



The Orchards at Greentree Homeowners Association

To: All Owners of Orchards at Greentree Homeowner's Association
From: Target Property Management & Board of Directors
Subject: General Rules & Regulations
Date: 2018-2019

GENERAL RULES AND REGULATIONS

Update

All property owners are required to keep up proper maintenance and repair on their property, as outlined in the Homeowner's Association documents. Property inspections are conducted monthly and any violations will be reported and fined.

Below is a formal outline of the Orchards at Greentree General Rules and Regulations.

The below list of Rules and Regulations is a comprehensive review of all EXISTING association rules and regulations documents previously published by other boards detailing all current Rules and Regulations. There were multiple documents being referenced, and it was determined that the best approach would be to provide one concise document to all homeowners, and to be shared with tenants.

Any violation of the following rules and regulations may result in the levying of a fine, and/or the institution of legal proceedings by the association for damages and/or injunctive relief. All costs of suit and attorneys' fees will be assessed against each violating unit owner.

SECTION 1: USE RESTRICTIONS

- Each Lot may be used as a residence for a single family and for NO other purpose.
- No outbuilding, basement, tent, shack, garage, trailer, shed, or temporary building of any kind may be used as a residence either temporarily or permanently.
- PETS: No animals, livestock, or poultry of any kind may be raised, bred, or kept on any Lot or in the common area. Keeping or breeding of pets for commercial purposes is NOT permitted. Dogs, cats, and other household pets may be kept on Lots subject to such rules and regulations of the Association.

SECTION 2: COMMON AREA

- The public walkways in front of lots shall be used for pedestrian traffic only.
- Nothing shall be done on or to the Common Area which will impair the structural integrity of any Building or which would structurally change any of the Common Facilities.
- No bicycles, scooters, baby carriages, or similar vehicles or toys or other personal articles shall be allowed to stand unattended in any part of Common Area.
- With respect to the Common Area, no Member shall make or permit any noises that will unreasonably disturb or annoy the occupants of any of the other lots or do or permit anything to be done which will unreasonably interfere with the rights, comfort, or convenience of the other members.
- No radio or television aerial shall be located within the Common Area or upon the exterior of any building on any lot.
- All damage to the Common Area caused by the moving or carrying of any article therein shall be paid for the member responsible for the presence of such article.

- No member shall use or permit to be brought into the Common Area any inflammable oil or fluid, such as gasoline, kerosene, naphtha, or benzene, or explosives, fireworks, or articles deemed extra-hazardous to life, limb, or property without, in each case, obtaining the prior written consent of the Association.
- Nothing shall be done or kept in any building or the Common Area which will increase the rate of insurance of any of the Buildings, or contents thereof without the prior written consent of the Association.
- No member shall permit anything to be done or kept in the Common Area which will result in the cancellation of insurance on any of the Buildings, or contents thereof, or which would be in violation of any law. No waste shall be permitted in the Common Area except where provision is made.
- Storing anything in or on the Community Property without prior consent of the Board is NOT allowed.
- Any damage to any portion of the Common Area caused by minor children of Members or their guests; repairs will be made at the expense of such Members.
- Parents or Guardians shall be held responsible for the actions of their minor children and their guests.

SECTION 3: ARCHITECTURAL RULES & REQUIREMENTS

All property owners are required to keep up proper maintenance and repair on their property, as outlined in the Homeowner's Association documents. Property inspections are conducted monthly and any violations will be reported and fined.

In the event that an owner of any Lot shall fail to maintain the premises and the improvements situated thereon as provided herein, the Association, after notice to the owner as provided in the By laws of the Association and approval by two-thirds (2/3) vote of the Board of Directors, shall have the right to enter upon said Lot to correct damage and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon at owner's expense.

With regard to homeowner improvements, the Architectural Review Committee is in place to regulate the external design, appearance, use, location, and maintenance of the Properties and of the improvements thereon in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography.

Items listed in this section, unless otherwise noted, require approval from the Board as outlined in the Architectural Review Process. Any alteration to the unit or the exterior of the unit without prior approval of the Community Association will result in a violation notice.

-OWNERS OBLIGATION TO REBUILD: If all or any portion of a residence is damaged or destroyed by fire or other casualty, it is the duty of the owner, with all due diligence, to rebuild, repair, or reconstruct the damaged or destroyed area in a manner which will substantially restore it to its appearance and condition immediately prior to the casualty. Reconstruction is to take place within three (3) months after the damage occurs unless prevented by causes beyond the control of the owner or owners.

-GENERAL ARCHITECTURAL RULES: Any addition, exterior alteration, modification, or change to an existing building shall be compatible with the design character of the original building. Any new detached structures shall be compatible with the parent structure.

- Each owner shall keep all Lots owned by him and all improvements therein or thereon in good order and repair and free of debris including, but not limited to:

- Grass and shrubbery should be properly cut and maintained in a manner and with such frequency as is consistent with good property management
- Flowerbeds should be weeded as well as the expansion joint of driveway and sidewalks.
- Exterior fixtures (windows, doors, soffits, siding, roofing, fences, etc.) are to be repaired if damaged.
- Proper paint colors are required on all exterior fixtures (doors, fascia board, etc.).
- Leaving any equipment of any kind, including bicycles or lawn equipment on the property is NOT permitted.
- Pet Waste removal is required, as regulated by the Township's Pet Waste Ordinance No. 5-1-98.

-DOORS: All screen/storm doors must be constructed of aluminum. Generally, front doors (Primary entrances of

residence facing the street) should be the same color as existing siding or trim or door. Colors complimentary to the outside house décor and in keeping with existing color scheme, though not expressly permitted. Back doors may be any color or style. All doors must be maintained in good condition.

-EXTERIOR RESTRICTIONS: Only the exterior materials existing on the parent structure or compatible with the architectural design character of the community will be allowed

- Exterior color changes will be allowed only if the proposed color is in harmony with the existing homes in the community and coincide with the "Community Approved Paint Colors" as outlined in "Schedule A".
- Only those areas that are painted may be repainted; only those areas that are stained may be restained; unpainted surfaces and unstained areas such as brick shall remain unpainted and unstained.
- Awnings are NOT permitted on windows on all residences
- Exterior antennas are NOT permitted.
- Lawn Signs are NOT permitted. Sale or Rent signs not exceeding 100 sq.in. may be placed in unit windows
- Lawn ornaments such as statues, reflective globes, birdbaths, etc. are not considered to be aesthetically in harmony with the community and will not be permitted in the front or side yard.

-FENCING: All fence requests must be approved by the Architectural Review committee.

- Front fencing is NOT permitted, nor is hedges between properties in front homes.
- All fencing should have finished materials on both sides. If only one side is finished, the finished side should face the public side of the lot.
- All fencing must be no more than 6' high and at least eighteen 18 inches from the rear property line. End units must have the additional eighteen 18 inch minimum boundary from the outside property line.
- Under no circumstances will chain link or metal fencing be permitted. All fences must be maintained in good repair.

-LANDSCAPING: Customarily, landscaping and planting, in general, do not require the approval of the Architectural Committee.

- Major changes involving the emanations of originally grass-planted areas require the approval of the Committee.
- As mentioned above, owners of lots shall keep all lawns, shrubs, trees, hedges, or any other plantings trimmed or pruned as frequently and in such a manner as necessary to prevent a situation that would be detrimental to the community or constitute an unattractive appearance.
- Draining Easements: Any planting which might obscure common areas or interfere with drainage easements much have the prior approval of the Committee.

-LIGHTING: No exterior lighting shall be directed as to create any annoyance to the neighbors. Security lighting should be directed or shielded so that it is contained on the homeowner's property. Any additional exterior lighting must be limited to the rear of side of the building. Post lamp styles should be compatible the architectural theme of the community. Exterior lighting within these provisions shall not require prior approval of the Committee.

-PATIO COVERS: Patios and Patio covers must be kept to the rear of the property. They must be of reasonable size and color and style should be compatible with the exterior materials and color of the home. Generally accepted materials for covers are wood, matching aluminum, or canvas.

-STRUCTURES:

- **CLOTHES LINES:** Clothes lines are NOT permitted.
- **SHEDS:** All storage sheds must have the approval of the ARC before installation is initiated; materials must be compatible with the architectural design character of the community. All sheds and structures added by the residents must be installed in a timely fashion and maintained in good condition. No more than one shed per residence is permitted. All sheds must be firmly anchored.
- **DOG/CAT HOUSES:** Must be of reasonable size and color and style should be compatible with the house.

- They must be maintained in good condition and must be kept to the rear of the property
- POOLS: Permanent above-ground pools are NOT permitted.

SECTION 4: TRASH

We are required to follow the Township guidelines for Trash Collection. Any violation of these requirements will trigger a Non-Compliance letter to the resident. If you see anyone violating the below requirements, please contact Target Property Management.

- All refuse and garbage shall be deposited with care in containers appropriate for such purpose.
- Such containers shall not be placed at curbside before 6 PM on the day prior to scheduled pickup.
- Trash receptacles must be removed after collection, not later than 11:00 pm on collection day Trash cans and recycling bins that are left after township collection will be removed and disposed of to maintain a clean community.
- Burning of trash or refuse is prohibited within the Common Area.
- Trash receptacles must be kept behind the property and should not be seen from the front.
- No rubbish, trash, garbage, or other waste material shall be kept or permitted on any Lot or on the common area except in the sanitary containers located in the appropriate areas concealed from public view.

EVESHAM TOWNSHIP PUBLIC WORKS TRASH COLLECTION GUIDELINES:

Regular trash pick-up day is Thursday; please review the Evesham Township Public Works website for special trash days and holidays.

- Place all trash in proper receptacles. Please label your trash cans with your house number.
- All containers must be removed from curbside within twenty four (24) hours. The HOA requests you pick up your containers as promptly as possible once trash has been collected.

RECYCLING:

- Curbside recyclables are collected by Burlington County. Recycling days are every other Friday, unless on a holiday schedule.

BULK TRASH INFORMATION:

- Bulk trash is any item of refuse that is too large to fit into a normal trash container and cannot be recycled. **BULK TRASH IS NOT:** Computers, monitors, modems, keyboards, TVs, refrigerators, washing machines, stoves, microwaves. Please contact Evesham Public Works for proper disposal of these items.
- Effective January 2012, Evesham Township moved to a **quarterly schedule** for bulk trash collection.
- Residents may place bulk trash items at curbside for pick up on specified dates **ONLY** in January, April, July and October. You must contact Public Works to schedule a special pick up in between the quarterly pick up dates. Bulk items can't be left out for long period of time.

WHITE GOODS AND COMPUTERS:

- **"WHITE GOODS"** are any large household appliances such as refrigerators, washing machines, stoves, microwaves, etc. **Do not leave these for curbside pick up.** You must **request a collection** by using the online Collection form at www.evesham-ni.gov or call the office at 856.983.2798.

- **COMPUTERS are considered hazardous waste and cannot be placed curb side for collection.** Computers, monitors, modems, keyboards, TVs, etc. can be brought to Evesham Public Works 501 Evesboro-Medford Road, Monday-Friday 8AM-3PM and Saturday 8AM-11:45AM.

- Evesham Township will NOT pick up any "white goods" or computers with curbside pick up.**

*Please contact **Evesham Township Public Works at 856.983.2798** with any questions about regarding trash, or visit www.evesham-ni.gov, click on "Departments" then "Public Works".*

SECTION 5: PARKING

In accordance with the resolution of the Board of Directors of the Orchards at Greentree Homeowner's Association adopted on November 21, 2002:

- All motor vehicles parking in the common area parking spaces must be registered with the appropriate Motor Vehicle Commission, must have a current inspection sticker, and must display a valid license plate on the vehicle.
- All vehicles must be in running condition and fully operational
- No vehicles can be stored in a parking space if it is under repair, has flat tire(s) or is on support devices (i.e. jacks or blocks).
- Parking of motorized vehicles on private property within the Orchards at Greentree community is NOT PERMITTED unless vehicles are properly parked in a resident's driveway or garage.
- Parking of any vehicle beyond 19 feet in length is NOT permitted.
- Unauthorized vehicles are NOT permitted within the community.
- Any vehicle observed violating the Associations parking rules will be tagged in a conspicuous manner to insure that notice has been provided to the owner of the vehicle.
 - Such notice must include the posting of written notice adhered to the vehicle's window.
 - The violation notice shall advise the owner that the vehicle is parked in violation of the HOA rules.
 - Notice shall state that the owner has 7 business days to either remove or repair the vehicle.
 - Resident must contact the management company and advise when violation will be resolved.
 - After 7 business days, the HOA will have the vehicle towed, per the Towing notice.
 - All costs for towing will be incurred by the resident.

New Parking Policy in Effect as of June 21, 2019

Towing signs installed at each entrance of the community which is mandated by the NJ Predatory Towing Act in order for the Association to be able to tow vehicles that are not in compliance of the parking rules within the community. Please review the below revised parking rules.

- **Resident Parking:** Resident parking is only permitted in assigned numbered spaces. Each unit is assigned 2 reserved parking spaces marked. These spaces are for the exclusive use by the assigned unit unless arrangements have been made to use a neighboring unit's parking space with their permission.
- **Visitor Parking:** Invited guests, tradesmen and other visitors are permitted to park in spaces marked visitor. A number of parking spaces are reserved for the exclusive use of visitors and invited guests. These spaces are marked with the word "VISITOR" painted on the space. Owners/residents are subject to be towed should their visitors and invited guests park in another owner/resident's reserved parking space. In the event that no visitor parking spaces are available, parking is permitted in clubhouse parking lot and certain areas along the street. **Owners/residents are not permitted to park in a Visitor parking space.** If you have more than two vehicles, you must park your additional vehicles along the street or clubhouse parking lot. No parking is allowed in front of mailboxes or yellow curbs as well as the areas that have NO PARKING signs.
- **Prohibited Vehicles:** No vehicles prohibited in the Parking policy may be parked or stored in Orchards at Greentree. These include but not limited to trailers, boats, campers, RV's commercial, inoperable vehicles due to mechanical failure, collision and vehicles without a valid state registration and inspection sticker. The only exemptions are commercial vehicles used by contractors/vendors rendering authorized services to a unit owner or to the Association during regular business hours.

Vehicles parked in violation of these parking rules are subject to being towed at the owner's expense.

Schedule A: COMMUNITY APPROVED PAINT COLORS

As a reminder, because the Orchards at Greentree is a Fee Simple Homeowner's Association, our community has a set of specific color schemes for all of the houses. Residents looking to paint the exterior elements of your home, you are required to provide an Architectural Review form for the request, and detail in that request the paint color.

The original colors for the Orchards at Greentree were "Finnaren and Haley" and called "Authentic Colors of Historic Philadelphia". These colors are available at TrueValue Hardware in Crispin Square in Marlton. We have also provided additional "Match" colors that can be used in place of the original color if you would prefer to purchase the paint from

Sherwin-Williams or Home Depot:

Original Colors	Match Colors	
TrueValue	Sherwin-Williams	Home Depot
25 - Belmont Blue	Labradorite	Connecticut Blue
30 - Tun Tavern Green	Oakmoss	Global Green
4 - Sweebriar Sand	Hopsack or Portabello	Dark Legacy Gold
14 - Independence Hall White	Macademia	Gobi Dessert
15 - Franklin White	Stucco	Writer's Parchment
12 - Cobblestone Ivory	Restrained Gold	Flax Straw
11 - Congress Hall Tan	Baguette	Golden Needles

You can obtain a swatch of these colors by going to any of these stores. Be sure to include the swatch and the name on your A/R form when submitting your request.

Please do not paint your home or exterior elements without first contacting the Management office and supplying a completed Architectural Review form. Doing so may result in the obligation to repaint your home.