

PROHIBITED **Exterior Changes**

Painting of Entrance Pads, Steps, Porches, Concrete Foundations, Brick or Stone Fascias, Vinyl Siding, Gutters, and Garage Doors

Front Driveways, Walkways & Sidewalks Extensions, Widening or Rerouting, Stamped Concrete, Painting or Staining Concrete, Asphalt, Brick and Pavers.
(Exception: special health and safety needs must be approved by the ARB)

Bird Baths, Bird Houses, Bird Feeders and Statuary Objects are not permitted in the front of the dwelling and will only be permitted within rear yard planting areas and patio

Flags or Banners - except for the United States flag, or other signs supporting the United States troops, no other flags, banners or pennants may be displayed outside the dwelling. No permanent ground mount flag pole is permitted on any dwelling or common area

Other Prohibited Items
Swimming Pools, in ground or above ground Hot Tubs or Spas
Weathervanes or Cupolas
Carpports, Sheds, Gazebos, Greenhouses
Animal Enclosures / Runs / Underground Electric Fences
Stationary Outdoor Cooking Areas
No open flame of any kind, including and not limited to, wood burning fire pits or exterior fire places

Additions, Modifications or Alterations to the Home's Original Aesthetic Character in Style, Color, and Material are prohibited

ARB Request Form Procedures

Step 1

Reference this Guideline to see if you're required to submit a request form. If unsure, please contact Ellen Woeller at APM.

Step 2

If required, submit a completed and signed "ARB Exterior Change Request" form to Ellen Woeller @ APM. Including any supporting documents will help facilitate the review process.

Step 3

APM will send the received request and any supporting documents to the ARB Committee for review. The ARB Committee will review the request and either approve or denied the request.

Note: Certain alterations may require additional approval and permits by the County and / or Township. County / Township approvals must be secured before any work is undertaken.

- All applications should have conditional ARB approval before being submitted to the County / Township for approval.
- Approval of any project by the ARB does not waive the necessity of obtaining the required Township and County permits.
- Obtaining a Township and / or County permit does not waive the need for an ARB approval.

Step 4

If approved, APM will provide you with an "Approval Letter" with authority to proceed.

If denied, APM will sent you a "Denied Letter" with reason(s) for the denial. You have the option to appeal the ARB decision to the FHOA's Board of Trustees within 10 days of the received letter.

Note: The ARB Committee is responsible for all approvals, denials, and inspections. Violation Fines are levied by the Board of Trustees.

Access Property Management
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Mt. Laurel, NJ 08064
Ellen Woeller
ewoeller@accesspm.com
(856) 802-1055 Ext. 105



ARB

REQUESTS

GUIDELINES

2023

Dear Homeowners,

The ARB Committee's mission is to preserve and protect the original aesthetic character and environment of the community. To accomplish this, all exterior additions, modifications or alterations shall conform in style, color and material to the original home and landscaping design.

This Guideline is to help guide you to determine if an "ARB Exterior Change Request" form is required or not.

These Guidelines are reference from the FHOA's "Declaration of Covenants & Restrictions Exhibit" documents.

If you don't see your change request in this Guideline or you're unsure, please contact Ellen Woeller at APM.

Please save and reference this "Guideline" brochure for all your exterior changes.

Sincerely,

ARB Committee

ARB Request Forms **REQUIRED**

Roof Replacement
Storm Door - New or Replacement Windows and Doors - New or Replacement Window Screens Replacement
Vinyl Siding / Gutters Replacement Satellite Dish - New or Replacing
TV Antennas - New or Replacing
Second A/C Unit (Permit)
Roof Solar Panels (Permit)
Home Generator - Stationary (Permit)
Roof Attic Fan - New or Replacing
Mailbox and / or Mailbox Post Replacement
Retractable Patio Awning - New / Replacing
Patio Awning Canvas Top Replacement
Patio or Deck Enclosures (Permit)
Garage Door Replacement
Patio - Extending / Replacing
Deck - Extending / Replacing
Deck Surface & Railings - Staining / Painting
Entrance Railing - New or Replacing
Patio or Deck Fencing - New or Replacing
Driveways and Sidewalks Replacement
Painting Front Door and Shutters
Exterior Trim (Door & Garage) Replacing
Entrance Wheelchair Ramp (Temporary)
Exterior Lighting - New / Replacing
Landscaping - Additional or Replacement
Trees & Bushes - Removing and Replacing
Garden Beds - New or Extending
Raised Bed Walls
Replacing Mulch with Stones
Planting Beds Edging (stone, pavers, etc.)
Exterior Landscaping Lights

NOTE: Not submitting a required ARB Request form can lead to possible violation fine(s) and undoing you change.

ARB Request Forms **NOT REQUIRED**

Roof Repairs
Screen Repairs
Exterior Power Washing
Irrigation Repairs & Replacements
Painting Mailbox Post (pure white only)
A/C Unit Replacement (Permit)
Home Generator (Mobile)
Restoring Faded Shutters (not painting)
Cable Services (non- satellite dishes)
Deck or Patio Repairs
Portable Tents for Special Occasions
(must remove within 7 days after event)
Trees and Shrubs - Trimming & Pruning
Planting Flowers and Small House
Plants Mulching Beds and Trees
Lawn Maintenance (seeding, fertilizing, weed and insect control, aeration, and dethatching)