

SILVER RIDGE PARK WEST HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

APPROVED BY THE BOARD OF TRUSTEES

Sec. 1. (Approved 11/14/2022) The Board may promulgate such rules as it deems necessary and proper for the protection of the Association's property and to promote the general well-being of its Members. All rules must be approved by a majority of the Board voting.

Sec. 2. (Approved 11/14/2022) The Board shall have the right to enforce the rules and regulations so promulgated and shall have the right to levy reasonable fines for violations of the *Covenants and Restrictions, By-Laws, Rules and Regulations* and any other governing documents.

Sec. 3. (Approved 11/14/2022) Common Grounds and Forestry rules must be adhered to. Only dead, dying or diseased trees on Common Property will be removed by the Association after certification from a licensed tree service. At the discretion of the Common Grounds and Forestry Committee, trees on Common Property abutting a Homeowner's property may be removed or trimmed by the Homeowner making a request if Homeowner bears the expense. No trees or shrubbery shall be planted that restrict access to Common Property by necessary equipment. Homeowners are prohibited from using Common Property for storage or dumping. Vehicles are prohibited from parking on Common Property. Homeowners are not permitted to plant vegetation of any kind on Common Property.

All Common Property areas abutting two lots or more must be shared by all such abutting homeowners. No action may be taken on these areas until approval has been granted by the Common Grounds and Forestry Committee.

Trees on public right of way (ten (10) feet in from curb) may not be topped per Berkeley Township ordinance. Trees may only be removed by permit from Berkeley Township.

Sec. 4. (Approved 11/14/2022) One shed (aka storage box) shall be permitted on a Homeowner's lot with the written approval of the Architectural Control Committee. Dimensions of the shed/storage box shall be optional but shall not exceed ten feet in width by eight feet in depth by eight feet in height (10'by8'by8'). The shed shall be free-standing and must be located (3) three feet from the rear property line and (3) three feet from either the right or left property line. It shall not require footings but shall be anchored against wind movement or wind overturn. All sheds/storage boxes shall be constructed of treated wood or a resin material, and maintained so as not to create an eyesore in the Community. Prior to installation, approval must be obtained from the Architectural Control Committee and a permit and approval obtained from the appropriate departments of Berkeley Township. Also, once shed/storage box is installed the Architectural Control Committee must be notified so that the shed/storage box can be inspected to ensure that proper installation and size were adhered to.

Sec. 5. (Approved 11/14/2022) No trailer, trailer truck, van, home trailer, mobile home, boat, commercial vehicle, atv, or jet ski shall be parked within the confines of a Homeowner's property, between Homeowners' properties, or on Common Property. The van restriction does not apply to a personal use van that can be housed in the Homeowner's garage or driveway. All vehicles must be parked within the designated driveway area. No vehicle will be permitted to park on the grass or stone area adjacent to the Homeowner's driveway. If visitors are staying overnight and have a restricted vehicle as herein described, the Homeowner is directed to obtain permission from the Association to park in the Clubhouse parking lot, with the understanding that the Homeowners Association is exempt from liability. No vehicle of any type, ie., motorcycles, jet skis, atv's, etc. shall be housed in sheds.

Sec. 6 (Approved 11/14/2022) Driveways or any other property associated with the homeowner's property will not be used for any type of storage. This includes appliances, disabled vehicles or parts, garbage, and/or any other type of debris.

Sec. 7. (Approved 11/14/2022)

FENCING

There are two types of fencing allowed to be installed on a homeowner's property. They are defined as Permanent or Temporary Fencing.

PERMANENT: Fences that are attached to a rear of a house, installed in the ground and encased in concrete or structural foam. The homeowner must have approval issued by the Architectural Control Committee before installation can be performed. The homeowner must supply the necessary documentation and plans to the committee before approval. A drawing on an engineering property survey is required for fences installed near the property line.

Permanent Fence installations will require the homeowner/contractor to obtain permits from Berkeley Twp. Homeowner must supply copies of issued permits and inspections to the Architectural Control Committee.

Permanent fences may be white vinyl, with solid panels, pickets, or slats, with open decorative tops. The solid panels can be no higher than 4 feet high from ground level and the total height can be no higher than 5 feet from ground level with the decorative top. Wrought iron fences must be black and can be no higher than 5 feet high from ground level.

All Permanent Fences must be installed professionally and meet current construction codes.

Fences shall be within the rear footprint of the house and can be up to the rear property line. The fence must contain at least one gate as to provide emergency egress.

All Permanent Fences must be kept in good condition and repaired as needed.

GARBAGE CAN PRIVACY SCREEN

A homeowner may install a privacy screen for the purpose of concealing the homeowner's garbage cans. Screens can be either no dig or permanently mounted on the garage side of the house. Screens to be 36" W x 48"H and should not exceed 72" in length. Screen may be made of vinyl or metal. This screen can be left up all year long.

PROHIBITED FENCING: Chain Link, Wooden Stockade, Steel Panel, Cattle Fencing, Snow (orange construction weave fence) or Homemade type.

TEMPORARY FENCING (ALSO REFERRED TO AS GARDEN FENCING):

TEMPORARY FENCING MAY BE INSTALLED ON MARCH 1ST AND MUST BE REMOVED BY NOVEMBER 1ST EACH YEAR.

Temporary fencing is defined as fencing not permanently attached, which may be for the sole purpose of protecting plantings. It is not to be installed as a backyard fence.

Temporary fencing must be kept a minimum of 3 feet (36") from the rear property line and within the footprint of the house.

Temporary fencing **MUST NOT BE** permanently installed and **MUST BE** readily removable.

Approved Temporary Fences shall include wire "NO DIG" panels, plastic temporary fences attached to removable steel or plastic stakes. Height of the fence is not to exceed 4 feet (48") tall.

PROHIBITED TEMPORARY FENCING: Homemade chicken wire fences, solid plywood, steel panel, snow fencing (orange construction fencing), chain link and fencing that has wooden or pipe posts that are dug down more than 8" and encased in foam or concrete.

Architectural wrought iron no dig style fences on the side of the house cannot exceed 36" from the footing of the building and must not violate building separation codes as determined by Berkeley Township Fire code. These fences must be black, not more than 48" high and must be removed by November 1st.

Architectural wrought iron no dig style fences can be installed in the front of the house from the edge of the building foundation to the front door but shall not be more than 39 inches from the building. These fences must be black, not more than 48" high and must be removed by November 1st.

Temporary Fencing protecting trees, flowerpots, and bushes on the front lawn area of homeowner's property are prohibited.

The Architectural Control Committee Reserves the right to have the homeowner remove the fence if it is decided it does not meet current standards, lack of permits or it is considered a safety hazard.

Sec. 8. (Approved 11/14/2022) Satellite dishes, hot tubs, and hardwired house generators must have the approval of the Architectural Control Committee prior to installation. After approval by the Architectural Control Committee, the homeowner must obtain appropriate permits and approval from Berkeley Township. After installation, the Architectural Control Committee must be notified so they can inspect to ensure that HOA guidelines were followed.

Sec. 9. (Approved 11/14/2022) Patios or decks must not exceed the footprint of the house and must be fourteen feet from the Common Property line. If a Homeowner wishes to install or expand a patio or deck they must submit to the Architectural Control Committee of the Association a survey with a sketched drawing of the placement and measurements of said improvement, and a list of the materials being used. The Homeowner must also obtain appropriate Berkeley Township permits. If cement or pavers are being used the Homeowner must submit to the association written approval by Berkeley Township Building and Construction and a signed, notarized statement showing that drainage is in compliance with the Berkeley Township Building and Construction code.

Section 10: (Approved 2/13/2023) Wading pools are permitted on homeowners' properties. A wading pool is defined as a plastic or blow-up pool that holds 12 inches or less in depth of water and can be dumped every evening. Architectural control approval is required.