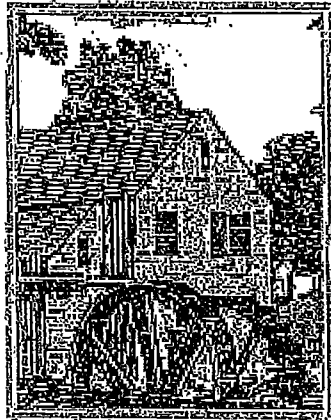


THE VILLAGE GRANDE AT LITTLE MILL HOA

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 February 29, 2024**

Reviewed by ACC after 2023 Inspection Season
 (Black text – Covenant language recorded in 2003 filing)
 (Green text – ACC language added over years since the 2003 filing)
 (Purple text – Definitions)

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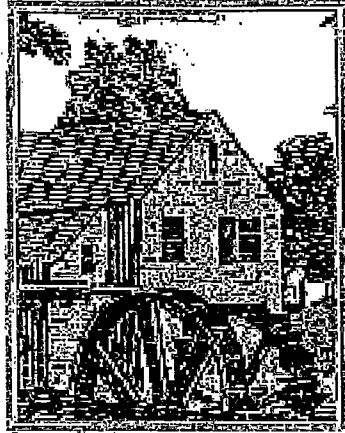
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THE VILLAGE GRANDE AT LITTLE MILL HOA

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Village Grande at Little Mill

Revised Edition

of the

RULES AND REGULATIONS

By the

Architectural Control Committee

Approved by the Board of Trustees

On February 29, 2024

ARTICLE IX – RESTRICTIONS

9.01. General Covenants and Restrictions. The Entire Tract is subject to all covenants, restrictions and easements of record and to the following restrictions and covenants, all of which shall be perpetual in nature and run with the land.

- **9.01A.** -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.
 - Definition in CR&R: Common Property shall mean and refer to the common lands and facilities to be provided within the Community for the use and enjoyment of all Owners in the Community, which Common Property may ultimately consist of the land within the Property on which the recreation facilities will be constructed, the landscaped grounds, sprinkler and irrigation system, drainage basins, parking areas, driveways, sidewalks and common open spaces interspersed throughout the Entire Tract.
- **9.01B** -No Owner shall have the right to mortgage or encumber his Home, unless such mortgage or encumbrance is a Permitted Mortgage. No other mortgages or encumbrances shall be permitted without the prior written approval of the Board of Trustees.
- **9.01C** – No Home except those Homes utilized by the Developer as sales offices, administrative offices or models, shall be used for any purpose other than as a private residence. Except for construction, sales, marketing and repair or replacement of Homes, no business, trade, profession or occupation shall be conducted in any Home, nor elsewhere on the Entire Tract. In spite of anything to the contrary in this subsection, Homes may be utilized for business, trade, professional or occupational purposes provided such use complies with zoning and any other applicable ordinances of the Township of Egg Harbor and is undertaken with the prior written consent of the Board of Trustees. The Board shall have the authority to adopt such rules and regulations governing the conduct of business, trade, profession or occupation within a Home including, but not limited to, such regulations which may be necessary to govern vehicular and pedestrian traffic, deliveries to the Home, and any other activities which may result in interference with the use and enjoyment of any Home or the Common Property within the Community.

- **9.01D** -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 of the Association.
 - Residents are permitted to place moving pods or dumpsters in their driveway only for a reasonable amount of time during projects. The ACC must be notified of the anticipated time frame as provided to the Community Manager.

- **9.01E** - 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.
 - EHT Public Works.
 - Owners shall comply with any and all recycling regulations in EHT and shall dispose of recyclables in containers provided by EHT Public Works.
 - Trash and recyclables are to be placed at the curb no earlier than 4 pm the day before the scheduled pick-up and returned to storage inside the resident's garage before the end of the day.

9.01F. - No owner or occupant shall build, plant or maintain any matter of thing upon, in, over or under the Common Property.

9.01 G - No owner shall use or permit to be brought into or stored in any Home or in or upon the Common Property any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzine or other explosives deemed hazardous to life, limb or property without in each case obtaining written consent of the Board of Trustees.

- Cigarette, cigar and pipe smoking are prohibited in Common Property.
- Propane fire tables and lamps are permitted as long as they are 15' from anything flammable. Propane tanks CANNOT be stored in the garage. They must be kept outside.

9.01H - Every Owner shall be liable for any and all damage to the Common Property which shall be caused by said Owners, their respective family members, employees, agents, tenants, visitors, licensees or household pets.

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

9.01 J - Nothing shall be done in or to any Home or on, in or to the Common Property, of the Entire Tract which will impair the structural integrity of any Home or which will structurally change any Home. In addition, no Owner shall have the right to paint, decorate or otherwise change the appearance of the exterior of his Home, or any portion of the Common Property without the prior written consent of the Board of Trustees.

STRUCTURAL CHANGES

➤ **DOORS**

An application must be submitted for approval when replacing (if different in style from the door currently in place) exterior doors including front doors, rear doors, garage doors, and storm doors. All doors must maintain the grid design of the door being replaced.

➤ **Storm doors at front** must be either white or the same color as the door they are protecting.

- Samples of **acceptable colors** for Front Doors and Shutters are available at the Clubhouse and currently include: XXRed, XXBlue, XXGreen, or XXBlack

➤ **Rear Screen Doors**

- **French Doors** in Back of house can be either white or match the color of the door being replaced.
- All **Sliders** in Back of the house must be white.

➤ **Garage doors** cannot be changed from two doors to one door.

➤ **DRIVEWAYS**

- Driveways cannot show signs of deterioration. Repairs are the homeowners' responsibility.
- Driveways should remain weed and grass free.

➤ **WINDOWS**

- The style of any replacement windows must be reviewed by ACC and all windows can only be exchanged same for same.
- Windows must always maintain the grid design of the window being replaced.

➤ **SOLAR PANELS**

- Homeowners must submit an application to ACC for approval, along with an architectural design of the work to be performed when installing roof solar collector panels. The 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. Homeowners are encouraged to contact their current electricity provider to confirm available grid space prior to entering a contract regarding solar panels.

- Where possible, the electrical cable from the solar collector 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, be placed under eaves or otherwise obscure.
- Running electrical cables over the roof is not permitted.
- An Engineer's Stress Test Report is to be included with the Homeowner's Modification Application. The VGLM Board of Trustees and the ACC are not responsible for the structural integrity of the installation or of the home and its roof.

➤ **ROOFING**

An ACC Application must be submitted and approved prior to ordering materials or starting work. The Modification Application must contain the brand of shingle, the color and size, along with the insurance certificate of the roofer and a sentence advising the ACC if the old roof is being removed.

➤ **GENERATORS**

- **Natural gas- powered generators** to supply electricity to the home in the event of an electrical power failure are permitted, but require prior written approval of the ACC.
- 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 a fine of \$25/day and an order to remove the non-conforming construction at the Owners expense.**
- Installation of natural-gas-fired backup generators on swales is prohibited to avoid poisonous carbon monoxide exhaust gas from infiltrating the house even with the windows closed.

- **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 any EHT 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 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.

- **9.01K** – No owner shall cause or permit any clotheslines, poles or other clothes trees, clothes, sheets, blankets or laundry of any kind or other articles to be hung or displayed on the outside of windows or placed on the outside of windowsills, walls, patio, deck or balconies of any Home, or other outside area of the Common Property.
 - House ornaments, displays, and signs not exceeding 12" x 18" visible in front of the house and 36" x 36" in the back of the home. One Welcome Board can be displayed. However, no flag or message deemed offensive to the community will be permitted.
 - Hanging flower baskets may be hung under the eaves of your home or porch or on shepherd's hooks within mulched beds.
 - Wind chimes are NOT permitted.
 - Residents may place Hummingbird feeders on rear windows.
 - Flags and decorations
 - December holiday decorations can be displayed on homes, mailboxes, trees and shrubbery on the first Saturday after Thanksgiving and must be removed within 3 weeks following the holiday. Other seasonal decorations should be removed within one week after the holiday.
 - Flags – One American flag no larger than 3' x 5' may be attached to a bracket on the house or in a portable base, but not embedded in concrete.
 - Retractable Fabric Awnings are permitted in the rear of the home over the patio or deck. Prior to installation homeowner must submit an Exterior Modification Form with a fabric and color sample and must receive written approved from ACC.

- **9.01 L** – No obnoxious, immoral, improper, offensive or unlawful activity shall be carried 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 over the Entire Tract shall be observed.

- **9.01 M** – Each Owner shall keep his Home in a good state of preservation and cleanliness.
- **9.01 N** – The construction of any deck or patio shall require the prior approval of the Association and shall be in compliance with all governmental requirements. Said deck or patio shall not be used for storage purposes including, but not limited to, major appliances, auto parts, storage containers, and bicycles. The use of barbecues and/or other types of cooking apparatus are prohibited, except as may be permitted under applicable State and municipal laws, regulations and ordinances.
 - Deck and/or patio installation must be pre-approved by the ACC.
 - Decking should be composite only and pressure treated posts for under support and supporting installed vinyl railing.
 - Deck and patio sizes may not extend the width of the house and should be limited in size not to exceed 256 square feet. (16' x 16')
 - Decks require an Egg Harbor Township permit.
 - A sprinkler system inspection is required prior to installation of a deck or patio.
 - The homeowner is required to pay a fee for this inspection which ensures that neither the sprinkler system nor the drainage system is impacted by the construction of the deck or patio. Contact the Office Manager to schedule the inspection.
- **9.01 O** –No Owner shall install any floodlights on the exterior of a home or deck without prior written consent of the Board of Trustees.
 - Motion sensing security lights require approval by the Board of Directors.
- **9.01 P** – No bird, animal or reptile of any kind shall be raised, bred, or kept in any Home, except that dogs (other than trained attack or guard dogs) and cats, not to exceed in the aggregate two per Home, may be kept in Homes provided, however, they are not kept or 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.
 - Dogs and cats must not be left unattended while outside.
 - Dogs are permitted to be walked on sidewalks, if leashed as described in the following bullet.
 - Dogs and cats must be walked with a leash not to exceed 6 feet.
 - Owners are responsible for picking up after their pet and discarding waste appropriately; storm drains are not to be used for pet waste.

- Pets are not permitted to urinate on homeowners lawns.
- **9.01 Q** – 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, and 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; (ii) except in areas designated by the Developer; (iii) 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; (iv) this restriction shall not apply to the Developer, its employees, agents, contractors and servants. The Board of Trustees, through this 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.
- **9.01 R** – No servicing or maintenance of any vehicle, boat or item of personal property shall be performed anywhere on the Entire Tract, including driveways appurtenant to Homes.
 - Deviation from this rule will result in a fine of \$25/day.
- **9.01 S** – Garage doors shall be kept closed at all times when a vehicle(s) or person is not entering or leaving the garage.
 - An Exterior Modification Form must be submitted to ACC and approved prior to replacing a garage door or altering its aesthetic.
 - For homes with a two car garage built with two separate garage doors, ACC will not approve a single larger door due to concerns about structural integrity.
 - Garage door MAY be left open with a resident present.
 - Short panel window inserts can replace the solid upper panel of the garage door after approval by ACC. However, residents are restricted to the window styles shown below.



- **9.01 T** – Draperies, blinds or curtains must be installed by each Owner on all windows of the home and must be maintained in said windows at all times.
- **9.01 U** – 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, except by the Developer for marketing purposes during the ordinary course of business.

- A Security Alarm sign or decal is the only exception to this rule.
 - No solicitation decal can be applied to front door.
- **9.01 V** – In order to provide an orderly procedure in the case of title transfers, and to assist in the maintenance of a current, up to date roster of Owners, each Owner shall give the Secretary (or Office Manager) of the Association timely notice of his intent to list his Home for sale, and upon closing of title shall forthwith notify such Secretary of the name and home address of the purchasers.
 - **9.01 W** – 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 spaces.
 - Street parking is allowed in Egg Harbor Township, but residents are not permitted to park across from any driveway, intersection or on a bend in the road.
 - A vehicle without a current inspection sticker, registration and/or license plate is not permitted to be parked anywhere within the VGLM Property. This includes driveways, streets, Clubhouse parking lot and satellite parking lot. Violators are subject to a \$25 per day fine until the vehicle is removed.
 - Skateboarding, hover boards, and razor scooters are not allowed in the Community.
 - No golf carts are permitted on the grounds.
 - **9.01 X** – 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 Board approval, if they are no larger than one meter in diameter and located in a location that will not interfere with the enjoyment of adjoining owners.
 - **9.01 Y** – No vehicle shall be parked adjacent to or in any location which impedes access to any mailbox.
 - Mailboxes should be maintained in a clean and attractive manner and should be firmly secured in the ground.
 - Mailbox flags may not be broken or missing.
 - Replacement mailboxes may only be white and the same size, shape and design as the mailbox being replaced.
 - Address numbers must be black, at least 2" in height and must be visible from both sides of the post.

- No decorative covers are permitted on the mailbox except during holidays.
- **9.01 Z** – No fences or sheds of any kind shall be constructed or placed anywhere on the Entire Tract.
- **9.01 AA** – An Owner may add planting beds, shrubs, and trees with the submission of a landscape plan to and approval by the Board; however, the planting of annuals shall not require approval of the Board. The Owner of the Home shall be responsible for the maintenance of any approved plantings. No Owner shall remove any planting installed by the Developer within the Common Property. The planting of fruits and vegetables is prohibited. The installation, maintenance and removal of permitted plantings shall be subject to the rules and regulations of the Association.

9.01 BB – 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.
- Nothing shall be done to any Home or on or in the Entire Tract which will Impair the structural integrity of any Home or which will structurally change any Home.

**(REFERENCED IN 9.01N and 9.01AA)
BACKYARDS AND PLANTING BEDS**

The VGLM Landscape Committee requires the submission of a Landscape Plan and written approval for the following changes:

- No curb tree can be removed, replaced or altered without notifying the Landscape Committee.
- Homeowners are responsible for Curb trees, sidewalks, and the cost for maintenance, removal and replacement of their Curb trees. The Homeowner CAN remove a curb tree without replacing it but must have the stump removed and the ground reseeded.
- The Landscape Committee is responsible for mulching and trimming all Curb trees.
- Homeowners must notify the Landscape Committee of sidewalk damage and repair the damage caused by a Curb tree at the Homeowners's cost.
- If a Curb tree needs to be inspected for any reason, i.e. leaning, fallen or diseased, the Homeowner must submit a completed HOMEOWNERS LANDSCAPING/IRRIGATION REPORT to the Landscape Committee. The tree will be inspected, and a determination made as to the action required to remedy the problem.
- If it is determined that the tree needs to be removed and/or replaced, the Homeowner will be notified of the decision in writing and a list of acceptable options (including tree species) will be indicated.

REAR TREES:

- NO TREE CAN BE REMOVED, REPLACED or ALTERED WITHOUT LANDSCAPE COMMITTEE APPROVAL.
 - The Landscape Committee will inspect back yards annually. 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 if tree is removed, the stump must also be removed and the hole filled in and ground seeded.
 - If a Rear tree needs to be inspected for any reason, i.e. leaning, fallen or diseased) the Homeowner must submit a completed HOMEOWNERS LANDSCAPING/IRRIGATION REPORT to the Landscape Committee. The

tree will be inspected, and a determination made as to the action needed to remedy the problem.

- If it is determined that the tree needs to be removed and/or replaced, the Homeowner will be notified of the decision in writing and a list of acceptable options (including tree species) will be indicated.
- All replacement will be at the Homeowner's expense.

BUFFER ZONE

- A 12" buffer zone around the perimeter of the house will stop possible landscaper damage to the siding.
- Without the recommended buffer zone, any claims against the Landscaping Vendor regarding damage to siding are null and void.
- Buffers can be created using mulch, brick, pavers or River Rock which is at least 3" in width. Small stones will not be approved to preempt damage to homes.

An Owner may add planting beds, shrubs, and trees with the submission of a landscape plan to and approval by the Board; however, the planting of annuals shall not require approval of the Board. The Owner of the Home shall be responsible for the maintenance of any approved plantings. No Owner shall remove any planting installed by the Developer within the Common Property. The planting of fruits and vegetables is prohibited. The installation, maintenance and removal of permitted plantings shall be subject to the rules and regulations of the Association.

BACK YARDS AND PLANTING BEDS (Cross Referenced in 9.01 AA and 9.01 N)

- The VGLM Landscape Committee requires the submission of a Landscape Plan and written approval for the following changes:
 - Adding additional planting beds, shrubs and trees.
 - For questions regarding removing, plantings installed by the Developer contact the VGLM Landscape Committee.
 - No Owner shall remove or alter any planting within the Common Property.
 - The installation, maintenance and removal of permitted plantings shall be subject to the rules and regulations of the Association's Landscape Committee.
 - Prior approval is required by the Landscape Committee to extend the size of a planting bed, to replace mulch with stones (river rock must be at least 3" wide) or to add planting bed islands and landscaping walls. Bed sizes will

be limited by property dimensions and mowing requirements.

- Landscape walls are limited to 12" in height, including the top cap, and must be constructed from maintenance-free material. Wood is not permitted.
 - The sprinkler system, underground pipes and sprinkler heads require inspection by the Association's designated authority and an inspection certificate (issued by the inspecting company) must be attached to the Landscape Application. The cost to move, adjust, or repair sprinkler heads rests with the Homeowner.
 - Trellises require approval of the Landscape Committee and the placement of a trellis is restricted to ONLY the rear of the Home.
-
- Trees planted in the back yard should be maintained by the homeowner.
 - Watering within the approved flowerbeds is the Homeowner's responsibility.
 - The planting of annuals does not require Board approval.
 - The Owner of the Home shall be responsible for the maintenance of any approved plantings.
 - Should any issues arise regarding trees and approved plantings, the cost to fix the problem(s) lies with the homeowner.
 - The planting of fruits and vegetables in any garden is prohibited.
 - Patio potted tomatoes and herbs ARE PERMITTED when placed on a Homeowner's patio and not attracting wildlife or creating a nuisance to the community.
 - Lawn ornaments and Shepherd Hooks are restricted to mulch beds and are limited to six (6) in the front bed and six (6) in the rear beds.
 - Lawn ornaments may not exceed 36" in height, length, width or depth.
 - Arbors are not permitted.