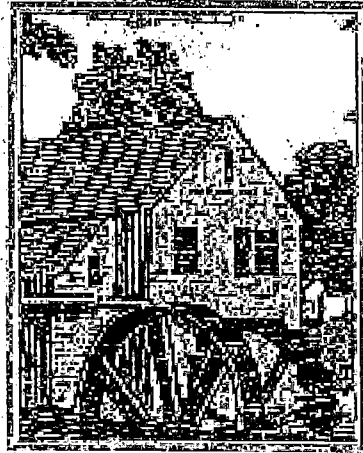


## THE VILLAGE GRANDE AT LITTLE MILL HOA

The Association Rules and Regulations follow those contained in the Declaration of Covenants and Restrictions (Recorded 06/12/2003)



### LIMITATIONS OR RESTRICTIONS

**ALL changes, modifications and improvements require the express written approval of the Architectural Control Committee (ACC) or Landscape Committee prior to the commencement of any project. Changes to previously approved work must also be submitted in writing prior to proceeding.**

Application forms are available at the Clubhouse or from the Community Manager. Completed application forms should be delivered to the Community Manager for forwarding to the Architectural Control Committee.

**Wherever noted** applications must include a plot survey and design details.

The Architectural Control Committee reserves the right to apply limitations or restrictions, as they deem reasonable.

*The rules and regulations contained herein are not all-inclusive and are subject to periodic revision and distribution.*

If you have any questions regarding the content of this document, please check with the Community Manager at (609) 601-2298.

**\*\*Adopted by the Board of Trustees on March 28, 2023**

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**Common Property**= area that is used by all Community Members

**Entire Tract**= All the Community owned Property

**9.01A. THE COMMON PROPERTY**

- The Common Property shall be used only for the furnishing of the services and facilities for which they are reasonably intended and suited and which are incident to the use and occupancy of the Homes.

**9.01D. OBSTRUCTION AND STORAGE**

- There shall be no obstruction of the Entire Tract, nor shall anything be stored in or upon the Entire Tract unless expressly permitted in writing in advance by the Board of Trustees.
- Residents are permitted to place moving “pods” or dumpsters in their driveway for a period of up to one week during projects. The ACC must be notified via the Community Manager.

**9.01E. WASTE**

- No portion of the Entire Tract shall be used or maintained for the dumping of rubbish or debris.
- Trash, garbage and other waste shall be disposed of in containers as deemed appropriate by the Board of Trustees.
- Owners shall comply with any and all recycling regulations that are developed by the Board of Trustees and all recyclable material shall be disposed of in containers designated as deemed appropriate by the Board of Trustees.
- Trash and recyclables are to be placed at the curb no earlier than 4:00 p.m. the night before scheduled pickup and containers are to be removed and stored by the end of the day. Trashcan storage is restricted to the interior garage.
- In accordance with Township guidelines all trash is to be contained in a closed receptacle or recycle bin.

**9.01F. USE OF COMMON PROPERTY**

- No owner or occupant shall build, plant or maintain any matter or thing upon, in, over or under the Common Property.

**9.01G. HAZARDOUS MATERIALS**

- Flammable oils or fluids such as gasoline, kerosene, or other explosive materials may not be stored in any home or garage.
- Barbeque grills are allowed behind the living unit. They must not be visible from the front and must be away from lawn care areas.
- Smoking is not permitted on any common grounds within the Pinelands Preserve area.
- Chimneys/chimineas/firepits or any other outside open fires are not permitted.

#### 9.01H. DAMAGES

- Every Owner shall be liable for any and all damage to the Common Property which has been caused by said Owners, their respective family members, employees, servants, agents, tenants, visitor, licensees or household pets.

#### 9.01I. INSURANCE

- Nothing shall be done or stored in any Home or in or upon the Common Property which will increase the insurance rate of any Home or the Entire Tract or the contents thereof or which will result in the cancellation of insurance on any Home or the contents thereof or which will be in violation of any law.

#### 9.01J STRUCTURAL CHANGES/APPEARANCE

- Homeowners must submit an application to the ACC for approval.
- The exterior doors, trim and shutters of all homes must be painted / repainted in their original color (Black, Barnyard Red, Midnight Blue or Forest Green) if faded.
- Nothing shall be done in or to any Home that will impair its structural integrity or which will structurally change any home.
- Nothing shall be done in, on or to the Common Property that will impair the structural integrity of any Home.
- No owner shall have the right to paint, decorate or otherwise change the exterior appearance of the Home, without prior written consent of the Board of Trustees.
- An application must be submitted for approval for the **replacement (if different in style / design from the original)** of any and all exterior doors (front, rear or garage).
- An application must be submitted for approval for the **addition** of a **storm door**. All storm doors must be either white or match the color of the front door.
- Garage doors cannot be changed from two doors to one door.
- Replacement windows and rear doors must have grids.

#### 9.01J.1 SOLAR PANELS

- Homeowners must submit an application as well as an architectural design of the work to be performed, to the ACC for approval of roof solar collector panels. The architectural design must be detailed so that it shows the path of the wiring as well as the locations of the solar meter, the combiner/inverter box and the emergency shut off panel. The homeowner and/or contractor are responsible for obtaining all permits required by the Township.
- Solar installations vary from house to house, and each will be reviewed and approved or disapproved, based upon the structure of each house and the proposed installation. In general, houses that have the electric meter and garage on the same side shall be required to install the inverter and other electrical equipment in the garage, with the exception of the safety shut off which can be mounted externally close to the meter.
- Houses with the garage and meter on opposite sides may mount inverter boxes and other equipment externally keeping external wiring neat. Houses with a second story will not be required to run cabling through interior walls.

- Where possible the electrical cable from the solar collectors should be run into the attic and then down to the meter. If external wiring is necessary it must be kept to a minimum, be neat, and where possible placed under eaves or otherwise hidden.
- Running electrical cables over the roof will not be permitted.
- An Engineer's Stress Test Report is to be included with Homeowner's request.
- The HOA Board and ACC cannot be held responsible for structural integrity of the installation, the roof, or the house.

#### 9.01J.2 ROOFS

**An ACC Application must be submitted and approved before any ordering or work can be started.** Please supply the brand of shingle, the color and size along with the insurance certificate of the roofer. Please stipulate if the old roof is being removed.

#### 9.01J.3 GENERATORS

- Natural gas-powered generators to supply electricity to critical areas of the home in the event of an electrical power failure are permitted but require prior written approval of the ACC. Installation may not be possible on all lots due to location of swales and irrigation system as well as lot size and configuration.
- Applications are available at the Clubhouse and must include scaled construction drawings showing location, size and rating efficiency of the generator and exterior system components. **Deviation from approved specifications will result in fines and orders to remove non-conforming construction at the Owner's expense.**
- Installation of natural-gas-fired backup generators on swales is prohibited. **Installation of an emergency power supply generator in front of any window is prohibited to avoid poisonous carbon monoxide exhaust gas from infiltrating the house even with the windows closed.**
- Due to the close proximity of the homes at VGLM, it is the homeowner's responsibility to maintain the noise level of the generator. The homeowner must keep the noise level of the generator to an absolute minimum so as not to become a nuisance to your neighbors. If the decibel level of the generator becomes a nuisance, corrective measures will be required at the homeowner's expense.
- ACC approval is required to obtain the necessary Egg Harbor Township Zoning, Construction, Electrical, Plumbing and Fire Protection permits. To avoid unnecessary expense, homeowners should not apply for the five Township permits until the application is reviewed and approved by the ACC. Completed installation is subject to approval of Township inspectors. Copy of all permits and inspection certificates must be filed with the ACC via the Community Manager.
- **Portable Generators- A portable gasoline-fired generator to supply electricity to critical areas of the home in the event of an electrical power failure is prohibited from operating inside a garage to avoid poisonous carbon monoxide exhaust gas from infiltrating the house even with the garage doors open.** Unlike natural-gas-fired generators, portable generators are not meant to be used 24 hours a day for 2 or 3 days, but are designed to be used for limited periods of time. **Gasoline-powered generators must be located outdoors and are prohibited from operating on swales.**

#### 9.01K. HANGING ARTICLES

- No articles of clothing, bedding etc. may be hung or displayed anywhere outside of homes or displayed in or near the windows.
- **House ornaments, displays, and signs** not exceeding 12"x18" in the front, and 36"x36" in the back of the home are allowed provided that no message can be offensive to the community. A "Welcome Board" is permitted.
- **Hanging Flower Baskets** are permitted to be hung from overhead structures under the eaves of the house or porch only. Hanging flower baskets are permitted in mulch beds. See Article 9.01AA.
- **Wind chimes** are not allowed.
- **Bird feeders** are allowed provided they do not create a nuisance. They cannot be attached to the home. Hummingbird feeders may be placed on the rear windows.
- **Feeding deer** and other animals is prohibited.
- **Feeding geese** is prohibited.
- **December holiday decorations** may be affixed to the house, mailbox, trees and shrubbery on the Saturday after Thanksgiving. All decorations must be removed no later than 3 weeks following the holidays. All other seasonal decorations must be removed within one week after the holiday.
- **Flags** - One American flag no larger than 3'x5' may be attached to a bracket on the house. **No in-ground poles are permitted.** One small decorative flag (12 ½" x 18") may be placed in the flower bed only, appropriately changing with each season/ holiday/ occasion. No political flags permitted. The small decorative flag is included in the total of lawn ornaments and shepherd hooks permitted in the flower beds not to exceed six.
- **Awnings** - retractable fabric awnings are permitted in the rear of the home over the patio or deck. Colors, size and quality must be pre-approved. A material swatch must be submitted with the application. Homeowners must maintain the proper upkeep of their awning.

#### 9.01L. UNLAWFUL ACTIVITIES

- No noxious, immoral, improper offensive or unlawful activity shall be permitted on, in or upon the Common Property or in any Home nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance to the other Owners within the Entire Tract.
- All laws, zoning ordinances and regulations of all governmental bodies having jurisdiction of the Entire Tract shall be observed.

#### 9.01M. CLEANLINESS / APPEARANCE

- Each owner shall keep his home in a good state of preservation and cleanliness.
- The Homeowners are responsible to keep the siding of houses, driveways, aprons, walkways, and sidewalks clean and free of algae and/or mold. Power washing may be necessary. Power washer contractors are required by law to utilize biodegradable cleaners, bleach is not permitted. Cracks in and lines along concrete must be kept free of weeds.

#### 9.01N. DECKS AND PATIOS

- Deck and/ or patio installations must be pre-approved by the ACC and shall not be used for storage, including but not limited to major appliances, auto parts, and bicycles.
- Decks and patios sizes may be in the range of 10'x10' and 10'x20'.
- Decks require an Egg Harbor Township permit.
- Decks must be constructed of maintenance free materials such as vinyl or composite material.
- Deck supports must be constructed using pressure treated lumber and all areas of construction, must be covered by vinyl or composite material.
- **Sprinkler system inspection is required prior to installation of a patio or deck. The homeowner is required to pay the required fee for this inspection. The inspection is necessary to ensure that neither the sprinkler system nor the drainage system is impacted.**
- An Application for the Landscape Committee must be submitted and approval is required for additional mulch beds or stone borders around the deck or patio. Only black mulch may be used.
- Outdoor furniture is restricted to porches, patios and decks. Unattended furniture must be secured.

#### 9.01N.1 BACK YARDS

- An application and approval from the Landscape Committee is required for planting trees. Irrigation inspection is also required.
- Suggested trees: Arborvitae; American Holly; Bald Cypress; Crepe Myrtle; Gingko; Honey Locust; Lacebark Elm; and Magnolia. Other varieties may be considered by the Landscape Committee. These were recommended to VGLM by Arbor Care Resources.
- The number of trees as well as the planting of any tree not listed above must be approved by the Landscape Committee.
- Tree planting cannot significantly impede lawn maintenance or drainage.
- Trees must be a minimum of 20 feet apart
- Should future issues arise resulting from the planting of any tree, the cost to fix the problem(s) will be the homeowners' and the tree may need to be removed.

#### 9.01O. FLOODLIGHTS / OUTDOOR LIGHTING

- No owner shall install any floodlights on the exterior of a Home or deck without prior written consent of the Board of Trustees. Flood lights can be used during the holidays.
- Low voltage accent lighting / solar lights (**White Only**) are permitted in the landscaping bed(s) only.
- Patio / party lights may be used for special occasions but must be removed immediately following the event.
- Holiday flood lights can be lit on the Saturday after Thanksgiving. All holiday lighting must be removed 3 weeks after the holiday.

**9.01P. ANIMALS**

- No bird, animal or reptile of any kind shall be raised, bred or kept in any home, except that dogs and cats not to exceed in the aggregate two per Home may be kept in Homes, provided however they are not kept, bred or maintained for any commercial purposes are housed within the Home and the Owner having such pet abides by all applicable Rules and Regulations. No outside pens, runs or yards shall be permitted.
- Trained attack or guard dogs are strictly prohibited.
- Dogs and cats must not be left unattended while outside.
- **All dogs and cats must be leashed, walked in the street along the curb and waste picked up.**
- **Leashes must not exceed 10 feet.**

**9.01Q. COMMERCIAL VEHICLES / UNAUTHORIZED**

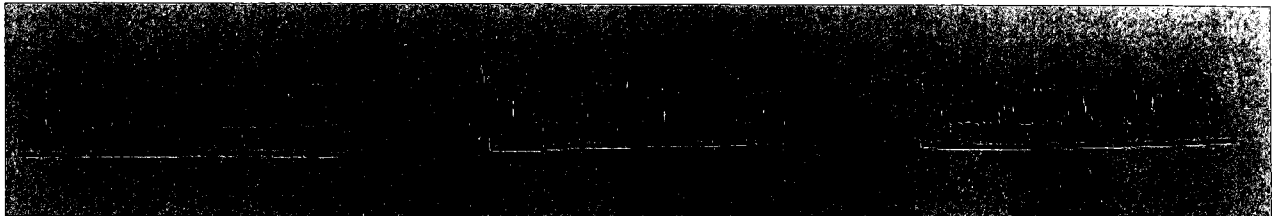
- No commercial vans or trucks, which shall be deemed to include any vehicle bearing commercial signs, lettering or equipment, may park overnight on the Common Property or any lot, except within a garage.
- No vehicles over 20 feet in length, boats, trailers, campers, recreation vehicles, mobile homes, motorcycles, motor scooters, or recreational vehicles may be parked on any part of the Property except (i) for vehicles servicing the Common Property itself or one of the Homes; and (ii) for those vehicles temporarily on the Property solely for purposes of loading or unloading or servicing the Common Property itself or one of the Homes.. The Board of Trustees, through promulgation, adoption and publication of Rules and Regulations, may and is hereby empowered to further define those vehicles, which are prohibited from being on the Property.

**9.01R. VEHICLE MAINTENANCE**

- No servicing or maintenance of any vehicle, boat or other item of personal property shall be performed anywhere on the Entire Tract, including driveways appurtenant to Homes.

**9.01S. GARAGE DOORS**

- Garage doors shall be kept closed at all times when a vehicle(s) or person(s) is not entering or leaving the garage. ACC application must be filed for replacement of garage doors.
- Garage doors cannot be changed from two doors to one door.
- Short panel inserts may replace the solid upper panel of garage doors upon prior written request and approval from the ACC. Only the first (upper) panel may be approved for replacement with window panels. Application must include window style to be installed and is restricted to the three styles as shown below.





#### 9.01T. WINDOW TREATMENTS

- Draperies, blinds or curtains must be installed by each Owner on all windows of his home and must be maintained in said windows at all times.

#### 9.01U. SIGNS

- No sign or signs shall be placed on any part of the Entire Tract advertising the Property for sale, rent or lease, or for any other purposes whatsoever except as provided in this Declaration.
- No sign of any type visible from the exterior of a Home shall be placed on the window surface of any Home.
- **A Security Alarm sign or decal is the only exception.**

#### 9.01W. VEHICLES

- No bicycles, baby carriages, wagons or similar non-motorized vehicles or toys, nor mopeds, motorcycles or similar motorized vehicles shall be parked or otherwise left unattended in the Entire Tract, except that a licensed motorcycle may be parked in any marked parking space.
- All overnight parking is restricted to the owner's garage or driveway. No parking is allowed across from any driveway or intersection. Overnight guests may utilize the Satellite Parking Lot for overnight parking.
- No vehicle without a current inspection sticker, registration, and / or license plate is permitted to be parked anywhere within the VGLM property. This includes driveways, streets, clubhouse parking lot and satellite parking lot. Violators will be subject to a \$25 (twenty-five dollars) per day fine until the matter is resolved or the vehicle is removed.
- Skateboarding, hover boards, and razor scooters are not allowed in the Community.

#### 9.01 X. ANTENNAS AND SATELLITE DISHES

- No Owner or tenant thereof shall erect or maintain an exterior antenna on any Home within the Entire Tract unless it is permitted by the Board of Trustees. Satellite dishes are allowed subject to written Board approval, if they are no larger than one meter in diameter and located where they will not interfere with the enjoyment of adjoining owners.
- Applications are available at the Clubhouse. Installation must be in the rear of the home and cannot exceed in height the peak of the roof. They can be placed on the fascia and extend above the roof edge if necessary.
- Applications must include installation specifications regarding size, location and wiring of the Antenna or Satellite Dish.

#### 9.01Y. MAILBOXES

- **Mailboxes are to be kept clean at all times.**
- No vehicles shall be parked adjacent to or in any location which impedes access to any mailbox.
- Decorations (other than holiday) or plants are not permitted on the mailbox or curbside around the mailbox.

- Replacement mailboxes must be white and the same size, shape and design as the original.

#### 9.01Z. **FENCES**

- No fences or sheds of any kind shall be constructed or placed anywhere on the Entire Tract.

#### 9.01AA. **PLANTING BEDS**

- An Owner may add additional planting beds, shrubs, and trees with the submission of a landscape plan to and approval by the Landscape Committee.
- The Owner of the Home shall be responsible for the Maintenance of any approved plantings.
- No Owner shall remove or alter any planting within the Common Property.
- The planting of fruits and vegetables is prohibited. This pertains to container gardens as well.
- Installation, maintenance and removal of permitted plantings shall be subject to the rules and regulations of the Landscape Committee.
- Prior approval is required by the Landscape Committee to extend the size of a planting bed, to replace mulch with stones, or to add planting bed islands and landscaping walls. Size will be limited by property dimensions and mowing requirements.
- Landscape walls are limited to 12” in height, including the top cap, and must be of a maintenance free material. Wood is not permitted.
- Sprinkler System, underground pipes and sprinkler heads must be identified by the Associations designated authority and an inspection certificate (issued by that company) must be attached to the application. The cost to move or adjust sprinkler heads is that of the requesting Owner.
- Watering within the approved flowerbeds is the homeowner’s responsibility. Trellises require approval by the Landscape Committee and are restricted to the rear and side of the home.
- Lawn Ornaments and Shepherd Hooks are restricted to within the mulch beds and are limited to six (6) in the front bed and 6 in the rear bed.
- Lawn ornaments may not exceed 36 inches.in height, length, width or depth.
- Arbors are not permitted.

#### 9.01AA.1 **CURB TREES**

- Homeowners are responsible for Curb trees, sidewalks, the cost for maintenance, removal and replacement.
- The HOA will mulch and trim curb trees as determined by the Landscape Committee.
- Homeowners must notify the Landscape Committee and repair sidewalk damage caused by a curb tree at their own cost.
- If a curb tree needs to be inspected for any reason, (ex. Leaning, fallen or diseased) the homeowner must submit a completed Interior/Exterior Modification Form to the

Landscape Committee. The tree will be inspected and a determination will be made as to the necessary action to remedy the problem.

- If it is determined that the tree needs to be removed and/or replaced the homeowner will be notified in writing as to the disposition of the tree and a list of acceptable replacement tree species.
- **NO TREE MAY BE REMOVED, REPLACED OR ALTERED WITHOUT LANDSCAPE COMMITTEE APPROVAL.**

#### 9.01AA.2 REAR TREES

- Annually the Landscape Committee will inspect back yards. If any trees are found to be in need of maintenance or removal the homeowner will be notified.
- Care and maintenance of the rear trees are the responsibility of the homeowner. Homeowners are responsible for all costs for maintenance, removal and replacement of rear trees. Replacement is not mandatory, but hole must be filled in and seeded.
- If a rear tree needs to be inspected for any reason (ex. Leaning, fallen or diseased) the homeowner must submit a completed Interior/Exterior Modification Form to the Landscape Committee. The tree will be inspected and a determination will be made as to the necessary action to remedy the problem.
- If it is determined that the tree needs to be removed and/or replaced the homeowner will be notified in writing as to the disposition of the tree and a list of acceptable replacement tree species.
- No tree stumps or opening may be left in the ground, and no other form of plantings may be substituted for the tree.
- All replacements will be at the owner's expense.
- **NO TREE MAY BE REMOVED, REPLACED OR ALTERED WITHOUT A LANDSCAPE APPROVAL.**

#### 9.01AA.3 BUFFER ZONE

- A buffer zone around the house of 12 inches will stop landscaper damage to the siding. Without a buffer zone any claims against the landscaper are null and void. Buffers can be created using mulch, brick, pavers or River Rock. (no small stones)

#### 9.01 BB. LAWS

- The Home and Common Property shall be subject to all applicable federal, state and municipal laws, statutes, regulations and ordinances.
- None of the restrictions contained herein shall be construed to prohibit the reasonable adaptation of any Home for use by any eligible person pursuant to any applicable State and/or Federal law establishing such rights for the physically challenged, disabled and/or handicapped.

**ARTICLE IX – 9.02(formerly 9.03)**

**RESTRICTIONS OF ALTERATIONS**

(page 45 of the Declaration of Covenants and Restrictions)

9.03

RESTRICTIONS ON ALTERATIONS – no Owner (other than the Developer) may make any structural additions, alterations or improvements in or to his Home or upon or to the Common Property, or impair any easement of record or referred to in this Declaration without the prior written Consent of the Board of Trustees. No additional changes are permitted to the Home unless permitted by zoning ordinance of the Township of Egg Harbor.

*Applications – the Homeowner shall submit an application for the proposed changes to their lot or the exterior of their living unit. The Homeowner will receive written notification of the results of the application from the Association. Application approvals granted by the Association are valid for six (6) months, or as otherwise specified in the approval. The Homeowner shall obtain permits required by any government entity (EHT) prior to initiating work. If required permits are not obtained or if a variance is required, an Association approval shall become null and void and re-approval shall be necessary prior to initiating work. If an application is rejected, a written reply is sent to the Homeowner. All changes and modifications require the express written approval of the Association, prior to the commencement of any project. Proposed changes to approved work must also be approved in writing prior to proceeding. Applications are available at the Clubhouse.*

*EHT BUILDING PERMITS – prior approval of the Association is required to obtain Township approval and the issuance of a Township building permit. In order to avoid unnecessary expense, do not apply for a permit or variance until your application is first approved by the Association. Once the permit is obtained, a copy must be submitted to the Association business office.*