



THE VILLAGE OF
BLUE HERON PINES



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**VILLAGE OF BLUE HERON PINES
HOMEOWNERS ASSOCIATION, INC.
ADRC GUIDELINES**

1. ALTERATIONS, ADDITIONS AND IMPROVEMENTS

Additions, Major: (E.g. Rooms, Garages, Greenhouses, Screened Porches and Sunrooms)

Major additions often have an impact on neighboring property. Plans must be well thought out to minimize any adverse impact. Applicants should consult with neighbors while making plans.

Concept drawings or preliminary plans may be submitted for review and comment before detailed plans are made.

The design must be compatible in scale, massing, character, materials and color with the original house.

The location of the addition must not have an adverse impact on neighboring properties or impair the view of neighbors.

Additions should be located to minimize the removal of trees and the destruction of natural areas. The ADRC may require supplemental landscape treatment to compensate for the removal of vegetation, or to soften the addition visually.

New windows and doors should match, and be located to relate well with the existing windows and doors.

Changes in grade or drainage must not adversely affect adjacent property.

If possible, the roof pitch should match the existing roof pitch.

Garages cannot be converted into living space.

Application

Your application should include:

1. A plot plan (plat, site plan, or reasonable facsimile) showing the location of the proposed alteration or addition, the existing building, and property lines.
2. Detailed construction drawings to scale, including drawings showing the affected elevations with the proposed changes.
3. Drawings or photographs showing the existing conditions before the proposed changes.
4. Samples of colors and materials, if different from the existing building.
5. Catalogue clippings of light fixtures and other of-the-shelf items.
6. A landscape plan and plant schedule, if applicable or required.
7. Perspective drawings or models, for complex projects.

2. ANIMAL CONTROL, KENNELS AND DOG HOUSES

In accordance with safety requirements, common courtesy, community restrictions, and township ordinances, dogs and pets may not run freely throughout the community. It is essential that each homeowner provide for acceptable containment and restraint of pets within the confines of their own property.

All dogs and pets must be kept leashed and under control when exercising in the common areas of the community and should not be permitted to trespass on private property.

All pet owners shall be required, as a common courtesy to their neighbors and fellow property owners, to provide for the sanitary removal of any litter that occurs during the exercising period of their animal.

The number of household pets (dogs and/or cats) cannot exceed two (2).

Dog Houses and Kennels will be permitted only if erected in the rear of the property within and screened by an approved fence, natural plantings or installed landscape plantings. These structures are not permitted on golf course lots.

In establishing a location, it must not be visually obtrusive to surrounding properties and cannot be located any closer than fifteen (15) feet from any adjacent property line.

They should be painted or stained to blend with their immediate surroundings.

Application

Your application should include:

1. A plan showing the location of the dog house, run, or kennel as it relates to property lines and existing conditions and structures;
2. A description indicating color, materials, dimensions, pictures, etc.

3. ATTIC VENTILATORS

The ADRC will review your application for visual impact of the apparatus on neighboring properties. The application should include:

1. A catalogue clipping and description, including dimensions;
2. Color specifications;
3. A description of where on the building the ventilator will be located.
 - The ventilator should be installed no higher than ten (10) inches above the surface of the roof (not extend above the ridge line and have a low profile).
 - Be placed on the roof slop which is least visible from adjoining property and road front.
 - Not extend above the ridge line or parapet on a flat roof.
 - Be painted with flat black paint to match existing vents and flues.

Please note that wind-powered turbine ventilators generally will not be approved because of their relatively large size and extension above the ridgeline.

4. AWNINGS AND SCREENED ENCLOSURES

Awnings may be installed on the back of the house only and not extend beyond the width of the house. Awnings must be retractable. Materials must be fade resistant fabric. The color of the awning must be coordinated with the colors of the house. Muted stripes or solid colors will be acceptable; avoid the “circus tent” look. Screen room attachments are not permissible.

The awning must be power operated with an automatic retract feature for the wind. The homeowner must assure that the awning is properly maintained and must repair, replace or remove if disrepair or fading occurs.

Free standing screened enclosures (gazebos, garden rooms, outdoor dining rooms) are not permitted on lots adjoining the golf course. In all others an application showing the location, size, style and construction must be submitted. Tent or tent-like structures will not be approved. Enclosures must be free standing, (unattached to the house), have a frame type construction, and not be visible from the street. Placement shall be so as not to diminish the neighbors' views or sight lines. Additional landscaping should be considered to lessen the visible impact to neighbors. Water runoff must not adversely affect the adjacent property.

Application

Your application must include the following:

1. A plot plan/survey or reasonable facsimile thereof;
2. A descriptive brochure or catalogue clipping identifying the color of the awning selected;
3. The current color of the house;
4. A sketch of the back of the house showing the exact location of the awning by providing the following information:
 - a. Distance from the side of the house;
 - b. Awning width;
 - c. Full opening distance from the house;
 - d. Closed height above deck or patio;
 - e. Full open height above deck or patio.
5. Awnings must be maintained in accordance with ADRC guidelines.

5. BAR-BE-QUES

Permanent or portable barbeques should not be a dominant feature on the landscape and should be located to the rear of the house so they will blend as much as possible with the natural background. Supplemental planting should be provided to soften the visual impact of the barbeque, particularly when little or no natural background or screening is available.

Permanent barbeques must be either a commercially manufactured grill or constructed of brick or stone (no cinder block, concrete block, or other material shall be allowed as a facing material).

Permanent barbeques not located on an adjacent patio or deck to the existing house will not be allowed on golf course lots.

Application

Your application should include:

1. Plot/site plan showing intended location of the barbeque;
2. Material descriptions, samples or photographs;
3. Photographs or brochures showing unit to be installed;
4. Dimensions and construction drawings.

6. BASKETBALL BACKBOARDS

Only portable-type backboards are permitted. Portable equipment must be brought inside nightly from the front of the house. If not brought inside, the storage of the backboard in the rear or the home is permitted provided the storage is sufficiently hidden so as not to be visible by the neighbors. The use of basketball equipment should be only during daylight hours and used so as not to interfere with the neighbors rights to a peaceful lifestyle.

ADRC application for the use of portable basketball backstops is not required.

7. CHIMNEYS, METAL FLUES

A new chimney should match the material and design of existing chimney(s), if any. If constructed of masonry and mortar, the chimney should match those used on the house, in any.

Wooden enclosures of flues should match the house siding or other architectural wood element.

Spark arrestors and other metal extensions must be unadorned, and non-ornamental. They should be painted flat black matching the other roof protrusions existing (other flues or vent stacks).

Metal roof top flues or any acceptable fire rated flue must not extend any higher than the minimum required by the building code.

Flues may not have any external support or bracing.

Metal flues must be painted flat black.

Application

Your application should include:

1. A plan showing the location of the chimney or flue on the building;
2. A picture or a construction drawing showing the configuration and dimensions of the chimney or flue;
3. A picture or elevation drawing showing the elevation and details (window, doors, overhangs, etc.) where the chimney or flue will be placed;
4. A description or sample of the materials and/or colors if not metal.

8. CLOTHESLINES

Clotheslines of any type or style will not be permitted

9. DECKS AND PATIOS

(See attached “**Deck Proposal Packet**”).

All decks and patios must meet building codes (permit required).

Decks and patios must not be constructed in wetlands or wetlands buffers.

10. DRIVEWAYS

A natural concrete or asphalt driveway is the development standard. The only approved alternate driveway material to that provided is a concrete paver unit or an approved equal. Driveway widening is not permitted. It is the responsibility of the homeowner to insure that the driveway is properly maintained with respect to the following:

1. All driveways (concrete, asphalt or paver) must not show any signs of deterioration. Any deterioration must be repaired by the homeowner;
2. Driveways with expansion joints and paver driveways must not have weeds or grass growing within them.
3. Asphalt driveways must be sealed according to accepted practice to prevent early deterioration.

Application to Change Driveway

Your application to change the type of acceptable driveway paving material should include the following:

1. A plot/site plan showing the house, street, sidewalks if any, including driveway dimensions;
2. A description of the materials to be used, including brochure information for pavers.

11. FENCES

(See attached “**Fence Proposal Packet**”.)

Fencing is usually an intrusion of the openness of a property and surrounding areas and will have a visual and physical impact on adjoining properties and therefore requires careful consideration to concept and execution.

Wherever possible, alterations to hard fencing should be considered (i.e., landscaping and plant materials). In all cases, fencing should be appropriate for its intended purpose and should aesthetically relate to the topography, be integral to the architecture of the building, be of a style considered acceptable within the community and used only within the specific area permitted.

Fences are permitted in rear yards only on lots **not** adjacent to the golf course.

No permit is required from the township for installation of a fence.

Fences must be erected on the property lines according to the information in the “Fence Proposal Packet”.

Fences are to be connected to the rear corner of the house and proceed at a ninety (90) degree angle away from the side of the house to the side lot property line. It then must proceed along the side yard lot lines to as deep into the rear yard of the owner’s choosing.

Height restriction – four (4) feet only.

The approved fence style is incorporated in the “Fence Proposal Packet”.

13. FIREWOOD

Stacks of firewood will be permitted in rear yards only, and to be placed so as not to be visible from the street. It is recommended that the firewood be placed on a riser of some sort to prevent rotting. It is the responsibility of the homeowner to assure that the firewood stack does not become a haven for indigenous wildlife.

Firewood stacks must be placed adjacent to the rear of the house on golf course lots.

14. FLAGPOLES

Large permanent flagpoles not within the scale or perspective of a residential property will not be permitted.

Smaller, well-scaled and appropriately sized and placed flagpoles will be permitted. Display of banners, flags, etc. upon the poles must be in good taste and also be scaled to the pole size and property surrounding it.

For further clarification, see section – **SIGNS**.

15. GARDENING AND LANDSCAPING

Landscaping should be in keeping with the style of architecture established for the Village of Blue Heron Pines.

Landscape improvements should be completed in relationship with the architectural theme of the home and property and should provide for the continuity of the Blue Heron Pines concept.

The work involved should be performed in a manner that the final product represents an understanding of the acceptable practices and methods related to proper horticultural, construction and irrigation procedures.

All improvements other than the occasional planting of seasonal flowers or a few shrubs are considered a major alteration and will require the review of the ADRC.

All major improvements will require a scaled landscape plan showing the location of plant material and newly proposed ornamental structures in relationship to existing structures within the property lines. All plant species should be native to the Pinelands.

Included on the landscape plan should be a plant material schedule indicating type, size and description of plants.

Ornamental structures refers to, but is not limited to: arbors, barbeques, edging, fish ponds, lighting, patios, planters, retaining walls, sculptures, signs, walkways, etc. The ADRC will carefully review the request for ornamental

structures to insure the continuity and consistency of the aesthetics of the development. It is important that the homeowner of lots abutting the golf course will have to limit the size and scope of ornamental structures in the rear of their property.

It is important that care be exercised in the installation and maintenance of trees and plant materials to prevent obstruction of sight lines required for safe vehicular operation and obstruction of underground irrigation systems.

If turf is installed, it should be done with the acknowledgement of specific recommendations as follows:

- Lot clearing of trees and shrubs excluding undergrowth and weeds cannot be performed without previous ADRC approval;
- Lot clearing and planting on common ground will not be permitted unless reviewed first by the ADRC as to intention, purpose, overall effect, maintenance and value to the community;
- Bare ground – it is essential that an acceptable form of ground cover (plants, mulch, turf, etc.) be utilized to avoid exposure of bare ground to erosion and weed invasion.

Specifications

Sodding/Seeding – Environmental sensitivity requires homeowners whose intent is to establish turf areas, to be selective in their choice of grass varieties. It is essential that the selected varieties possess characteristics such as low fertilization requirements, disease resistance, drought tolerance and insect and pest resistance. This minimizes chemical utilization in the routine maintenance program and provides for minimal environmental impact. Recommended varieties are: hybrid perennial rye grass and tall turf type fescues.

(It is not recommended that a mixture of rye and fescue and/or Kentucky blue grass be used.)

Mulching – Only dark brown or black double shredded hardwood mulch, around shrubs is acceptable. If mulch is utilized in lieu of turf or other ground cover, yearly replenishment will be necessary to compensate for the reduction in thickness due to decomposition. This will insure the continued coverage of the ground to eliminate the possibility of unhealthy, unsightly soil erosion and weed invasion (a minimal of a two (2) inch layer will be adequate to realize continued coverage).

Stone – It is an acceptable material to provide natural coloring and texture to a landscape design. It should be used in a subdued manner as part of an integral landscape design, essential to the impact of the design. It should not be used as a landscape element on its own; stone cannot be used as a ground cover.

Lawn Ornamentation – Lawn ornaments will be integrated with the landscape and architectural theme provided by the home and its grounds, and should not appear as an afterthought, but follow a common theme. Random placements of dissimilar, unrelated statuary should be avoided. This does not include the ornamentation used for holiday observations. Holiday ornamentation should be removed within five (5) days following their observance. A sense of visual justification should be achieved with reasonable consideration to its relationship to the character of the setting.

Edgings – All edgings must be installed correctly. Edgings for plant beds and/or turf areas must be installed flush to grade and anchored appropriately to avoid loosening and movement and exposure of the edging material.

The purpose of edgings is to satisfactorily provide for the separation of materials; prevention of turf invasion of plant bed areas and containment, as well as other practical requirements. It is essential that edgings provide for these requirements in a manner that will also provide aesthetic appeal.

Acceptable types of edging will be subdued colored plastic or rubber edging, steel edging and any other materials that are similar, that are compatible in color and composition, to reasonably provide for, or enhance, the environmental concepts of Blue Heron Pines.

Vegetable Gardens – Vegetable gardens will be limited to the rear yard area on the property, in a location that is concealed from neighboring properties and will not exceed one hundred fifty (150) square feet (an area not exceeding ten (10) by fifteen (15) feet) in size.

Application

All landscape applications should include:

1. A scaled plot plan and/or landscape plan showing the intended improvement and locations;
2. Pictures or brochures of elements involved with the improvements (trellis, arbors, sculptures, lawn ornaments, construction features, etc.);
3. Colors, textures and materials should be indicated.

16. GUTTERS/DOWNSPOUTS

Gutters and downspouts must match the color of the trim package of the house and be located and installed so that the water runoff does not adversely affect adjacent property.

In some cases, French drains should be installed to catch the discharge water and allow it to safely filter back into the ground.

The exact replacement of existing approved gutters and downspouts does not require an ADRC review, only if significant changes are being made.

Application

Your application should include:

1. A description of the color;
2. A drawing showing the location on the building;
3. A plot plan showing the discharge location if the water is being carried away from the building.

Unacceptable

Downspouts installed in other than vertical position, or exposed downspout extensions.

17. HOUSE NUMBERS

House numbers must be legible, simply designed in an appropriate scale and of professional quality.

House numbers should be placed to read left to right with Arabic numerals attached only on the dwelling. Actual dimensions should not exceed four (4) inches in height.

Numbers on mailboxes will initially be provided by the association; replacement will be the homeowners' responsibility (see Section 22 Mailboxes).

Application

Your application should include:

1. A description of the numbers, including dimensions, color, and location to be installed;
2. Existing house colors.

18. IRRIGATION SYSTEMS

Irrigation systems are encouraged to assist in keeping turf and landscape areas in good, appealing condition.

Systems should be designed in accordance with proper professional considerations (i.e. available gallons/minute, available water pressure, appropriate coverage layouts with acceptable wind drift allowances).

Systems should be laid out so as to minimize wasteful water losses on sidewalks, driveways, roadways and areas not requiring water.

Systems should not extend outside homeowners property lines.

Systems should be designed with an appropriate drain down and blowout aspect for winterizing and backflow prevention. No wells are permitted without ADRC and state approval.

No connections to the BHP-HOA front yard system will be allowed.

Application

Your application should include:

1. A material list including all components of the system;
2. A plot plan showing the area irrigated;
3. A system layout overlay to the plot plan.

19. LAWN ORNAMENTS

See Section 15. Gardening and Landscaping

20. LIGHTING, EXTERIOR

These specifications and guidelines address only design considerations. Safety and code requirements can and must be achieved with good design.

The lighting fixture design must be compatible with the building architecture and appropriately located.

Ground light must be directed downwards, diffused, shielded, or of low wattage, if used as security lighting. Up lighting will be permitted if of low wattage and the glare does not adversely affect the neighbors or present a driving hazard to vehicular traffic.

Seasonal lighting/ornamentation should be in good taste and of a type and quantity conducive of the aesthetical concept established for Blue Heron Pines. No application is required for seasonal lighting.

Unacceptable

Massive displays of seasonal lighting/ornamentation.

Application

Your application should include:

1. A catalogue clipping of the fixture providing descriptive and lamping data;
2. A plan showing the location of the proposed lights, existing lights, buildings, property lines, etc.;
3. Photographs or descriptions of any existing light fixtures.

Unacceptable

In most locations, the following will not be approved:

1. Exposed conduits or wiring;
2. Glare of such intensity as to adversely affect the use of adjacent property;
3. Bare-bulb flood lights;
4. Commercial or industrial-type fixtures in a residential area;
5. High pressure sodium or mercury vapor lighting;
6. Yard pole lights.

21. CLUSTER SITE LIGHTING

Additional site lighting must match existing fixtures and light source.

Replacement lighting scheme must follow the guidelines from Section 20.

Application

Your application should include:

1. A catalogue clipping describing the lighting fixtures;
2. Technical specifications of the lighting fixtures;
3. The color of the fixtures;
4. A plan showing the houses, streets, etc.; the location of existing light sources, and the location of the proposed lights.

Unacceptable

Light fixtures with a sodium vapor bulbs will not be approved due to the color of the light and its relationship to the typical ambient residential lighting.

22. MAILBOXES

Mailboxes have been provided and installed by the association for all single family detached dwellings. Replacements will be the responsibility of the homeowner. No other types of mailboxes for single family homes will be permitted. While it is the responsibility of the homeowner to maintain their mailbox and posts, the original colors must be retained.

As per the United States Postal Service

Approved traditional or contemporary curbside mailboxes are required wherever a mailbox is newly installed or replaced. A mailbox should display the house number on the side of the mailbox and on the door visible to the approaching carrier. The number should be in a contrasting color (white in Blue Heron Pines) in neat numerals not less than one (1) inch in height (BHP standard is three (3) inches). Police, fire and rescue personnel often depend on mailbox information to locate people.

Mailboxes should be installed with the bottom of the mailbox at a vertical height of between three and a half (3 1/2) and four (4) feet from the road surface.

The curbside mailbox must be placed on the right-hand side of the road in the carrier's travel. Mailboxes should be placed so that the carrier can safely and conveniently serve them without leaving the vehicle. Customers must see that obstructions, including vehicles, trash cans, and snow, that impede efficient delivery be removed.

Please note that mailbox posts are often subject to local restrictions.

During snow events, it is imperative that the customer keep their mailbox clear of snow accumulation from plowing. The United States Postal Service requires that an approach of fifteen (15) feet and an exit of fifteen (15) feet be cleared to allow for efficient delivery.

Adhering to these few regulations will assure prompt and efficient delivery of your mail. USPS 2000.

All mailbox post replacements require an ADRC application.

Application

Following are the requirements for replacing mailboxes and posts in the Blue Heron Pines Community:

1. In the event that an entire mailbox and post needs replacement, the only acceptable choice is a white powdered finish aluminum post and crossbeam, a steel or aluminum forest green mailbox of the size (nine (9) inches wide by eleven (11) inches tall by twenty-one (21) inches deep) and current style as approved by the postmaster general. The lower edge of the mailbox must be positioned on a vertical line from the curb, three and one half (3 ½) to four (4) feet above the road surface. The newspaper box must be either steel or aluminum, forest green, eight (8) inches wide by three and one quarter (3 ¼) inches tall by eighteen (18) inches deep, mounted below the newspaper box so as not to raise the vertical height above the aforementioned height limit. The post must match the post being replaced in design. The mailbox must display the homeowners' house number on the side and door in Arabic numerals of three (3) inch height in white. The mailbox must be equipped with a movable red flag to alert the mail carrier of outgoing mail. A collar of white plastic should be adhered to the base of the mailbox post to reduce the negative effect of landscapers' use of weed eaters. The addition of a double row of pavers surrounding the post would enhance this as well.

2. All replacement mailbox assemblies must be positioned in the same location as the original installation.

3. In the event of a double mailbox replacement, the cost of said replacement will be divided equally between the two (2) served households.

4. All replacement projects for mailboxes require an ADRC application to be filed prior to said replacement. Owing to the pressing nature of mail delivery, a verbal contact of a member of the ADRC will suffice to commence, if followed shortly by a completed application.

5. There will not be granted requests to have single mailbox poles where double have previously existed.

The chairman of the ADRC, and the chairman of the mailbox committee, has a contact who will replace damaged mailboxes according to the requirements above.

23. MISCELLANEOUS

There are many changes and additions that property owners can make to their property. The ones described on the previous and subsequent pages are the most common. If your project is not included on these pages, refer to the one that is closest in concept to your project and use it as a guide for preparing an application.

You may also attend an ADRC meeting or contact a member of the ADRC for assistance.

24. PAINTING/STAINING/COLOR CHANGES

The following specifications guidelines apply not only to the siding of buildings, but also to doors, trim, windows, garage doors, etc.

Selected colors must be harmonious with the other colors used on the structure, e.g., roofing and brick, and must be harmonious with the colors used in the neighborhood and those of the Blue Heron Pines' color chart. The chairman and the management company both retain copies of the acceptable color chart. Any modifications or alterations to exterior colors have to be approved by the ADRC, particularly on garage doors, front doors and shutters.

Application

Your application should include:

1. Sample color chips of proposed colors and existing colors to be retained;
2. A description of what is to be painted;
3. A color photograph showing existing colors such as brick and roofing.

Unacceptable

Painted concrete stoops, steps, sidewalks, driveways and patios will not be approved.

Note: Repainting the front door, garage door and shutters the exact same original color, will not necessitate the preparation of an ADRC application.

25. PARKING REGULATIONS

Parking regulations are no longer within the purview of the ADRC.

26. POOLS, HOT TUBS, SPAS

Swimming pools, decking and associated security fencing must be planned and designed to conform within the character of the area in which they are located. Fencing must comply with ADRC and Municipal Standards.

Concept or preliminary plans may be submitted for review and comment before more detailed plans are made. This is highly recommended.

Swimming pools are not permitted on golf course lots due to fence restrictions.

Spas/hot tubs should be located in the rear yard away from adjacent property so that their use, presence, and noise of the mechanical equipment do not adversely affect the use of the adjacent property.

Security and privacy fencing is required in accordance with the fencing guidelines of this handbook. The fence and design location must be considered at the time the pool is planned and be in conformance with the ADRC standards and municipal standards. (See Section 12 – FENCES).

Landscaping will usually be required to soften the visual impact of the fence and other exposed structures.

The pool draining system must be fed directly into the sewer system. A pool cannot drain onto the property, street, swales and/or any other draining system other than the sewer.

Application

Your application should include:

1. A site/grading plan showing the proposed pool, decking, fencing, existing structures and property lines;
2. Construction plans and drain connections;
3. Fence design and location;
4. Location and catalogue description of color, material and accessory equipment;
5. A landscape plan.

Unacceptable

Above ground swimming pools will not be approved.

27. RECREATION EQUIPMENT FOR ADULTS AND CHILDREN

Recreation equipment is not permitted on golf course lots.

The equipment must be located behind the house and fifteen (15) feet from the nearest property line. Consideration will be given to lot size, equipment size material, design, amount of visual screening, and relationship to the neighboring property.

Equipment must not create a hazardous or dangerous situation.

Equipment must be approved by the ADRC.

All adult and child recreation equipment must be brought in nightly from the front or side of the home.

The equipment, if made predominantly of wood, may be left to weather naturally; or painted solid brown, dark green, or dark brown in color with flat paint. If prefabricated, the colors should be muted in hue and materials conducive to outdoor exposure.

Tree houses are not permitted because of their visibility from neighboring property.

Playhouses must be placed in rear yards and must be in scale with the size of the yard, and existing buildings. Generally, the playhouse must be painted to blend with the natural open space or with the colors of the existing house if the house. Playhouses should be screened by natural vegetation and additional landscaping.

Application

1. A description of the play equipment including dimensions, materials and color. A brochure may suffice.
2. A plan showing the location of the play equipment, adjacent buildings, property lines and proposed screening and other landscaping.

Unacceptable

Skateboard ramps in residential areas.

28. REMOVAL OF EXISTING CHARACTERISTICS

The removal of any building, major addition, fence, wall or structural element which changes the exterior appearance of the property must be approved by the ADRC.

In many instances the removal of structures may improve or have a neutral effect of the property. However, in other cases removal may have an adverse impact on the design of the structure, may expose areas best kept screened, or may affect the physical support of adjacent property.

Removal of such items as play equipment is not a concern of the ADRC as long as the area is restored to its original natural environment.

Specific Guidelines

Removal of fencing is permitted except where the fencing provides necessary visual screening, provides pool security, or where it is an integral part of the building design.

Application

Your application should include:

1. A clear description of what is to be removed;
2. Photographs of the existing condition;
3. Methods and materials to be utilized in returning the area to its original state.

Unacceptable

Structures, which provide physical support for adjacent properties, may not be removed.

No structural nor design element which would be required for original approval of the structure may be removed.

29. ROOFING – REPLACEMENT

The color of replacement roofing must either match exactly the existing color or be coordinated with the existing house colors.

Roofing material must match the existing design.

Application

Your application should include:

1. A sample shingle, catalogue, or brochure detailing specifications;
2. A photograph showing the existing house colors and roof design and colors.

Unacceptable

Any form of partial re-roofing with different colors will not be approved. Partial re-roofing with the exact style, manufacturer, and color will be permitted for repair purposes, providing that the existing roof has not discolored or faded.

30. RETAINING WALLS

Retaining walls should be as unobtrusive as possible and built to the minimum height needed to serve their function.

Specific Guidelines

Materials may be brick, natural stone, railroad ties or square corner timbers, depending on location and contextual relationship. Generally, rounded landscape timbers will not be approved due to their lack of stability when used to retain earth, the strong horizontal lines created by juxtaposition of the timbers, and their “Lincoln Log” appearance.

The ends of the wall should be tapered into the ground rather than abruptly ending in space.

The top of the wall must be maintained level and stepped to accommodate a change in grade.

If the height of the wall would require a railing to comply with county building codes, the applicant should consider stepping the wall in a terracing effect.

Application

Your application should include:

1. A plot plan showing the location of the retaining wall, any existing buildings and the property lines;
2. A section view showing the construction details;
3. A description of the materials.

31. ROOM AIR CONDITIONERS

Room air conditioners will not be permitted. Window or whole house fans or ventilators will not be permitted. Approved attic ventilators will be considered with an application. See Sub-Section 3 ATTIC VENTILATORS,

32. SATELLITE DISHES AND ANTENNAS

Satellite dishes and certain types of antennas may be installed on the lots, or other individually owned property, only in accordance with the rules and regulations adopted by the Board of Directors. Generally, satellite dishes one (1) meter (thirty-nine (39) inches) or less in diameter and masts supporting them not exceeding twelve (12) feet may be installed.

In general, the antenna or satellite dish should be as unobtrusive to your neighbors and passersby and humanly or technologically possible. All efforts to locate the antenna or satellite dish accordingly must be made without sacrificing reception. Landscaping, shrubs and trees should be planted, where applicable, to help disguise and hide the antenna or satellite dish also without interfering with the reception.

Any homeowner wishing to install an antenna or satellite dish should first review the installation rules then notify the ADRC of forms provided by the Association for that purpose. No installation is permitted without proper application to the ADRC and adherence to the installation rules.

If a homeowner elects to change from satellite dish or antenna reception to cable or fiber-optic reception, the existing, superfluous dish or antenna must be removed.

33. SECURITY DEVICES

Security devices must be installed without detracting from the design integrity of the building.

Specific Guidelines

Exterior sirens and speaker boxes must be unobtrusive. Usually, this can be accomplished by locating the device so that it is not readily visible and painted to match the surface behind it.

For security lights – see Section 20 Lighting.

Security window coating film should be considered in lieu of bars and grillwork.

Application

Your application should include:

1. A catalogue clipping and description of the device;
2. A diagram showing the location of the device(s) on the building;
3. A description of the color.

Unacceptable

1. Bars or grillwork placed on the outside of the windows;
2. Barred or ornate metal security doors.

34. SHUTTERS

Specific Guidelines

The style of the house must be appropriate for shutters.

The shutters should be properly proportioned and sized to match the windows or doors and, generally, be installed in pairs.

The colors of the shutters should be coordinated with the colors of the house and with the acceptable color chart of the Village of Blue Heron Pines.

Generally, the colors of the shutters should also match the color of the front door.

Application

Your application should include:

1. A description or picture of the shutters;
2. A diagram showing the location of the shutters;
3. A sample of the proposed color of the shutters and the house colors.

35. SIDING

Specific Guidelines

Replacement siding should match in all aspects the siding material used currently on the home and in the neighborhood.

Plans for residing should include any change of trim details resulting from the addition of new siding.

Application

Your application should include:

1. A sample of the proposed siding and its color;
2. A photograph of the existing house showing the existing colors;
3. The construction and trim details at the corners, windows, doors, soffit and fascia treatments.

36. SIGNS

For Sale or For Rent signs are limited to eighteen (18) by twenty-four (24) inches. Licensed Broker signs need not be approved in advance by the ADRC; however, all other signs must be approved prior to use. Open house advertising or direction signs must be displayed only on the day of the open house, and must be removed immediately following the hours of the open house.

Political signs are prohibited.

All signs must be enclosed in a metal or wooden frame and inserted into the ground directly in front of the house; limit one (1).

Decorative or personalized signs are limited in size to twelve (12) by eighteen (18) inches and must be affixed to the home; limit one (1).

Application

No application is necessary for temporary signs.

A standard application is needed for personalized signs visible from the street.

37. SOLAR CONNECTIONS

Solar panels, units or similar devices may be installed on homeowners' property according to the following guidelines. All solar panels must be exclusively installed on the home's roof.

General Guidelines and Application Requirements

1. Solar installations must not only aid in the conservation of energy, but must be as unobtrusive as possible, of high quality to enhance property values and contribute to the architectural integrity of the community.

2. All such devices must be deemed for residential style and use. No commercial or utility grade devices may be placed in eye view on any residents' property.
3. All material, either aluminum or accepted equal, used to permanently mount and/or frame such devices must be color treated if necessary to match coordinate with existing roof and home color schemes.
4. Solar units, whenever possible, must be installed on the plane of the roof material or flush mounted. No framing for mounting of solar units can be outside of existing roof lines. Tilt-up units are not permitted. Installation cannot be on the front of the home, but on the rear or side roof planes only.
5. Solar units must be mounted in accordance with existing building codes and insurance requirements.
6. All exterior plumbing, pipes or equipment should be color coordinated with the existing structure.
7. A sample or illustrated color brochure of the proposed solar unit, which clearly depicts the unit and defines the material used, must be submitted at the time of application.
8. Construction drawings for the proposed installation should be provided. They should be drawn to show the location and number of collectors, attachment method to the existing roof structure, and location of any other exterior system components and roof piercings.
9. Calculations should be provided showing the number and area of collectors or units and the area required for said units.
10. It is strongly recommended that installations on homes bordering the golf course be fitted with an upper surface that can resist the damage caused by errant golf balls.

38. SKYLIGHTS

Skylights will be permitted provided that they are constructed with TEMPERED GLASS. No plastic bubble type skylight will be approved. It is strongly recommended that tempered laminated glass be used of homes adjacent to the golf course.

Application

1. A plan of the roof showing the location and size of the proposed skylight.
2. A construction detail showing the materials and construction methods.
3. A catalogue indicating specifications and color of the proposed unit.
4. A color photograph showing the existing house including the roof where the proposed skylight is to be installed.

39. STORAGE SHEDS

Storage sheds are not permitted in the Village of Blue Heron Pines.

40. STORM AND SCREEN DOORS – ADDITIONS/REPLACEMENTS

Storm and screen doors should not detract from or alter the appearance of the entryway.

The storm/screen door must be full-view, oval full view, high light or high light self storing style and painted to match the color of the door it encloses, or adjacent trim color, or can be white. Storm/screen doors should be simple in design, to match the existing door.

Storm/screen doors should have straight-lined framing and be without ornamentation.

The storm/screen door should be painted to match the color of the door it fronts or, in some situations, painted to match the color of substantial door trim. Consideration for the latter alternative depends upon the design of the entryway, its relation to the design of the house and adjacent houses, and the size of the storm door frame.

Sliding storm or screen doors should match the size of the existing glass door panels; and the frames must be the same width, color and thickness as the existing doors.

Application

Your application should include:

1. A catalogue clipping and/or description;
2. A description of the color of the storm/screen door;
3. The color of the door to be enclosed.

Unacceptable

Unpainted storm/screen doors will not be approved.

Scallops, ornamental grillwork or decorative hinges will be only approved providing they match the architectural design of the house. Jalousie panels on storm doors will not be approved.

41. TRASH CONTAINERS

Outside storage of containers is restricted to the rear of the house, out of view; the exception is golf lots, no outside storage is therein allowed. Trash containers and recycling containers cannot be left on the street at any time and cannot be put out for collection before 6 p.m. the night prior to collection, and must be brought inside as soon as the collection has been made. All containers must have secure lids. Bags, if used, should be acceptable in accordance with landfill requirements and must be securely tied. Any debris, remaining after collection, should be picked up and discarded of appropriately.

42. TREE REMOVAL

When people think of the Village of Blue Heron Pines, they think of trees and a natural setting. Please protect and preserve them. If there is imminent danger to people or property, approval may be given. Any dead tree can be removed without prior approval.

No live ornamental trees (e.g. holly, dogwood, redbud) may be removed without specific approval.

No live deciduous or evergreen tree the trunks of which are four (4) inches or more in diameter as measured twenty-four (24) inches above grade may be removed without specific approval.

Natural areas, those areas described on the original site/grading plan as not to be disturbed, and the trees regardless of size located within the area may not be disturbed or altered without specific approval.

Removal of live trees will be approved in their continued existence would be detrimental. In many cases the ADRC may require replacements. “Detrimental conditions” include physical intrusion by trees, roots, and branches on buildings or other structures in a way that could cause damage, excessive shade, or block paths and sight lines of vehicular traffic. Overgrowth may also be considered detrimental.

Application

Your application should include:

1. The identification of the tree(s) to be removed;
2. The reason for the proposed removal.

43. TRELLISES

A trellis, freestanding or integral to a structure, should be compatible with and integrated with the architectural character, design, and visual scale of the building.

Application

Your application should include:

1. Construction plans;
2. The color and materials of the trellis;
3. A plot plan showing the location of the trellis, existing structures and property lines.

44. WINDOWS – ADDITIONS/REPLACEMENTS

Replacement windows should match the design and color of the remaining existing windows.

If all windows are to be replaced, they should be harmonious with the architecture and colors of the building.

New windows added to the building must match the design and color of the existing windows, and their size and location must be in harmony with the composition of the building. A garden, bow or bay type window must also match and blend with the architectural design of the house.

Replacement glass should usually match the existing glass.

Application

1. A catalogue clipping and description of the proposed windows;
2. A photograph of the existing windows;
3. A description of the color of the window frames and trim;
4. A detailed elevation of the dwelling showing the proposed window in relation to the existing features;

5. A construction detail showing any framing changes required for installation.

Unacceptable

A reflective material on glass that creates a mirror effect is not permitted.

45. WINDOW COVERINGS

Any permanent commercial product manufactured for the intended use of a window covering is acceptable except those that create a mirror effect from the exterior.

Makeshift covering such as sheets, newspapers, foils, etc. are not permitted to be hung on a window so as to be visible from the outside of the house.

Temporary coverings placed over broken windows or window openings awaiting replacement windows can only be visible during construction.

46. ELECTRONIC INSECT TRAPS

Electronic insect traps usually will not be approved because of the noise and light they produce. However, under certain circumstances, considerations will be given to their installation within a reasonable location.

Application

Your application should include:

1. Justification for the need for this variance.
2. A catalogue clipping and description including size, color and operation specifications.
3. A plot plan showing the location of the equipment, neighboring buildings and property lines.

47. EXTERIOR MAINTENANCE

Owners of property subject to the Deed of By-Laws and Covenants of the Village of Blue Heron Pines (the covenants) shall keep their property in a clean, attractive and serviceable appearance. Such maintenance includes, but is not limited to the following:

1. Repainting, restaining, renovating, on a periodic basis as needed, exterior surfaces which are significantly different in appearance from the original appearance, by reason of weathering, fading, peeling, cracking, blistering, staining, mildewing, spalling, or otherwise.
2. Replacement of missing elements or repairs of exterior damage or deterioration, including, but not limited to:
 - Siding, trim, fascia, roofing, doors, shutters, gutters, downspouts, flues, windows and screens;
 - Fences, walls, decks, recreational structures, exterior lighting fixtures; and
 - Walks, driveways, and pavement.
3. Replacement or repair of fences, walls, retaining walls which are no longer substantially stable or plumb.
4. Maintaining the landscaping and grounds in a presentable manner, including, but not limited to mowing of turf, weed removal and/or prevention, remulching of property, pruning and care of plant material, etc., except that which is provided as a service by the BHP-HOA.

Generally it is not necessary to submit an application for routine maintenance of the grounds. However, a significant change in landscaping, structural changes to the house or unapproved improvements will require an application to the ADRC.

Note! The removal of an approved architectural or landscape element must be approved by the ADRC.

THE VILLAGE OF BLUE HERON PINES

DECK/PATIO PROPOSAL PACKET

Last Revision: March 11, 2011

THE VILLAGE OF BLUE HERON PINES **DECK/PATIO SPECIFICATIONS AND GUIDELINES**

1. The homeowner will submit a formal application directly to the ADRC, through the property manager's office. A completed Deck Construction and Compliance Form must be included as part of the application.
2. All support wood, including joists, support beams, wood posts and stair supports, must be pressure-treated, southern yellow pine. All other material to be used for decking, steps, railings or other non-ground contact use can be eastern red cedar, pressure-treated southern yellow pine, or recognized manufactured decking material (e.g. Trex).
3. Fasteners must be corrosion resistant (e.g. aluminum, stainless steel, zinc coated galvanized).
4. Railings are required on the exposed side(s) of the deck, according to municipal standards. No solid wall or fence will be allowed around any side of the deck. Access must be given to an opening or step, if required, by a thirty-six (36) inch wide gap in the railing on the exposed side of the deck at the end opposite the home into the deck. If stairs are required, they must be recessed not to exceed the fence line or side of the house.
5. Footings must be set in concrete at the depth stipulated in the municipal building code.
6. Decks/patios should be located in the rear yard and cannot extend past the unit line of the home, so that their use, presence, and noise from their use, do not adversely affect the use of adjacent property.
7. Any stairs attached must remain within the constraints established in #4 and #6 above.
8. To allow for proper drainage, adherence to the manufacturer's recommendations for spacing between deck planks is mandated.
9. All decks must include a lattice skirt from the deck joist to the ground.
10. Wood decks must be stained with a **solid or semi-solid transparent stain**. Non-treatment clear preservatives are not permitted. Colors should be compatible with the home and surrounding community in conformance with existing architectural guidelines. Manufactured decking material colors should

also be compatible with existing architectural guidelines. The colors are to be noted on the project drawings for approval.

11. Decks/patios must be maintained in top condition. A deteriorating deck must be repaired, removed or replaced by the homeowner at the homeowner's expense. Failure to do so may result in the Association having the deck/patio removed or repaired at the homeowner's expense.

12. The ADRC suggests that the decks/patios be built by licensed contractors. Should the unit owner decide to build his/her own deck, it must be constructed in a workmanlike manner within industry standards and according to the provisions in these guidelines and fulfilling local code requirements.

13. Should the deck/patio not conform to these standards, the ADRC reserves the right to have the homeowner remove the deck or have it repaired by professionals at the homeowner's expense.

14. Any construction done by the homeowner or a licensed contractor is done at his/her own risk to him/herself and to the common elements, not at the risk of the Association or the ADRC. No contractor advertising signs are permitted to be placed on the homeowner property.

15. A permit from Galloway Township will be required. In order to receive a permit, you must supply the building inspector with a Conditional Approval Letter from the ADRC, a copy of the land survey with the proposed deck sketched in, in pencil for the Zoning Board. The drawing must clearly show the distance between the proposed deck and other structures (e.g. other buildings, decks, patios, etc.). A copy of the permit must be presented to the ADRC before final approval can be granted.

16. Absolutely no trucks are to be driven on common grounds. If any damage is done to common grounds, (grass, trees, bushes, shrubs, sidewalks, curbs, etc.) it will be corrected by the Association at the homeowner's expense.

17. The homeowner will be responsible for the maintenance and upkeep of the deck/patio, and any damage to the common elements resulting from the installation or use of the deck/patio is the responsibility of the homeowner.

18. The deck surface is to be a fixed structure, and as such may not be hinged or otherwise give access to the area underneath the deck. Emergency access to the underneath may be facilitated through the lattice skirt as required in #9 above.

19. Storage of anything under the deck is strictly prohibited.
20. Once final approval is given, work must commence within ninety (90) days and be completed at a reasonable timeframe as determined by the complexity of the project. Failure to complete the work within this acceptable time frame may result in the Association taking action to complete or remove the deck/patio at the homeowner's expense.
21. All township regulations must be strictly followed. Any deck/patio found not in compliance with these regulations and those set forth herein by the ADRC must be brought into compliance at the homeowner's expense within sixty (60) days of notification.
22. Garden State Underground Plant Locating Service must be called in prior to construction to insure that no holes to be dug for footings will interfere with any of their underground utility services. They will do this at no cost to the homeowner at present, but they may charge for this service in the future. If a cost is associated with this inspection, the homeowner must pay it. You should call the toll-free number 1-800-272-1000 for assistance.
23. Any wires, pipes, etc. that are in need of repair and are located beneath the deck will result in the removal and replacement of the deck at the homeowner's expense.
24. The construction site and materials must remain behind the homeowner's residence and not extend into adjacent properties or common grounds.
25. The homeowner is responsible for the removal of dirt, sod, wood, concrete and all other debris from the deck/patio site as well as the unit site both during and after completion of work. Absolutely none of the debris is to be left for removal by the Association and/or its garbage contractor and may not be disposed of in construction site dumpsters unless said dumpsters are contracted by the homeowner.
26. All rules and specifications must be followed in the construction of the deck/patio. Should the homeowner not adhere to all requirements, the deck/patio may be corrected or removed by the Association at the homeowner's expense.
27. Any modifications to the suggested deck/patio specifications will be handled on a case-by-case basis by the ADRC.

28. Railings are required on any deck whose surface lies higher than eighteen (18) inches from the final grade. A minimum of thirty-six (36) to a maximum of forty-eight (48) inches in width is required in said railings for stairs. Steps, as required cannot exceed the fence line or housing unit sides. The construction of a landing at the bottom of the steps is required, and must be at least as wide as the steps, and extend a minimum of twenty (20) inches from the bottom riser. The landing must also not exceed the fence or unit lines. It may be constructed of lumber, concrete or pavers.

In addition to the above guidelines, the deck/patio proposal packet must include:

VILLAGE OF BLUE HERON PINES
HOMEOWNERS ASSOCIATION, INC.
Conditional Approval

And

VILLAGE OF BLUE HERON PINES
HOMEOWNERS ASSOCIATION, INC.
Construction and Maintenance Waiver

These items must also be included with any **major** structural or landscaping change proposal. Examples follow this package.

COMMON CONSTRUCTION FOR DECKS

This is for informational purposes only. It is not presented to give the homeowner all the information required to construct a deck, but to merely suggest materials and procedures used in common deck construction practices.

Decking Sizes

2x4, 2x6, 2x8, 2x10, 5/4x2, 5/4x6, 5/4x8

Floor Joists/Box Beam – Must tie into the house foundation or box beam.

<u>Size</u>	<u>Spacing</u>	<u>Maximum Clear Span</u>
2x6	16"O.C.	9'-1"
	12"O.C.	10'-0"
2x8	16"O.C.	12'-1"
	12"O.C.	13'-3"
2x10	16"O.C.	15'-3"
	12"O.C.	16'-8"

Girders

Note: Joints in girders must be directly above a support column.

<u>Size</u>	<u>Maximum Clear Span</u>	
	<u>1 Story</u>	<u>1-1/2 to 2 Story</u>
2 (2x6)	5'-0"	4'-0"
3 (2x6)	5'-0"	5'-2"
2 (2x8)	6'-4"	5'-6"
3 (2x8)	8'-0"	7'-0"
2 (2x10)	8'-0"	7'-0"
3 (2x10)	9'-0"	8'-0"

Columns

4x4
4x6, 6x6

Footings

Min. 36" Deep
12" Diameter

Railings

Railings are required on decks exceeding 18" from grade and at steps. Minimum height is 36". Openings in railings cannot exceed 48" for steps. Spacing of railing spindles cannot exceed 4" clear.

**DECK/PATIO CONSTRUCTION ACKNOWLEDGEMENT
AND COMPLIANCE FORM**

Date_____

TO: Architectural Design Review Committee

I(We) acknowledge receipt of the “Deck/Patio Specifications and Guidelines” as published by the *Village of Blue Heron Pines* and will comply with all requirements in addition to local, state and federal codes, regulations and/or requirements relating to deck/patio installation and design. Failure to comply with all requirements may result in the Association taking corrective action at my expense.

I(We) understand the approval to install the deck/patio is valid for ninety (90) days and the work must be completed within a reasonable timeframe as determined by the complexity of the project. Failure to complete the construction within this timeframe may result in the Association taking corrective action to finish the deck/patio construction or have it removed at my expense.

I hereby agree to pay the cost of any such action taken by the Association.

Homeowner(s)_____

Address _____

Telephone # Home: _____

Work: _____

Witnessed by: _____

Address: _____

THE VILLAGE OF BLUE HERON PINES

FENCE PROPOSAL PACKET

Last Revision March 11, 2011

THE VILLAGE OF BLUE HERON PINES
FENCE PROPOSAL PACKET

1. The homeowner will submit a formal request directly to the ADRC, through the property manager's office.
2. The only acceptable fence style in the *Jerith* aluminum fence, "Ovation" style, manufactured by *Jerith Manufacturing Co., Inc.* or an approved equal. This is a two rail fence with a simple design in a maintenance-free bronzed or black aluminum anodized finish. This finish is covered by their lifetime guaranty.
3. Materials: Constructed of maintenance-free, weather resistant aluminum, "Ovation" style.
4. Location: The bottom of the lower rail of the fence must avoid contact with the ground (no less than two (2) above grade) and follow the contour of the grade. Vertical members of the fence must be plumb and post and panels should be in a straight line.
5. Height: Fences must be only four (4) feet in height.
6. Gates must match the fencing in design, material, height and color. The top of the gate must be level and flush with the top of the fence.
7. Wherever possible, fences should be located so that trees do not need to be removed.
8. Fences must start parallel to the rear wall of the house at the rear corner in a line perpendicular to the closest side property line. At the property line, the fence must turn rearward following the property boundaries until the opposite parallel from the house rear is achieved. Turning thence the fence should terminate at the other rear corner of the dwelling.
9. Once the final approval has been given, work must commence within ninety (90) days and be completed within thirty (30) days after it begins. Failure to complete work within thirty (30) days may result in the Association taking action to complete or remove the fence at the homeowner's expense and/or assessing of a fine.

Application

The application to the ADRC should include the following:

1. Manufacturers' catalogue indicating specifications and materials of the proposed fence;
2. A scaled plot plan of the property having the proposed location of the fencing intended as it relates to the house, property lines and other existing features. Gates should be shown with an indication as to the intended swing.

Note: Fences will not be approved on lots bordering the golf course.

I(We) fully understand all of the specifications and guidelines listed in this document and will strictly conform to them.

Homeowner's Name/Address/Date

VILLAGE OF BLUE HERON PINES
HOMEOWNERS ASSOCIATION, INC.

CONDITIONAL APPROVAL

Approval Date _____

Homeowner _____

Home Address _____

The Architectural Design Review Committee of the Association has approved your proposal for a home improvement based on the documents you submitted. The approval is conditioned upon the following:

1. Receipt of a Building Permit form Galloway Township, if necessary;
2. No change is made to the improvement plans, as originally submitted and approved, during the course of the construction.

3. Other conditions are _____

DO NOT begin construction until the above items are complete.

Date

ADRC Chairman

VILLAGE OF BLUE HERON PINES
HOMEOWNERS ASSOCIATION, INC.

DATE _____

CONSTRUCTION AND MAINTENANCE WAIVER

IN CONSIDERATION OF APPROVALS GRANTED BY THE ASSOCIATION FOR

DESCRIBE WORK TO BE DONE

made to the home indicated below, the undersigned agrees that should actual construction adversely affect drainage or other normal usage of the common facilities or that of another home, that, at the undersigned's sole cost and expense, appropriate modifications will be made to the construction to eliminate the adverse effects.

The below named property is hereby restricted in that I herein, and my heirs and assigns, shall indemnify and hold harmless the Association for any and all maintenance responsibilities of the below mentioned home where such maintenance results from, directly or indirectly, the above installation.

IT IS FURTHER UNDERSTOOD THAT THE APPROVAL BY THE ARCHITECTURAL DESIGN REVIEW COMMITTEE AND/OR THE BOARD OF TRUSTEES SHALL NOT BE DEEMED A WAIVER OF THE HOMEOWNER'S OBLIGATION TO REMOVE OR MODIFY ADDITIONS OR ALTERATIONS WHICH, AS CONSTRUCTED, ADVERLSY IMPACT ON ASSOCIATION PROPERTY OR THAT OF ANOTHER HOMEOWNER.

Signature of Homeowner

Name of Homeowner (Please print)

Home Address
