



*The Orchards at Greentree
Homeowners Association*

Managed By: Target Property Management
2215 Old Marlton Pike Suite A, Marlton, NJ 08053
Phone: 856-988-8000/Fax: 856-988-8661

December 13, 2023

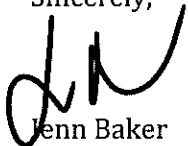
To: Owners/Residents **Rules – Window A/C units**

From: Board of Directors/Jenn Baker- Community Manager

Please be aware that the Board of Directors discussed and approved attached resolution at November's meeting. Please read the resolution carefully. All homes that have window a/c units in the front or side must have them removed by December 31st. Those that need window units must put in request for approval which we have also included form.

Failure to abide by the new Resolution will be considered a violation and subject to fines. The Board of Directors and I appreciate your anticipated cooperation. If you have questions, you may contact me at (856) 988-8000 Ext., #323 or send me an email at jennb@targetpm.com.

Sincerely,



Jenn Baker

Community Manager

CC: Board of Trustees

ORCHARDS AT GREENTREE HOMEOWNERS ASSOCIATION

Resolution to Preclude the Installation or Use of Window Air Conditioners

WHEREAS the Environmental Review Committee (ERC) has the authority under Article IV of the Declaration of Covenants and Restrictions to approve or disapprove any alteration to the appearance of the exterior of a unit; and

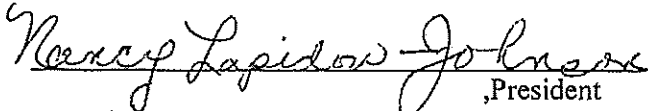
WHEREAS the ERC has determined and the Board of Trustees has agreed that the installation of window air conditioners constitutes an alteration of the exterior of a unit; and

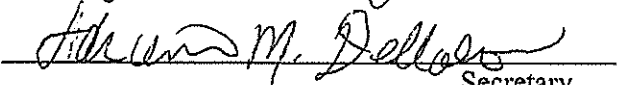
WHEREAS the ERC has determined that window air conditioners in the front or sides of units negatively impact the Committee's obligation to "preserve and enhance values and to maintain a harmonious relationship among structures"; and

WHEREAS the majority of the Board of Trustees has approved the decision of the Environmental Review Committee to preclude the approval of the use of window air conditioners in the front or sides of a unit at an open Board meeting of the Association;

It is on this 12 day of Dec. RESOLVED that **no units within the community may install window air conditioners except in the rear of the unit. Any currently installed window air conditioners in the front or side of the unit must be removed by December 31, 2023 as they were installed without seeking the consent of the ERC and are not approved.**

Failure to abide by the provisions of this Resolution shall be considered a violation of the ERC's authority under the Declaration and therefore shall constitute a violation of the Declaration. As such, failure to abide by the provisions hereof shall subject the offending owner to fines and or court action by the Association seeking an injunction. Pursuant to Article VIII, Section 6 of the Bylaws, the attorneys' fees and costs incurred by the Association in any such action shall be chargeable to the offending homeowner.


_____, President


_____, Secretary



The Orchards at Greentree Homeowners Association

Managed By: Target Property Management
2215 Old Marlton Pike Suite A, Marlton, NJ 08053
Phone: 856-988-8000/Fax: 856-988-8661

ARCHITECTURAL REQUEST FORM REQUEST FOR APPROVAL OF ACTION

NAME _____ DATE _____

ADDRESS _____ PHONE _____

DESCRIPTION OF PROPOSED CHANGE, ADDITION, OR ALTERATION

HOMEOWNER SIGNATURE: _____

INSTRUCTIONS:

1. Provide a sketch or written description in sufficient detail to streamline review process. Attached a picture and/or manufacturer spec sheet if applicable.
2. Provide a copy of your property survey and indicate on the survey, if applicable, the placement of improvement.
3. Include a color sample if applicable.
4. Contractors insurance certificate with proof of general liability and worker' compensation naming Orchards at Greentree Homeowner's association and Target Property Management as additional insured.
5. If the homeowner is going to be completing the work, please submit proof of your homeowner's insurance.
6. All documentation must be submitted to:
Orchards at Greentree
C/o Target Property Management
2215 Old Marlton Pike East
Marlton, NJ 08053
Or Fax to: 856-988-8661
7. Permits for exterior modifications or additional require permits from Evesham Township community development office. Copies of permits must be provided to management office once Architectural request has been approved by Orchards at Greentree Architectural committee.
8. The homeowner shall be responsible to correct any problems resulting from the proposed alterations/modifications to the existing property that cause any adverse effect to the property and/or neighboring properties.
9. Once approved and completed, the homeowner shall be responsible to maintain the painting and/or maintenance of the siding as it pertains to the paint peeling, bubbling, and/or fading. The Architecture Committee and/or the Board of Directors may, from time to time, issue additional guidelines to supplement the Orchards at Greentree Architecture Guidelines. Copies of these Guidelines, together with any rules or additional guidelines issued by the Committee(s) and any rules and regulations adopted by the Board, shall be on file at the office of the property management representative.

COMMITTEE/BOARD ACTION: _____ Approved _____ Disapproved

COMMENTS: _____

COMMITTEE/BOARD SIGNATURE _____