

TAVISTOCK AT MAYS LANDING

ARCHITECTURAL STANDARDS

**RULES AND REGULATIONS
HANDBOOK**

2009 EDITION

**TAVISTOCK AT MAYS LANDING
ARCHITECTURAL STANDARDS**

Legal Subjection and Special Situations

THE HOUSE AND COMMON PROPERTY SHALL BE SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL LAWS, STATUTES, REGULATIONS AND ORDINANCES. Guidelines will be followed from the Americans With Disabilities Act. It is understood that situations may arise which will not be covered by the Guidelines. These special situations may be considered by submitting an application to the Architectural Review Committee. All Homeowners/Residents are subject to covenants, restrictions and easements of record and to the following guidelines, all of which shall run with the land. These standards are intended to follow the architect's original concept of the community. They are NOT intended to be restrictive, arbitrary or any attempt to stifle individuality. They are for the common good of all residents of this community. The Architectural Standards listed in this publication reference the Declaration of Restrictive and Protective Covenants, Tavistock at Mays Landing, Article III, Section 9 as published in the Public Offering Statement (Reflecting Registered Revisions Through October 30, 2003) Filed by West Bay Partners, L.L.C., 4300 Haddonfield Road, Pennsauken, New Jersey 08109 for 51 Homes in Phase 1 and 35 Homes in Phase 2 of up to 210 Homes and a Planned Unit Development in the Township of Hamilton, Atlantic County, Designated as Tavistock at Mays Landing. *These Architectural Standards are adopted by the Board of Directors of Tavistock at Mays Landing on the 25th Day of August 2009. This document supersedes any previously published Architectural Standards.*

Please note: Homeowner must submit an Application – Request for Approval of Exterior Improvement (“ARB”) to the Management Company for approval by the Architectural Review Committee (ARC) for all exterior modifications/additions to house unless otherwise noted. All structural modifications must meet township approval and the architectural standards of Tavistock at Mays Landing. Modifications include, but are not limited to, new flowerbeds or extension of existing beds, replacement of exterior lights, installation or extension of a patio

or deck, installation of a satellite dish, change of developer installed shrubbery and plantings, etc.

The following are guidelines of what will generally be approved and what is not permitted. A homeowner may submit a Request for Approval of Exterior Improvement ("ARB") requesting a variance for a modification that does not comply with these rules and regulations. Such variance must comply with any township ordinances and be approved by the majority of the board after a public hearing.

1. Animals

- a. No exotic animals or endangered species shall be raised, bred, or kept in any house or elsewhere in the community. No more than two (2) domestic pets (dogs, cats) are permitted.
- b. All pet owners must comply with all Township pet ordinances.
- c. Pets shall be restrained by leashes and must be attended at all times.
- d. Common areas are for the enjoyment of all residents. As such, pets must be curbed and are not permitted to be unleashed in common areas.
- e. Pets may not perform bodily functions on any other homeowner's property.
- f. All droppings must be picked up and properly disposed.
- g. No outdoor aboveground animal enclosures, runs, kennels, etc. are permitted.
- h. Underground pet containment systems such as "Invisible Fence®" may be installed. The installation will be configured to confine the pet to the back yard only. Pets shall be supervised when confined in the underground pet enclosure system. The homeowner assumes all responsibility and liability for the supervision and behavior of the pet.
- i. Pets shall not be left unsupervised in any yard serviced by an underground pet containment system whether or not residents are at home. Continual violation of this policy will result in the termination of the permit for the

underground pet containment system and the removal thereof from the premises.

- j. Pets are not to be tied up outside to a post, stake, chain, etc.

2. Awnings

- a. Awnings shall be constructed of fabric only
- b. A solid color, matching the house siding or trim, is required. However, stripes may be approved at the discretion of the Architectural Review Committee. The stripes shall match the color scheme of the house. The application must include a picture and either a swatch or color photocopy and material description of material to be installed.
- c. Awnings shall be fully retractable.
- d. A wind sensor is strongly recommended.
- e. Installation is to be at the rear of the house over a patio or deck.
- f. The width of the awning is limited by the width of the patio or deck only.
- g. Awning style should complement the architectural style of the house.
- h. Embellishments such as fringe are unacceptable; however, scalloped edges are permitted.
- i. It is recommended that professional contractors install the awnings specified above.

3. Barbecues/Grills (Portable and Permanent)

- a. Barbecue grills are only permitted in rear, except for community events.
- b. Permanent grills must be a least five (5) feet from the structure. Portable grills should be moved away from structure when in use.
- c. Portable barbecue grills shall not be used in the garage or under any overhead covering (i.e. awning, covered patio). Overhead coverings include, but are not limited to open/screened in porch roofs, awnings, and covered patio.

- d. A licensed professional shall install permanent barbecues. Application must include name of contractor and license number.
- e. No prior approval is required for portable grills.

4. Communication Devices

- a. One satellite dish is permitted, but must be no larger than one meter in diameter.
- b. The dish must be installed toward rear of the house, unless a signal cannot be obtained in rear. If a signal cannot be obtained by positioning the dish toward the rear of the house, a second Architectural Review Form must be submitted for approval.
- c. It is recommended that the dish be installed by a licensed professional.
- d. The installation shall comply with all legal requirements.

5. Driveways and Walkways

- a. Driveway and walkways must be concrete and/or pavers. Color must be submitted with application.
- b. Walkway changes require permission from the Board of Trustees on an individual case basis.

6. External Additions

- a. Patios, decks, sunrooms and/or Florida rooms are permitted as installed by the developer or approved by the Board of Trustees.
- b. Sheds or similar structures are not permitted.
- c. External additions to the house must have approval from the Board of Trustees
- d. Plan and elevation showing size, materials and color, must be submitted to the Board of Trustees for approval.
- e. Maximum size: A patio or deck will be limited to twelve feet (12') deep by eighteen feet (18') wide lineal measurement. However, in the case of an existing porch or Florida room, the patio or deck may extend to the edge of

the back of the porch or Florida room and to the side edge of the house. Houses without an existing porch or Florida Room may install a deck or patio the length of the back of the house. Variations to this size limitation may be requested by submitting an Architectural Request form in which the measurements and site drawing are provided, along with a narrative providing the rationale for the request for a variance.

- f. Fifty (50) percent of the new walls if any must be glass or screen.
- g. Exterior materials must match parent structure.

7. Exterior Lighting

- a. Patio lighting is permitted; solar and low voltage only.
- b. Lampposts are not permitted.
- c. Replacement lights around garage door and on front porch must maintain the architectural styling of the dwelling. A picture of the proposed replacement must be submitted with the ARB.
- d. Security lighting: Homeowner should consult contractor to assure that lighting is sufficient to meet homeowner's security needs **without creating a nuisance to neighbors.**

8. Flags

- a. American flags may be flown from the front or rear of the house.
- b. American flags must be illuminated with low-voltage lighting when flown at night, which may include spotlights, porch lights, and garage lights.
- c. Permanent flagpoles are not permitted in the yard area(s).
- d. No decorative flags are permitted except as noted in 9c.

9. Holiday Decorations

- a. Holiday decorations may be installed a maximum of six (6) weeks surrounding the holiday. The six (6) weeks period is defined as four (4) weeks prior to the date of the holiday and two ((2) weeks after the date of the holiday.

- b. Only one (1) inflatable figure is permitted.
- c. Decorative Flags consistent with a holiday may be flown during the holiday decoration season. (Refer to **9. Holiday Decorations subsection a.**)
- d. Holiday decorations that meet the above do not need to submit an ARB.

10. Landscaping and Gardening

- a. A homeowner may add planting beds, shrubs, trees, and other plants, after submitting a landscape plan, attached to the ARB for approval.
- b. Homeowner must submit the landscape plan, which should include dimension of planting beds and a list of plants and trees by name and size at maturity.
- c. All plantings submitted for approval must be appropriate for the dimensions of the yard relative to the width/height at full maturity.
- d. Side garden beds must be a minimum of three (3) feet from the property line.
- e. The homeowner shall be responsible for the maintenance of any plantings installed by homeowner.
- f. The planting of fruit and vegetables is permitted only in containers on a patio or in a bed no wider than three feet (3') from the rear of the house.
- g. Plantings must be in compliance with and subject to utility company requirements.
- h. Watering hoses are not to be stored on lawn or on walkway. Use a hose reel or housing unit for hoses, or keep hose in the foundation bed behind shrubbery. Hose housing unit stored on the side of the house by the faucet is to be placed on concrete pavers or mulch bed to allow easy access for lawnmowers/weed whackers.
- i. Only furniture designed for outdoor use is permitted on porches and patios.

- j. Flowerboxes are allowed on front porches and porch railings. Flowerboxes are not to be permanently affixed to the house. No window flower boxes are permitted. Flowerboxes must be removed after the growing season.
- k. Only two flower baskets are allowed to be hung from the front porch.
- l. No garden supplies (i.e. mulch, lime, fertilizer, etc.) or any other garden equipment/appliance may be stored on front, side, and/or back porches, driveways, or lawns.
- m. Landscape light must not be glaring or offensive to neighbors. Only five (5) to fifteen (15) watt bulbs are permitted in landscape lighting.
- n. No artificial flowers, grasses, or plants are permitted.
- o. Garden figurines:
 - 1. Only durable material allowed.
 - 2. A total of two (2) figurines and/or statues are allowed in front flowerbeds. Figurines and/or statues cannot exceed thirty-six inches (36") in height.
 - 3. Religious statue: one (1) religious statue not exceeding thirty-six (36") in height is permitted, either in the front flowerbed or on a patio at the rear of house.
- p. Birdbaths are permitted in the rear yard only. Birdbaths cannot exceed forty-two inches (42") in height and should be constructed of durable material.
- q. Homeowners who desire to have sprinkler heads removed or relocated are responsible for the cost of such changes.

11. Mailboxes

- a. Post must be of the same style and color as installed by developer.
- b. Additional attachments, decorations or containers for newspapers, magazines, etc. are not allowed except as installed by the Association for delivering Association information or as permitted under holiday decorations.

12. House Numbers

- a. Placement of house numbers is permitted in existing locations only.
- b. It is recommended that replacement number be similar to those installed by the developer.
- c. House numbers must meet any current township requirements respective to emergency response and management policies and/or ordinances.

13. Shutters and Garage Doors

- a. Shutters and front door must match one of the existing color schemes in the community.
- b. Shutters are allowed only on the front of the house.
- c. Garage doors must be same style and color as the garage door installed by developer.
- d. Change of exterior colors must have the prior approval of the Board of Trustees.

14. Storm Doors

- a. The storm door shall be a white or of a color matching the front door and shutters, or the house siding. Full view glass is preferred. Full view glass may have perimeter decorative etching outlining frame. No other etching or decorative designs are permitted. However, doors with the glass split to allow for the ability to slide the glass and screen up and down for ease of application will be permitted. A picture must accompany the application.

15. Signage

- a. Signs on lawns are not permitted.
- b. No more than one (1) sign advertising property for sale is permitted placed inside of the windows.
- c. Signs must not exceed three (3) square feet and cannot be lighted.

- d. One security sign is permitted in the front garden bed or secured to the mailbox post by the security company. A second sign may be placed in the rear of and close to the house.

16. Swimming Pools

- a. No above ground or in ground pools are permitted.
- b. Hot tubs will be considered for approval by the Board of Trustees. If approved, hot tubs will only be permitted on rear patios or rear decks. Appropriate screening will be required.

17. Vehicles

- a. No vehicles may be parked in such a way as to obstruct fire lanes, mailboxes, and passage of emergency vehicles, construction equipment, or the driveways of other houses.
- b. Resident's vehicles must be parked in the garage or on the driveway pad when not in use.
- c. No inoperable motor vehicles of any type may be stored or parked on any street or lot, except within an enclosed garage.
- d. Repair of homeowner's automobile must be completed on homeowner's property, on the driveway or in the garage, within thirty-six (36) hours.
- e. No commercial vehicles, and any other vehicles exceeding twenty (20) feet in length, and boats, trailers, campers, mobile homes, recreational vehicles, or trucks with the exception of vehicles commonly described as pickup trucks and SUVs privately owned and registered for non-commercial usage, may be parked on any part of the property except:
 - 1. Vehicles servicing the common property or one of the houses.
 - 2. Vehicles temporarily on the property solely for the purposes of loading, unloading or servicing the common property or one of the houses.

3. Boats, campers, trailers, and mobile homes may be temporarily parked (not to exceed 48 hours) to allow for cleaning, maintenance, or loading and unloading.

18. Window Guards

- a. No exterior security window guards may be installed.
- b. No solar screens may be installed.

19. Attic Fans

- a. Only electronically, thermostatically controlled, roof-mounted attic fans will be approved. Roof mounted attic fans are to be dark gray or black in color.
- b. Roof mounted attic fans are to be installed on the rear roof whenever possible.
- c. Gable fans and wind controlled turbine fans are not permitted.

20. Air Conditioners

- a. No through the wall or window units are permitted.
- b. The only units that are permitted are those units that are considered central and installed on a slab outside the house. The location shall be consistent as that originally located by the builder. A replacement unit does not require an ARB.

21. Trash/Recycling

- a. Homeowners must comply with any and all Township and/or County regulations.
- b. Except for permitted times to be placed at the curb for pick-up, trash and recycling containers are to be stored in an approved storage.
- c. Trash and recycling containers and materials must not be placed curbside prior to 4:00PM ET on the date before scheduled pickup.
- d. Trash and recycling containers must be returned to storage by 6:00PM ET on the day of trash and recycling pick-up.

- e. Containers shall be stored in the garage, or stored in such way that they are screened from neighbors. Screening may be installed either around the air conditioning compressor, under second floor exit steps, or behind a garage extension (if available). Screening shall be of solid white vinyl fence material. Screening shall be no higher than five (5') feet in height. In the case of screening around the air conditioning compressor, said screening shall be installed at a distance from the unit so as to not impede the unit's operation (a minimum of 12 inches separation space must be left between the screen and the unit). The maximum length is (8') feet. Manufacturer recommendations shall be used to determine the appropriate distance from the unit. In the case of screening behind a garage extension, the screening shall not extend past the edge of the house nor extend a distance more than eight (8') feet behind the garage extension. A thirty-six inch (36") gate, installed toward the rear of the house, shall be included. Screening shall have an interior floor consisting of poured concrete, crushed stone, concrete or natural stone pavers, etc., meeting approved construction standards.

22. Fencing

- a. No owner with the community shall be permitted to erect, construct, install or maintain a fabricated or natural fence on a lot of any kind, type or nature whatsoever except as noted in Section 21; e.