such addition, change, alteration, or improvement shall be treated as a violation.
- h) Emergency Repairs & Expedited Requests – The resident must initiate this by submitting an application to the Office Manager and by calling the Covenant Committee Chairperson.

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4.2 Materials & Color

- a) Only the exterior materials existing on the parent structure or compatible with the architectural design character and color of the parcel will be approved.
- b) Only those areas that are approved for painting can be repainted; only those areas that are stained can be re-stained, painted white, or painted to match siding. Unpainted natural surfaces and unstained areas (excluding wood) such as brick shall remain unpainted and unstained.

4.3 Swimming Pools

- a) Swimming pools of any type (including hot tubs or saunas) are **not** permitted.

4.4 Retaining Walls & Grade Changes

- a) Retaining walls, other structures, mounds, change of grade and drainage are discouraged; however, applications will be considered.

4.5 Barbecues

- a) No permanent barbeque structures will be permitted.
- b) Portable barbeques, chimineas and gas fire pits are permitted in the backyard area only.
- c) Free-standing fireplaces are not allowed within the Village Greenes Community.

4.6 Fencing

- a) Fencing must have CC approval.
- b) Fencing is restricted to around the rear patio and deck only and be no higher than 36 inches. Color must be white, and fencing must be constructed of vinyl. Fencing may not extend beyond the width of the house.

4.7 Patios and/or Decks

- a. Type of Material: concrete, brick, flagstone, slate, tile, wood, or composite.
- b. Patios and/or decks are permissible only when approved by the CC providing they meet the following specifications:
- c. Size cannot extend beyond the width of the house and must be a minimum of five feet (5') from the property line if you back up to another lot, or one foot (1') from the property line if you are adjacent to open space.

4.8 Clothes Lines

- a. Exterior clothes lines are not permitted

4.9 Antennas

- a. Dish antennas that are one meter or less in diameter may be installed.
- b. Dish antennas shall be located in a place shielded from view from the street or from other lots to the maximum extent possible. Any Dish antennas located at ground level must be screened by appropriate landscaping.
- c. Owners must keep Dish antennas in good order and repair and be responsible for any damage or safety hazards.

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- d. Dish antennas shall be installed and secured in a manner that complies with all applicable city and state laws and regulations, and manufacturer's instructions. The owner, prior to installation, shall provide the Association with a copy of any applicable governmental permit.

4.10 Landscaping and Planting

- a. Landscaping and planting are encouraged.
- b. Planting of shrubs or trees between the sidewalk and curb is prohibited by Evesham Township code.
- c. All lawn ornaments made of concrete, metal, ceramics, wood, plastic, and other materials are permitted in backyard only. Birdfeeders and birdbaths are restricted to the rear of the house. For corner properties the backyard is defined as that part of the ground inside the line of the house facing the street.
- d. A small cement bench may be included as part of the landscaping design (if meeting criteria listed below) on the side of the property for Winterthur Grande models adjacent to front door.
 - Benches must be part of the landscape design.
 - Benches must be backless and made of concrete.
 - Benches must be no longer than 36".
 - The area must be maintained appropriately.
- e. Trash cans should be stored in the garage of each residence.
 - Exterior trash can enclosures are permitted if they are compatible with the design, color, and character of the original building, these enclosures are limited to no more than 4' W x 8' L x 4' H.
 - Landscape screenings (e.g., use of bushes or shrubs) to hide trash cans previously approved by the Covenant Committee may be retained. No new landscape screenings for trash cans are permitted.

4.11 Animals

- a. Pets must always be restrained on a leash by their owners and shall not be allowed to run free on the common areas, protected areas or the property of others. Pets may be secured to a post on the owner's property via a leash when outside. The leash's length must prevent the pet from entering the DEP protected area, common ground, adjacent residents' properties, a street, or a sidewalk. Failure to have the pet leashed will result in a fine to the homeowner of \$100 per incident.
- b. No outdoor animal enclosures, runs, houses, or pens shall be permitted. All cats and dogs must be licensed and registered with the Township.
- c. Electric fences are not permitted.
- d. Homeowners are limited to two (2) licensed household pets.
- e. All pet owners must comply with the Evesham Township "Scooper" Ordinance and restrain from walking pets on another's property.
- f. Owners must pick up after their pet on common ground as well as on private property.
- g. Feeding wild animals, for example, feral cats, wild geese, turkeys, deer, and the like, shall not be done as this may cause health and safety concerns.

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4.12 Signs

- a. No more than two signs advertising a property "FOR SALE" shall be placed in window(s). Signs must not exceed 30 inches by 48 inches overall and cannot be lighted.
- b. No more than two political signs shall be placed in a window(s) 20 days prior to an election. All political signs must be removed the day after the election.
- c. Signs are permitted for community sponsored activities (e.g., yard sales).
- d. No other signs may be erected.
- e. Signs erected by contractors are not permitted.

4.13 Business or Trade

- a. No business or trade shall be allowed upon any lot except those which can be carried on by telephone, the internet, or by use of the mails.
- b. Having a Home Office is prohibited by both Village Greenes regulations and Evesham Township Code:
 - 1) Where someone is employed in that home that is not a member of the family residing in that home, OR
 - 2) Where the nature of business is such that customers, clients or patients visit the residence, OR
 - 3) Where deliveries to the home are other than normal mail or small packages, OR
 - 4) That a sign exists which indicates that a business is maintained within the home, OR
 - 5) That the exterior of the home is altered in any manner that would change the residential character of the home, OR
 - 6) Where a home occupation shall produce external impacts beyond the exterior of the dwelling.

4.14 Vehicles

- a. The following classes of vehicles may be parked on or in front of any property provided parking of vehicles does not obstruct fire lanes, or the passage of maintenance equipment.
 - 1) Passenger cars, SUVs, and station wagons
 - 2) Van type or pick-up trucks rated at $\frac{3}{4}$ ton capacity or less
 - 3) No more than 3 vehicles of the above type are to be parked on or about resident's property on a permanent basis. This provision shall not be applicable to vehicles parked inside a resident's garage.
- b. The following classes of vehicles CANNOT BE PARKED ON OR IN FRONT OF ANY PROPERTY for more than 72 hours. Parking for a longer period will require special permission from the Board of Trustees.
 - 1) Motor homes
 - 2) Trailers
 - 3) Campers, camper-type, or add-ons
 - 4) Boats
- c. Neither resident or non-resident commercial vehicles shall be parked on any street or lot longer than is necessary to perform the business function of such vehicles in the area. Commercial vehicles include buses, pickup trucks, tow trucks, vans or any vehicles used in a business or trade other than passenger cars. Any vehicles displaying external advertising for business or trade, including passenger cars used as the primary source of transportation for the resident, are considered commercial vehicles. Residents who own and

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operate commercial vehicles must:

- Park their van type or pick-up trucks rated at $\frac{3}{4}$ ton or less in the garage,
 - Park their van type or pick-up trucks rated at $\frac{3}{4}$ ton or less on their driveway, or
 - When parked on the street, remove all commercial signage from their van type or pick-up trucks rated at $\frac{3}{4}$ ton or less.
- d. No inoperable, disabled, abandoned, uninspected or unregistered motor vehicle of any type can be stored or parked on any street or lot except within an enclosed garage. No major automobile repair shall be carried out on any street or lot except in an enclosed garage.

4.15 Window Replacement and Window Guards

- a. Window replacements will be approved and made in kind, that is size, style and exterior appearance: color (white) and grids.
- b. No exterior window guards can be installed.
- c. Solar screens must have CC approval.

4.16 Lighting

- a. All exterior lighting must have CC approval.
- b. Exterior lighting cannot be directed in such a manner to create an annoyance to the neighbor.
- c. All exterior floodlights used for security shall be on motion sensors.

4.17 Awnings

- a. Manually or mechanically retractable awnings will be permitted to be installed over patios or decks only.
- b. Awnings may be **INSTALLED ONLY ON THE REAR OF THE HOUSE**. The CC may consider allowing an awning on the side patio based on the special conditions and the impact on neighbors.
- c. Awnings must be fabric only. A sample of desired color of fabric must be submitted along with the application for approval.
- d. No awnings are permitted to be installed on any windows.
 - 1) Solid color shall match the siding color. A non-matching solid color may be approved if, at the sole discretion of the CC, a color matching the siding is impractical or undesirable.
 - 2) Striped awnings are permitted subject to the following:
 - a. The colors of the stripes shall blend harmoniously with each other.
 - b. The colors, stripe sizes, stripe orientation, and the pattern, shall complement the colors of the siding and exterior trim.
 - c. A pattern consisting solely of black and white stripes is not permitted.
 - d. No floral patterns, initials, emblems, fringes, or other decorative designs are permitted.
 - e. No awnings, shades or blinds will be permitted to be installed on the exterior of front porches.
 - f. It is the responsibility of the homeowner to ensure that the awning is replaced when torn, worn or shabby, as determined by the CC.

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4.18 Carpeting and Other Coverings (slate or tile)

- a. Outdoor carpeting must match the house color scheme. A sample of carpeting must be submitted with the CC application.
- b. Slate, tile, or brick covering of the entrance porch must match the house color scheme.

4.19 Driveways and Walkways

- a. Driveways can be widened with approval of the CC.
- b. Walkways from the rear of home to front cannot exceed 36 inches in width.
- c. Replacement of driveways must be asphalt, pigmented concrete, or pavers of a color that are harmonious with the color of the house.
- d. It is essential that all parties maintain original drainage patterns.
- e. Construction of additional off-street parking spaces is prohibited.

4.20 Snow Removal

- a. Snow removal from the streets within Village Greenes is the responsibility of Evesham Township. We cannot control when the streets are plowed.
- b. The removal of snow from homeowner's sidewalks, walkways, and driveways, as well as perimeter sidewalks and parking lot is the responsibility of the VGCA. This aspect of snow removal will be done by contractors selected by the Board of Trustees.
- c. ONCE SNOW HAS BEEN REMOVED BY VGCA CONTRACTORS, THE REMOVAL OF ICE OR PACKED SNOW FROM THE SIDEWALKS, WALKWAYS, AND DRIVEWAYS REMAINS THE RESPONSIBILITY OF RESIDENCE OWNERS.
- d. When treating your sidewalks and driveways with ice melting materials, it is recommended that you use calcium chloride rather than sodium chloride. Calcium chloride will not stain sidewalks and will not kill grass.
- e. Each resident can also help in the snow removal effort by parking their vehicle(s) or trash cans (on pick-up days) where they will least impede the contractor's snow removal efforts.

4.21 Shutters and Storm Doors

- a. Shutters must match house model; the color must match the front door. Requests made to paint shutters and doors must include a color sample with the CC Application. Only colors compliant with the architectural character of the community will be approved.
- b. Storm door, screens and front doors must conform to original color of front door. Front storm door must be full-view type.

4.22 Mailbox and Posts

- a. It is the responsibility of the homeowner to maintain their mailbox and post in good condition.
- b. Mailbox posts must be painted white.
- c. No additional posts or attachments are allowed for containers to receive newspapers, magazines, etc.
- d. Small plants or stones are permitted around bottom of post.
- e. Mailboxes must be solid black, standard size and house numbered. House numbers should be white. Black numbers on a white background are acceptable. Per Evesham Township code, mailbox numbers shall be sufficiently legible as to contrasting background, arrangement, spacing and uniformity to be clearly visible

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from the street.

- f. Seasonal decorations that are removable and temporary are permitted.
- g. Lockable mailboxes are permitted. Residents who desire to replace their current mailbox should understand that some locking mailboxes do not permit mail carriers from accepting mail for pick-up. Also, the slots in locking boxes are not large enough to accept larger mail such as Rx deliveries or packages which the resident may have ordered.
- h. **Under our Architectural Guidelines, replacement of a mailbox falls under an exterior addition, change, alteration, or improvement to the property and requires an application be filed with the Covenant Committee for approval.**

4.23 Flags and Flag Poles

- a. Flag poles must have CC approval before installation.
- b. Only American Flags and Governmental Flags may be displayed.

4.24 Garage Doors

- a. Must be painted as close as possible to the original color or white.
- b. Designs are not permitted on garage doors.

4.25 Destruction of Homes

- a. Homes in our community damaged or destroyed by fire, wind, etc. must be replaced by the same model, color appearance according to the original plans.

4.26 Trash Cans and Trash Bags

- a. Trash and/or recycle containers are to be removed from curb by end of pick-up day.
- b. Trash and/or recycle containers cannot remain outside of house other than for trash pickup.
- c. Trash and/or recycle containers are not to be placed at the curbside more than 24 hours prior to trash pickup.

4.27 Miscellaneous

- a. No vegetable garden shall be permitted.
- b. Storage of furniture and appliances, except garden and patio type, is not permitted in yards.
- c. Debris will not be allowed to accumulate outside of any home.
- d. Garden supplies (mulch, lime, fertilizer, etc.) or any other garden equipment/appliance may not be stored on FRONT, SIDE OR BACK PORCHES, driveways, or lawns.
- e. Only porch-type furniture is permitted on a porch.

4.28 Holiday Decorations

- a. Outside seasonal holiday decorations are permitted. Decorations may be installed up to 30 days prior to the seasonal holiday and must be removed no later than 15 days after the seasonal holiday. Residents are expected to be considerate of their neighbors and exercise restraint in terms of the size and brightness of the display.

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4.29 Solar Panels

- a. Solar panels may be placed on rooftops only.
- b. The contractor installing the solar panels must possess reasonable qualifications, certification, and insurance.
- c. Panels should be placed on the roof in a manner that provides for visual harmony and soundness, allowing that said location does not adversely impact the solar panels from functioning at their intended maximum efficiency.

4.30 Window Air Conditioners

- a. Air conditioners may be installed in second floor windows only. Air conditioners installed in first floor windows must have CC approval.

5 Residents Doing Exterior Improvements without Approval of CC

Upon receipt of notice that a resident is making exterior improvements without approval by the CC, the VG Site Manager will notify the CC chairperson. A member of the CC will verify that improvements are underway and determine whether an approved CC application is on file:

- a. The Site Manager will notify the property owner of the violation and potential fines via US mail.
- b. The Site Manager will inform the resident that they must submit a CC Application for Exterior Improvements.
- c. The CC will contact the resident to explain the violation and inform the resident of potential fines.
- d. If after 30 days the resident has not obtained an approved CC application, the VG Site Manager will inform the resident via US mail that they are subject to a fine of \$50.00 payable within ten business days. This fine will increase by \$50.00 the following month and \$100.00 for each of the next two months to a maximum of \$300.00.
- e. When the fine reaches the maximum of \$300.00, pool and clubhouse privileges are suspended by the Board of Trustees. They will remain suspended until the fine is paid.
- f. If the maximum fine remains unpaid for 60 days, the case goes to the Board of Trustees for further action. This could include a lien on the property for the unpaid fines and any legal fees and associated costs incurred for non-compliance. This is at the discretion of the Board of Trustees.
- g. The penalty for subsequent violations by the same resident is \$500.00 per violation and immediate suspension of pool and clubhouse privileges for one year. All costs incurred to resolve the violation(s) will be borne by the resident including legal fees at the discretion of the Board of Trustees.

6 Exterior Projects that DO NOT REQUIRE CC application(s)

- a. Normal Maintenance
- b. Power Washing of Home
- c. Tree or Shrub replacement with like or similar
- d. Tree, Bushes, or Shrub Trimming
- e. Addition of ANY shrubbery in existing flower beds
- f. Driveway Resurfacing or Replacement (with same material as original)
- g. Rescreening with same color and material

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7 Special Situations and Reminders

- a. The CC recognizes that some situations may arise which will not be covered by the guidelines. These special situations may be considered by submitting an application to the CC.
- b. Covenant approval process applies to your own residence and not any other property within the community.
- c. We remind all that a signed application and site plan is required for all approvals. If you have an emergency repair, please contact the VG Office who will contact the Covenant Committee Chairperson for immediate processing. An application is still required to be submitted, but an approval can be acquired immediately.
- d. Should you observe any work being performed that you have a question of if an approval was granted, please report any concerns to the VG Office either by phone 856-596-9660 or via email at villagegreenes@gmail.com and they will be verified and handled if appropriate.
- e. Should an Act of God (windstorm, etc.) be the cause of damage to the resident's home or property, the requirement for an Application for Exterior Improvement is waived. The resident is required to notify the VG Site Manager of the damage who will notify the Board of Trustees and Covenant Committee Chairperson.
- f. Violation of these Architectural Guidelines may be subject to a fine prescribed by the Board of Trustees.