



ARCHITECTURAL REVIEW COMMITTEE STANDARDS, RULES AND REGULATIONS



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COUNTRY WALK OF LAKE RIDGE
HOMEOWNERS ASSOCIATION
WHITING, NEW JERSEY

Country Walk of Lake Ridge Architectural Review Committee Standards, Rules, and Regulations

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Architectural Review Committee Standards

PREFACE

These Architectural Review Committee Standards and Rules and Regulations are based upon the original statements as presented in the Country Walk of Lake Ridge Public Offering Statement of October 1, 2003. As with any document that pertains to specific standards and rules and regulations, they, over the years may become amended or adjusted to meet the needs of the current community and how it has grown throughout its continuum of existence.

A great deal of effort and time has been dedicated to the accuracy of this dual purpose manual. Discussion and planning as well as legal review have also been used to make this document as complete and as accurate as possible. Like any rule book, times change and situations occur that require adjustments, so this manual is a guideline to help residents navigate through the rules and regulations of the community as well as to help one understand the purpose and spirit in which the Architectural Review Committee Standards have been written.

The main purpose for updating the Architectural Review Committee Standards and Rules and Regulations is to make them more easily understood and reduce the amount of ambiguity. Like anything created by human hands, it's never perfect. As corrections and updates occur, revisions will be made and distributed as necessary.

The entire effort by the Architectural Review Committee is a dedication of purpose by each member that is committed to making sure that the Community shall be maintained in a manner:

- ❖ Providing for visual harmony and soundness of repair;
- ❖ Avoiding activities deleterious to the aesthetic or property values of the community;
- ❖ Furthering the comfort of the Owners, their guests, invitees and lessees; and
- ❖ Promoting the general welfare and safety of the Community.

Each ARC Committee member and member of the Country Walk Board of Directors takes their duties seriously and is sworn to participate in a professional and courteous manner and will always perform their duties in the spirit of symbiotic harmony of the community.

ANY AND ALL CHANGES OR ADDITIONS TO THE EXTERIOR OF YOUR HOME INCLUDING PATIO EXPANSION OR CHANGE, INSTALLATION OF SOLAR PANELS, NATURAL GAS, PROPANE OR GASOLINE GENERATORS AND THE REMOVAL OF IN-GROUND OIL TANKS MUST HAVE ARCHITECTURAL REVIEW COMMITTEE APPROVAL.

FORMS FOR THIS PURPOSE MAY BE OBTAINED FROM THE MANAGEMENT OFFICE IN THE CLUBHOUSE.

Country Walk of Lake Ridge Architectural Review Committee Standards

Appointment by Board of Directors

The Board of Directors has appointed the Architectural Review Committee (ARC) and charged the committee with the responsibility of assuring that the exterior of all the homes and the surrounding property (the Lots) shall be maintained in a manner:

- ^A Avoiding activities deleterious to the aesthetic or intrinsic value of property;
 - ^A Providing for visual harmony;
 - ^A Furthering the comfort of the homeowners, their guests, invitees and lessees; and,
 - ^A Promoting the general welfare and safety of the community.
-

Development of Standards

Consistent with the responsibilities set forth in the Preface, ARC has developed and adopted limited standards that permit homeowners to personalize the exterior of their homes and the surrounding personal property area. At the same time, the standards shall maintain the visual harmony, ambiance and aesthetic nature of the community as a whole. These standards supplement those contained in our governing documents: By-Laws and Declaration of Restrictive and Protective Covenants.

General Requirements

All requests for changes shall include a definitive sketch (plot plan) and narrative description disclosing the proposed changes and additions in as much detail as possible, including applicable:

- ^A Relationship to property lines, rights of way, swales and sight lines, lot surveys;
 - ^A Impact on Association maintenance responsibilities.
 - ^A Safety considerations; and,
 - ^A Impact on the underlying architectural and aesthetic themes of the community.
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Requests for Changes

All exterior changes, modifications, placements and affixations **require the prior approval of ARC**. The only exception is for the flower/shrub plantings within the 3 feet perimeter “beds” adjacent to the home (refer to Lawn/Trees following). A copy of the official Application form is available in the Management Office. ARC reviews all completed projects. If the final work differs from what was approved, ARC will notify the Board of Directors. It is in the Board of Directors sole discretion to require the homeowner to effect such modifications as required to meet the approval requirements including, in the extreme, the undoing of the improvement.

DETAILED STANDARDS

A. House Changes

It is the Owner’s responsibility to apply for building permits, if applicable, issued by Manchester Township after ARC approves an initial Application. Owners shall display permits as required by Manchester Township.

Country Walk of Lake Ridge Architectural Review Committee Standards

A.1 Driveways

The front door has been defined as the “**FRONT**” of the house in all homes. This designation shall apply to all sections and descriptions within the Standards. Driveway construction shall be limited to the use of asphalt and shall, at a minimum, match the existing driveway in thickness and composition. Asphalt driveways may be widened on either or both sides, but may not extend beyond the width of the footprint of the garage on Single, Detached Homes only. The resident of a Courtyard Home or a Single, Detached Home shall not place barbeque grills, lawn furniture, figurines, garbage receptacles or any type of displays on the blacktop of the driveway. (See C.1)

Storage and disposal containers, including PODS, contractor utility trailers and dumpsters, shall not be parked in homeowner driveways in excess of fourteen (14) days. The homeowner must apply to ARC for necessary extensions. No vehicles, PODS, contractor utility trailers or dumpsters may be parked overnight on the street.

A.2 Walkways

Walkways are permitted only on one side of the house, the same side as the front entry walkway (an extension of that front sidewalk). The exception would be a Courtyard home with a front door facing the street that requires a sidewalk on the side of their home to gain access to their garage and driveway. All side walkways shall be of concrete or paver construction and shall match the width, color, composition and finish of the front entry sidewalk. The walkway outboard edge shall align with and be in the same plane as the front entry sidewalk, and the walkway shall be limited to access the patio area. Curbs next to walkways are not permitted. The addition of walkways shall not impede grass cutting and lawn maintenance.

A.3 Color Changes

Front and rear entry doors, shutters, garage doors and any exposed wood surface on a Single, Detached home, may be repainted after approval by ARC. You can select from a listing of approved paint colors located in the Management Office. Painting of utility boxes and pipes is allowed; color must match existing siding color. The exterior colors of Courtyard homes are governed by the Association.

A.4 Building and Patio Additions/Changes/Expansions (Specifications and Drawings)

Applicant must submit a scale drawing, drawn to 1/8 inch to one (1) foot fully dimensioned, showing in detail the addition, expansion, or change, the substructure (foundation), framing, roofing, siding, gutters and leaders, screen design, windows and doors and all other externally visible features and components. Additions must conform to setback requirements. A copy of the lot survey or plot plans **must** be submitted with the application. (See B.1) Painting of patios and foundations require ARC approval of restricted colors.

A.4.1 Screen Porch/Room Enclosures (Open Screened Porch-Not Heated)

Along with the specifications and drawings, show in detail the type of screen, profile, color, frame and subdivision of screen. Any structure **may not be closer than ten (10) feet from any property line.**

A.4.2 Window Porch/Room Enclosures (Enclosed Structures Other Than Unheated Screen Porches)

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The specifications and drawings must show, in detail, the type of windows and doors to be installed. Windows and doors must match the color, size, shape, profile and general appearance of the existing windows and doors of the house. Any structure **may not be closer than (10) ten feet from any property line.**

A.4.3 Shutters

Exterior raised panel shutters, whether additions or replacements, are permitted. Shutters must match existing shutters in size and style. Color must be from the listing of approved colors located in the Management Office.

A.4.4 Windows and Doors

Additional windows and doors or replacement windows and doors shall be strictly limited to those that are comparable in size, style and color of the existing windows or doors. The Owner has the option to use replacement windows that are double hung.

A.4.5 Sliding Glass Doors

Replacement of existing sliding glass doors is permitted, with the following restrictions: Sliding glass doors shall be the same size and height as the existing exterior opening. Sliding doors shall be of the identical style and color as the original sliding glass door.

A.5 Storm and Screen Doors, Garage Doors

A.5.1 Garage Doors

One windowed panel may be installed in the top panel of the garage. The design of the window panel is conditional upon ARC approval.

A.5.2 Screen Panels Under Garage Doors

Screen panels under the garage doors shall be limited to two (2) feet high and are to be used for ventilation of garage.

A.5.3 Storm/Screen Doors

Storm and screen doors are allowed. Doors shall be white. Door design is limited to either full panel of glass or half panel glass over glass. Ornamental scroll work is not permitted but etched glass is permitted.

A.6 Entry Porticos

It is expected that the Owner shall use discretion in the selection of items of a decorative nature for display in the entry portico. Display items shall be in good taste, not oversized, of loud color, too cluttered, or result in a hazardous condition. The display items shall be consistent with the overall general ambiance and architectural themes for the community. Examples of items that are considered appropriate for display in the entry portico include chairs, benches, planters, floral displays (not artificial) and milk cans. Decorative log holders are permitted on entry porticos. No more than 1/8 cord of wood is permitted.

A.7 Awnings

Retractable awnings are the only types of awnings allowed and shall be of a non-metallic composition. The placement of an awning is restricted to over the patio area. The color scheme

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must conform to house colors. Approval of an ARC application for an awning is contingent upon the homeowner's agreement to maintain the appearance of the awning. No faded, weathered or torn awnings shall be permitted. Tents, portable screen rooms or gazebos are not permitted.

A.8 Door Attachments

Brass name plates, kick plates and door knockers are permitted. Name plates shall not exceed three (3) inches x seven (7) inches. Kick plates shall not exceed eight (8) inches in height.

A.9 Window Boxes

Window boxes are not permitted.

A.10 Signs/Plaques

No signs are permitted on the exterior of the home, garage or anywhere else on the homeowner's property or adjacent common ground. No items of exterior decor may be affixed upon the home, garage or adjacent common ground except for numerical house numbers. The numerical house numbers may be displayed individually or on a plaque no larger than 6"x8" and affixed on the home. The homeowner will be responsible for repairing any and all holes/damage in siding resulting from affixation of address plaque. Alarm Company signs may be displayed in front gardens near the front door and by the back door.

A.11 Skylights/Sun Tubes

Skylights are permitted without restriction regarding location. Skylights may not exceed twelve (12) square feet in face area. Color of trim shall match the color of the roof fascia or be otherwise approved by ARC. The homeowner must submit a copy of the skylight specifications and a drawing showing the proposed skylight location with the application. Sun tubes are permitted but must meet all the same conditions as skylights. Skylights are not permitted on Courtyard Homes.

A.12 Fencing/Clothes Lines

No homeowner shall erect, construct, install or maintain a fabricated fence of any kind or type. No exterior clothes lines shall be installed

B. Patios

B.1 Changing Patios

Any changes to a homeowner's patio require ARC approval. ARC requires a detailed drawing and a copy of a marked plot plan or survey. The plot plan must show the patio layout and the proximity of the changes to an adjacent neighbors' property. ARC will approve patio changes based upon layouts regarding property lines; proximity to common areas; affect upon drainage; affect upon maintenance; such as the ability to mow adjacent areas, etc. The patio dimensions must be submitted to ARC and will be approved based on lot configuration.

The submitted drawing must delineate the overall dimensions and the depth and composition of the materials used for construction. A minimum of four (4) inches of concrete shall be required with proper reinforcement materials (i.e., reinforcing bars). In lieu of concrete, homeowners may use pavers. In any event, the extension must be level and match existing patio. The drop off shall meet code and safety requirements. The extension layout shall not interfere with lawn

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mowing. Also, construction must comply with local construction code requirements. The Owner must apply for work permits, if applicable.

ARC does not permit permanent structures, such as planters or retaining walls.

Note: Dimensions of patios are subject to property locations.

B.2 Living Fences

ARC must approve the addition of shrubbery surrounding patio areas. ARC will approve living fences based on compliance with existing covenants, groupings relating to neighbor's areas, etc. (See C.7)

B.3 Permissible Patio Objects

Patios may not be used as storage areas. ARC prohibits items placed on the patio that are unsightly or items that are otherwise offensive to the community. ARC permits placing 1/8 cord of firewood on the patio provided the homeowner uses a fixture for firewood storage. Barbecue grills, 20lb propane tanks (limit 2), patio furniture and planters with live flowers/plants are also permissible items. Empty planters and artificial flowers are not permissible. One (1) attractive brown or gray storage container, also known as a deck box, may be permitted if it is no larger than 5' long, 2-1/2' wide, and 2-1/2' high. Permission must be granted from ARC prior to placing the storage container on the patio.

C. Lawns/Trees

C.1 General

ARC defines "**Front**" of the house as the side which has the front door. ARC permits live flower planting as described following in sections C.1 - C.6. ARC permits two planters in the driveway (between garage doors only).

C.2 Vegetable Plantings

ARC permits a vegetable garden whose maximum size is three feet by six feet (3ft x 6ft) in the garden bed along the sides and rear of the home. ARC prohibits vegetable plantings behind or around the patio. Vegetable plantings shall not exceed four (4) feet in height.

C.3 Adding Trees

ARC, at their discretion may permit planting additional trees on a homeowner's property. Owners shall submit a drawing showing the type, number, and, location of tree(s). Trees shall be located ten (10) feet apart and shall be staggered, i.e., not in a straight line. ARC prohibits planting trees on property lines.

ARC permits (subject to review and approval of the layout) planting a bed of trees. The bed of trees shall not inhibit lawn mowing. Planting trees in the common area is prohibited.

C.4 Lawn and Flower Bed Decorations

ARC permits placement of items of personality that are customarily associated with outdoor placement within the shrub bed areas **along the sides and rear of the home only**. No figurines of any kind are permitted in front gardens or along the front of the home. Approved items that may be placed in the gardens along the side and rear of the home include: bird baths, bird houses, bird feeders, shepherds' crooks with live flowers, sun dials and small benches. Small figurines or objects of art **shall not exceed eighteen (18) inches high**. It is recommended that such decorations be of high grade material and shall be maintained in a proper condition. The use of

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artificial flowers is prohibited. Up to two (2) shepherds crooks with live flowers are permitted in front flower beds, but the plants must be removed at the end of the season.

The use of brown, black or red mulch is permitted, but artificial mulch is not permitted.

High-quality topsoil is allowed, provided the soil is contained within a border.

The use of white landscaping stone or gravel in garden beds (front, side or rear) is not permitted.

Unpolished brown or gray river rock OR brown, red, black or tan-variegated lava rock is permitted, but the maximum size of the rocks should be no larger than six (6) inches in diameter.

The outer edge of the garden beds using either river rock or lava rock should be lined with paver/brick material at least three (3) inches in height and not to exceed three (3) stacked pavers/brick totaling nine (9) inches in height. This outer edge should be sufficient to contain the river rock or lava rock. The addition of these pavers/bricks must be approved in advance by ARC.

No greater than four (4) ornamental rocks will be allowed on each side of the home. The ornamental rocks should maintain their natural coloring - NOT PAINTED NOR POLISHED - and should not exceed eighteen (18) inches in diameter.

C.5 Trellises

No free standing trellises are permitted on the front of the home. Trellises may only be placed on the side and rear of the home. A trellis may be located (8) eight inches from and parallel to the wall. No more than (2) two trellis units are permitted. Approval is conditional upon the proper upkeep of the trellis by the homeowner

C.6 Planters

The ARC permits planters subject to the following conditions:

- > Planters size shall not exceed five (5) gallons;
- > Planters shall not exceed eighteen (18) inches high;
- > Planters may be round, square, rectangular, etc.;
- > Planters shall be constructed of plastic, terra cotta treated wood, concrete, resin, ceramic and vinyl.
- > Planters may be located in various areas as noted in this manual: Entry porticos, driveways (limit 2) between garage doors only, patios, flower beds.
- > Empty flower pots must be out of site and the area kept clean.

C.7 Patio Shrubs

Shrubs installed around patios shall be pruned to a maximum height of eight (8) feet and shall be within a mulched bed. Shrubs used as a barrier for privacy are allowed to be 8 feet tall and do not need a mulched bed. (See B.2)

C.8 Pavers and Landscaping Blocks

Pavers and landscaping edging blocks around flower beds will be permitted. No more than three blocks high, totaling nine (9) inches in height will be allowed on a flat plane.

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C.9 Stanchions/Columns

No more than two stanchions or columns 31 inches high and 23 inches square can be erected. Placement is to be at the front entry, one to the right and one to the left. Stanchions or columns will be permitted at Single, Detached homes only. Courtyard homes are excluded.

D. Outside Changes (Other Than House Changes)

D.1 Lighting

D.1.1 Low Voltage Lighting

This standard is intended for decorative lighting. Homeowners may use solar or low voltage lights. Lights may be placed in flower beds along the walkways, or around the perimeter of the home in flower beds. This is to include front, back and sides. It should be noted that front trees and front lawns are not approved areas for lighting.

D.1.2 Security/Safety Lighting/Security Cameras

Security lighting including sensor lights and security cameras are permitted with ARC approval. Such lighting and cameras shall not create a distraction or annoyance to neighbors. Owners shall install security lighting properly so that it does not continuously respond to animal movement, tree swaying, etc. All exterior lighting including lamp posts in the front of the home shall conform to the existing color, style and approximate size. This requirement is in keeping with the Architectural Review Committee Standards Manual that requires “visual harmony” of appearance throughout the community.

D.1.3 Lamp Posts

Lamp posts shall conform to the “Gaslight” type of lighting fixture used at the Clubhouse. Lamp posts may be placed at the front side of the house and shall be located as shown on the home owner’s sketch attached to the ARC Application. Lamp posts can only be a single light fixture. Owners shall install lamp posts in a mulched “bed” next to the walkway.

D.2 Holiday Decorations

Holidays include Valentine’s Day, St. Patrick’s Day, Easter, Memorial Day, Flag Day, July 4th, Halloween, Thanksgiving, Hanukkah, and Christmas. Holiday Decorations may be put out no sooner than four weeks prior to the holiday and shall be removed no later than two weeks after any holiday. Residents shall not display musical decorations.

D.3 Flags

The only large flag permitted for display is the American flag. The flag shall not exceed three (3) feet x five (5) feet and must be mounted at a minimum height of five (5) feet above ground level or above the garage on the key stone plaque. No flag shall be mounted on the mailbox post. Stick American flags or one (1) garden size American flag shall be permitted in front gardens but must be removed during the winter months. Decorative garden flags are permitted in garden beds with a limit of (1) in front garden bed. Holiday garden flags are permitted during designated holiday season subject to holiday decoration guidelines (see D.2). Garden flags are not to exceed 12”x18”.

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D.4 Mailboxes and Newspaper Sleeves

Maintenance and/or replacement of mailboxes and newspaper sleeves are the homeowner's responsibility. Replacement must be identical matches with originals. Standard white metal or plastic mailboxes and newspaper sleeves shall be used for replacement. Mailboxes shall have the address numeral three to four (3-4) inches high and black in color.

D.5 Wind Chimes

ARC will approve wind chimes on an as requested basis. Written approval from neighbors on all sides of the applicant shall accompany the ARC Application. The size of bells shall not create intolerable noise levels.

D.6 Satellite Dish

The ARC shall approve satellite dish installations on the following conditions:

- ^A Location of the satellite dish shall be installed as far to the rear of the roof peak as possible;
- ^A Cabling shall be installed in a first class workman like manner; and,
- ^A Cabling shall be installed so that the cabling is hidden to the extent possible.

Note: Courtyard Home installations may vary from these criteria.

D.7 Solar Panels

The New Jersey statutory law specifically, the Planned Real Estate Development Full Disclosure Act ("PREDFDA"), N.J.S.A. 45:22A-48.2, lays out very specific guidelines governing the installation of solar panels in common interest communities.

According to the Statute, the extent to which an Association can regulate the installation of solar panels largely depends upon the type of housing unit involved and the way "roofs" are defined in the Association's governing documents. Overall, a prohibition against solar panels is permitted in communities where the unit roofs are considered "common elements." Conversely, solar panels cannot be prohibited in communities with single family homes or communities where the unit owners are responsible for the roofs. However, the law provides that Associations which are required to allow solar panels may also adopt rules and regulations governing their installation.

In particular, the Statute provides that an Association can adopt rules governing the following items:

1. The qualifications, certification and insurance requirements of personnel or contractors who may install the solar collectors;
2. The location where the solar collectors may be placed on roofs;
3. The concealment of solar collectors' supportive structures, fixtures and piping
4. The color harmonization of solar collectors with the colors of structures or landscaping in the development; and

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5. The aggregate size or coverage or total number of solar collectors.
6. The homeowner must obtain an independent engineering report substantiating that the roof is capable of supporting the increased load and submit the report with their application.
7. Homeowners may not remove any chimney from their roof without ARC Committee approval. This approval is necessary if the chimney is found to be structurally unsound or of no further use due to the conversion of fuel oil to gas as their primary heating fuel.
 - a. A completed and signed ARC Application must be submitted for approval with documentation from a licensed and insured contractor.
 - b. Once ARC approval is obtained by the homeowner, the homeowner may start the process to remove the chimney.
 - c. A licensed and insured contractor must be used to perform all work.
 - d. A final inspection will be conducted by ARC and the HOA Board to insure the work maintains the original look and color of the roof.
8. Homeowner shall submit residential power consumption for previous year.
9. The homeowner must submit with their application a complete engineering package detailing the product specifications, installation methodology, locations, and dimensions. Additionally, the homeowner must submit a complete electrical plan detailing the connections to the home's electrical internal system, including the routing of all cables from the electrical panels to the home's internal electrical panel.
10. The homeowner is also responsible for obtaining all required permits and submitting copies to the Property Manager prior to any construction. The homeowner is responsible for providing the Property Manager with a copy of the final inspection report.
11. Only photovoltaic solar panels and a solar powered electric meter will be allowed on the outside of the home. All other related items must be affixed inside the home.
12. In compliance with the New Jersey statutory law in regards to the installation of solar collectors, the Country Walk of Lake Ridge Homeowners Association will authorize the installation of solar collectors on the single family homes only. The Courtyard homes will not be permitted to have solar collectors installed.
13. An ARC application must be submitted prior to the installation of solar collectors.
14. The ARC application must include the following:

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- > The solar panel collector units must be roof mounted and aesthetically comparable in color to the surrounding roof colors:
- > Installation of panels is restricted to a maximum height of one (1) foot above the existing roof and must be parallel to the existing roofline once installed;
- > Freestanding collector units are not allowed; only roof mounted systems will be approved;

D.8 Exterior Antenna

No owner or tenant thereof shall erect or maintain an exterior antenna on any home or building erected upon any lot within the property, except as may be permitted by the provision of the Telecommunications Act of 1996, and the regulations promulgated by the Federal Communications Commission.

Satellite receivers are allowed, subject to ARC approval, if they are no larger than one meter in diameter and installed in a location that will comply with the lawful guidelines.

D.9 Removal of In-Ground Oil tanks

The OWNER must apply for a permit with Manchester Township to remove an in-ground oil tank. The Owner shall submit an application to ARC. Once the oil tank removal receives final approval from Manchester Township, the OWNER must submit an Oil Tank Removal Form to the Property Manager.

D.10 Natural Gas Installation

The OWNER shall apply for permits from Manchester Township. The Owner shall submit an Application to ARC. After final approval from Manchester Township, the OWNER must submit a natural gas conversion notification to the Property Manager.

D.11 Natural Gas Powered Generators

“When contemplating the installation of a new Natural Gas Powered Generator, the following standards and procedures must be followed: (The misuse of this type of equipment can affect not only the homeowner using the generator but their immediate neighbors.)

1. Drawings and Site Plan shall be filed with the Manchester Township Building Codes Department and with the ARC application showing the location and specifications of the subject unit and adherence to all applicable codes and ordinances.
2. Copies of any required permits should be submitted to the Property Manager.
3. Units must be installed per the Manchester Township Building Codes specifications; by a reliable licensed and insured plumber and electrician.
4. Units should not be installed near a door, window, vents, etc.; to prevent toxic fumes from entering occupied areas of the home. (Note: must maintain a minimum of 5 feet from windows, doors, vents, etc., 3 feet from house wall per NFP code.)
5. Units should not exceed 36”w x 36”d x 30”h (plus or minus); similar to the existing AC condenser units installed at the homes.
6. Units **can** only be used during Power Failures, (Note: If the generator has a test exercise

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package, the operating time of the cycle shall be during the day, between the hours of 9:00am and 5:00pm, and permitted once a week.

7. Copies of the final inspection and Building Code Department approval certificates shall be submitted to the Community Manager prior to ARC Committee final approval and placing the generator into operation.
8. **GENERATORS ARE PERMITTED TO BE USED AT ALL HOURS DURING AN EMERGENCY!**

PLEASE Note: Due to the close proximity of the Courtyard Homes and the clearances required by the National Fire Prevention Association (NFPA) Code, the installation of a gas powered generator **will not be permitted** at the Courtyard homes.

Courtyard homes are permitted to use ONLY portable gasoline powered generators only.

D.12 Gasoline Powered Generators

The following guidelines and rules are being introduced for Gasoline Powered Portable Generators and will be strictly enforced. The misuse of this type of equipment can affect not only the homeowner using the generator but their immediate neighbors as well.

1. Generators shall not be operated within any closed areas of the house, garage enclosed or screened porch, etc.
2. Only open areas along the outside of the home may be used to locate the generator, while in operation. (**Note:** An open garage door does not create an open area so the generator may not be located in front of an open garage door.)
3. Units should not be located near doors or windows, to prevent toxic fumes from entering the home. (**Note:** a minimum of 5 feet from doors, windows, vents, etc. 3 feet from wall per National Fire Prevention Association (NFPA Code).
4. If plugging appliances into a generator, a heavy duty three prong outdoor rated manufacturer manual for specifications extension cord must be used. For specific instructions, consult the generator.
5. Storage of gasoline or other flammable liquids, in excess of two (2) gallons, shall not be stored in an enclosed area such as the house, garage, enclosed or open screened porch, etc.
6. All gasoline supplies must be kept in a UL (Underwriters Laboratory) approved vessel, regardless of storage location.
7. Units can only be used during Power Failures. Once power outages have ended, generators must be turned off and stored away from view within the residence or off-site within 8 hours of power being restored.

Country Walk of Lake Ridge Architectural Review Committee Standards

8. Never refuel the generator while running and wait until generator has cooled down before refueling.
9. It is recommended to occasionally test the generator prior to power outages. (The operating time for testing shall be during the day, between the hours of 9:00am and 5:00pm). Also as a reminder, add Sta-Bil to the gas tank after outages to preserve the gasoline.
10. Generators are permitted to be used at all hours during an emergency.

D.13 Propane Generators

Propane generators are portable, the fuel is contained in a standard gas grill style LPG tank like the ones used for the gas grill. Follow the same guidelines as for D.12 Gasoline Powered Generators.

D.14 Roof Replacement

Any roof repair or replacement shall be of the same asphalt shingle material, color and style currently used on the home. An entire roof replacement may be of the 30-year architectural type, mold and fungus retardant. Color change is optional when the entire roof is replaced and must be compatible with siding color. An application to ARC must be submitted prior to work being done

D.15 Siding Replacement

Any siding repair or replacement on Single, Detached homes shall be of the same vinyl material, style and color currently used on the home. An application to ARC must be submitted prior to work being done.

REMINDER: Change the batteries in smoke detectors and carbon monoxide (CO) detectors in the spring and fall when the clocks change for daylight savings time. NOTE that some of the newer models do not require battery changes for up to ten (10) years when the entire unit would need to be replaced. Check the instructions carefully when purchasing the newer styles.

COURTYARD HOME REMINDER: Courtyard homes are required to have their dryer vents cleaned every two (2) years. A copy of the invoice indicating the work has been done must be submitted to the Property Manager.

RULES AND REGULATIONS

Country Walk of Lake Ridge Rules and Regulations

To preserve the character of the residential community and for the protection of the value of the homes therein, the Community shall be subject to all covenants, easements and restrictions of record and to the following restrictions and covenants (rules and regulations), all of which shall run with the land.

Architectural Review Committee

The Architectural Review Committee (ARC) shall be established and members appointed to the ARC as provided in the By-Laws. The ARC, upon its establishment, shall adopt design criteria and standards for architectural control which are consistent with the requirements of the Township of Manchester and acceptable aesthetic principles.

Board Authority

The Board of Directors shall have the power to make such Rules and Regulations as may be necessary to carry out the intent of these use restrictions and shall have the right to bring lawsuits to enforce the Rules and Regulations promulgated by it. The Board shall further have the right to levy fines for violations of such regulations or the provisions of this Declaration or the By-laws, provided that the fine for a single violation may not, under any circumstances, exceed \$25.00.

Each day a violation continues after notice is considered a separate violation. Any fine so levied shall be considered as an assessment levied against a particular owner involved, and collection may be enforced by the Board in the same manner as the Board is entitled to enforce collection of other assessments.

Fines may be levied against an owner for the actions of their tenant, and the owner shall be jointly and severally liable with his tenant for the payment of same. In the event the Association institutes legal action the Homeowner shall be responsible for payment of reasonable attorney's fees of the Association plus interest and costs of suit.

Common Property

The common property shall be used only for the furnishing of the services and facilities for which they are reasonably intended and suited and which are incident to the use and occupancy of the homes. The homeowner shall be responsible for promptly reporting to the Board of Directors any defect or need for repairs, the responsibility for which is that of the Association.

No owner or occupant shall:

- Build, plant or maintain or burn, chop or cut any matter or thing upon, in, over or under the common property, except as may be permitted by the Board;
- Use or permit to be brought into or stored in any lot or home or upon the common property any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzene or other explosives or articles deemed hazardous to life, limb or property without in each case obtaining written consent of the Board of Directors, but this shall not prohibit use of propane gas for fireplaces, barbecues and propane generators;
- Make any structural additions, alterations or improvements in or to their lot or home or upon or to the property or impair any easement of record or easement referred to in this Declaration without prior written consent of the ARC.

Country Walk of Lake Ridge Rules and Regulations

Owner or occupant **shall** be liable for any damage to the common property which shall be caused by that owner, his family members, employees, servants, agents, tenants, visitors, dogs and licensees. Each owner shall be obligated, promptly upon receipt of the Association's statement therefore, to reimburse the Association for any expenses incurred by the Association in repairing or replacing any part or parts of the common property damage by such owner's act, omission or negligence or by the act, omission or negligence or such owner's tenants, agents, guests or licensees.

Courtyard Homes

The Association is responsible for certain exterior maintenance of the Courtyard Homes, per Courtyard Responsibility Chart which can be obtained from Management Office.

Design Criteria

The Board of the Association, or the ARC with the approval of the Board of the Association, shall have the right to establish additional design criteria and standards from time to time which shall be consistent with or augment those criteria adopted previously. Despite the above, ARC shall have the power to grant waivers from architectural design criteria and standards according to procedures and subject to such conditions as may be established by the Board.

Detached Homes

Each owner of a detached home shall be solely responsible for the exterior maintenance of the lot and detached home, and for the expenses and costs thereof, including, but not limited to painting, repairs, replacement and care of roofs, gutters, downspouts, exterior building surfaces and other exterior improvements.

Drying Items

No clothes, sheets, blankets, laundry of any kind or any other articles shall be hung out or exposed on any part of a lot or common property. Laundry and other articles may be hung to dry in the garage. The garage door may be kept in a partially open position, not to exceed 24 inches from the ground to the bottom of the garage door or, alternatively, must be kept in a closed position except for normal ingress and egress.

Exterior Appearance and Improvements

No changes or improvements to the home or to the Lot may be effected without the prior written approval of the Board of Directors. Additional planting or landscaping may be put into place only according to a planting guide that is promulgated by the Board of Directors. Artificial flowers, plants and other vegetation are prohibited. Window or wall air conditioners are prohibited.

The exterior color scheme of the building, including the color of the siding, the building trim and the doors and windows, may not be changed without the prior written approval of ARC.

No items of exterior decor may be affixed upon the building or the Lot except house numbers and the American Flag as noted in section D.3 Flags.

Country Walk of Lake Ridge Rules and Regulations

Fences

No homeowner shall erect, construct, install or maintain a fabricated or natural fence on a lot of any kind, type or nature whatsoever. For this purpose, the term “fence” shall include, but not limited to, any contiguous barrier of any height or thickness and constructed of any material or consisting of natural plantings such as a hedge. The ARC shall allow limited planting of trees and shrubs in the immediate vicinity of the patios, subject to guidelines to be developed by the Association.

Home/Lot Maintenance

Each owner and tenant thereof shall maintain each lot and home in a safe, clean and sanitary manner, in good order and repair and according to all those covenants, conditions, restrictions, rules and regulations as may apply to each lot or home.

In the event that a lot or home shall not be so maintained, the Association shall have the right to enter upon the lot or home to maintain same, after giving the owner at least fifteen (15) days written notice, to cure any maintenance problems or deficiencies and, in such event, the Association shall have the right to assess the particular owner with the cost of such maintenance.

This shall include, but not be limited to, the maintenance and upkeep of the lawn and the individual home, and all the obligations set forth in subparagraph (x) of the Section 10 of Article III of the Public Offering Statement. The costs of such work shall be assessed against the home upon which the services are performed and shall be due and shall become a part of the Common Expense assessment levied upon such home, and as such shall be a lien and obligation of the owner as provided herein, except that payment for any work performed pursuant to this subparagraph shall be due upon presentation to the owner of the Association’s invoice therefore.

The owner may appeal said notice of deficiency and request a hearing on the matter and such hearing will be granted to the owner with thirty (30) days after the owner’s written appeal and request for hearing to the Alternate Dispute Resolution Committee (ADRC) has been received. For purposes of this appeal, three members of the ADRC will constitute a quorum capable of rendering a decision in the matter.

A majority vote of the ADRC hearing the appeal will be sufficient to either allow or deny the appeal. If the ADRC denies the appeal, the owner will have ten (10) days to correct the condition. If the owner does not correct the condition within ten (10) days, then the Association may enter and correct the condition as previously indicated.

The Board shall have the right to establish rules and regulations governing the exterior maintenance of any detached home. The Association has the responsibility to maintain courtyard homes according to the Chart of HOA/Homeowner Responsibility and the monies which have been set aside for this purpose. This chart can be obtained from the Management Office.

Country Walk of Lake Ridge Rules and Regulations

Improvements

No building, fence, wall or other structure of improvement shall be commenced, erected or maintained upon a lot within the Property, nor shall any exterior addition to or change (including change of external color scheme) or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials, exterior colors and location of same shall have been submitted to and approved by the Architectural Review Committee, in writing, as to the harmony of external design and location in relation to surrounding structures and topography.

Liability

All such approvals by the Association shall not be deemed to incur any liability on the part of the Association to any homeowner, contractor, subcontractor, or material man because of any addition, alteration or improvement, or to any person having any claim for injury to person or damage sustained to property.

Open Space

No motor vehicles including, but not limited to, mini-bikes, snow mobiles and motorcycles, may be driven on the open space portion of the common property by any owner, tenant or guest. This provision does not prohibit permanent residents from owning and operating licensed motorcycles or golf carts in a safe manner on the streets and parking areas of the Community and conforms to the association's rules and regulations regarding maximum noise standards.

Outbuildings

No structure of a temporary character, trailer, tent, shack, garage, bam, storage shed, whether manufactured or constructed, or any other outbuilding shall be built or used on any lot at any time as a home, neither temporarily nor permanently.

Permit Applications

All applications to any municipal authority for a permit to make an addition, alteration or improvement on any lot or to a home must first be reviewed by ARC and approved. Any such application must be approved by the Association and may be submitted to the municipal agency by the owner. The owner shall promptly furnish the Association with a copy of any such permit which has been procured.

Planting Guide

The appearance of your property and the external appearance of your home are subject to the provisions of our Declaration of Restrictive and Protective Covenants. Briefly, what this means, among other things, is that you must obtain prior written approval of the Board of Directors or the Architectural Review Committee (ARC) before you embellish or otherwise modify the landscaping upon your lot.

The Board encourages the enhancement of landscaping upon the individual lots. Well-conceived additional plantings enable our Members to personalize their properties, to beautify their surroundings, as well as improve the general ambiance in the neighborhood, and to selectively address certain "spot" problems by way of affording additional screening, noise barriers, and the like. This Planting Guide/Application will provide you with the basics through the Association's policies concerning the different

Country Walk of Lake Ridge Rules and Regulations

types of planting that you may have in mind. If, after becoming familiar with these guidelines, you still have a question concerning the appropriateness of your planting ideas, please ask ARC first and plant later. The Association maintains very strict controls over additional plantings. If you jump the gun on your landscape plan and proceed without the required written approval of ARC, you may very well be asked to remove your newly installed plantings.

Additional Trees

ARC will treat applications for approval of additional trees in much the same manner as those for free standing “beds.” Most of the same caveats apply. Also, additional trees may be spaced no closer than 10 feet apart. If the trees are grouped so that the trees constitute a “bed” in and of themselves, a mulched “bed” with a 24-inch diameter must be created around each newly planted tree. A marked plot plan along with the application shall be submitted to ARC.

Common Areas

The open space that may be near your property belongs to all Members of the Association. Accordingly, no one Member may presume to landscape or otherwise alter the appearance of the open space without first obtaining ARC approval.

Expanded “Beds”

Generally, ARC approval for expanding existing “beds” is simple. You must still request prior written approval. There is a possibility that there may be an occasion where a resident will exceed common sense guidelines and create a “bed” that not only creates a maintenance problem for Association contractors, but also appears incongruous in the neighborhood.

ARC will generally approve an expanded “bed” provided the expansion does not exceed 3 feet farther from the edge of the existing “bed.” ARC will approve an extension provided the plantings contain plant varieties that are compatible with the existing landscape aesthetics, and that can be expected to have a reasonable chance of survival. When you make application to expand a “bed” you shall provide the following:

- > a plot plan of your Lot, on which, the locations of the existing “beds” and the proposed “beds” are shown, and dimensions specified;
- > a depiction within the proposed “bed” of the location of the new plant material (your request shall describe the plant material) and
- > a statement on your request that you will mulch and maintain the extension in a weed free condition.

If you do not have a copy of your plot plan, you shall do your best to obtain one. Without a plot plan, you shall sketch your Lot showing the building footprint and the existing “beds.” ARC will be able to better understand exactly what you propose. There is no waiver for this requirement.

Country Walk of Lake Ridge Rules and Regulations

Free Standing Beds

Proposed free standing “beds” will be carefully scrutinized. The landscape vista envisioned by the planners and architects of the “**Beds**” community may become disjointed by allowing haphazard plantings of free standing “beds.”

Thus, ARC and the Association will give very careful consideration before approving a free standing “bed.” If you feel that for some reason you have a very unique reason for requesting such a “bed”, you may submit an Application to ARC. The Application shall contain the information delineated in the previous section on Expanded “Beds”. It shall also contain very detailed explanations of why an exception should be made in your case.

Guidelines and Cautions

The Owner has the responsibility to maintain all “beds”, whether original or added later. Specifically, “beds” must be weed free. All ‘beds” require mulch, high quality top soil, river rock or lava rock.

There are numerous **underground utilities**, and irrigation lines buried on your Lot. Before planting, you shall determine the location of the buried services. The Homeowner shall call the utility company (in the case of a utility) or the Property Manager (will call irrigation company) for a “mark out.” New Jersey One Call performs “mark out” services for all the utility companies. The service is free of charge and requires 3 days notice. *You may contact New Jersey One Call at 800-272-1000.*

The Homeowner or Landscaping Contractor doing the planting is responsible for any damages to utility or irrigation lines as a result of services performed and the repairs necessary to correct.

The **grading** around your home has been carefully calculated, planned and installed. The grading on a piece of property is generally designed to convey storm water run off from one place to another.

Altering the grading may create problems due to improper drainage, standing water, etc. These problems may not only create an inconvenience to you, but also, may adversely affect your neighbors.

Therefore, bear in mind that you shall maintain existing grade and slope of the area where you plan to install new plant material. We recommend that you “eyeball” the intended planting area. You may consult a professional landscaper or some other knowledgeable person. **Remember!** Grading problems are very difficult and expensive to correct.

You shall properly dispose of organic material that you may have to remove during your bed installation, i.e., strips of sod, roots, etc. Do not leave this material at the curbside. You may call Manchester Township Public Works (732-905-3405) for a bulk pickup. Follow their instructions.

Healthy plantings need water as does healthy turf. Verify frequency and amount of irrigation. Be certain not to block sprinkler heads with your plantings. This restricts the irrigation of turf areas. Also, this may cause over irrigation of your plantings causing disease or expiration.

Country Walk of Lake Ridge Rules and Regulations

Perimeter Beds

Generally, you may feel free to install plantings within a three foot strip around the perimeter of your home and around your exterior air conditioning unit, without the need for the prior approval of ARC. If you do install plantings, you must create a “bed” within which the plants will be installed. The “bed” must be mulched and overlaid with mulch periodically over future years. The responsibility for the maintenance of the “bed” and the planted material will remain with you. Among other things, that maintenance will include pruning of shrubs and the maintenance of the “bed” in a weed free condition. You must prune trees and shrubs that are installed around house perimeter to a maximum height of eight (8) feet.

You shall make sure that your landscaping is not overbearing. This means that plants and shrubs that tend to spread out and merge/proliferate over time shall not become chaotic or haphazard in appearance. Additionally, plantings may create havoc with the home siding and leaders as the plantings mature.

You may want to carefully consider the variety of plantings that you select. Some varieties do very well in our area and some do not. Some varieties may flourish on one side of your home and not on another due to exposure to the sun. If your design and selection of plantings requires constant replacement due to unhealthy or dead material, you may be defeating your own purpose. The plantings may detract from the neighborhood aesthetics.

Consult with a landscaper or local garden center before selecting a planting. You may also refer to the Plant List at the end of this section. The Plant List has been provided to us by our landscape maintenance contractor. While following this guideline will not absolutely ensure that everything that you plant will survive, appropriate plants will, at least, give you a fighting chance.

Planting Suggestions

Trees

Deciduous (Shade)

October Glory Maple
Red Sunset Maple
Sugar Maple
Emerald Queen of Norway Maple
Pin Oak
Red Oak
Greenspire Linden
Bloodgood London Plane
Capital Pear
Aristocrat Pear
Cleveland Pear
Village Green Zelkova
Patmore Ash

Shrubs

Deciduous

Rose of Sharon
Forsythia
Spiraea - species
Viburnum - species
Compact Burning Bush
Cotoneaster*
Deutzia
Barberry-Crimson Pygmy¹²
Weigel - species
Mock-Orange
Abelia*
Redvein Enkianthus
Smokebush

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*Low Growing

Deciduous (Ornamental)

Crabapple - species
Thundercloud Plum
Weeping Cherry
Kwanzan Cherry
Redbud
Clump Birch
Sophora
Hawthorn - species

Evergreen

White Pine
Japanese Black Pine
Emerald Arborvitae
Canadian Hemlock
Colorado Spruce
Blue Spruce

*Low Growing

Lilac
Hydrangea

Evergreen

Juniper - Broadmoor*
Juniper - Parsoni*
Juniper - Sargent*
Juniper - Blue Rug*
Juniper - Bar Harbor*
Juniper - Compact Pfitzer
Juniper - Pfitzer Gold
Juniper - Casino Gold
Juniper - Sea Green
Juniper - Gold Coast
Azaleas - species*
Rhododendron - species
Japanese Andromeda
Japanese Holly - species
Helleri Holly*
Mugho Pine*
Hollywood Juniper
Robusta Green Juniper
Blue Boy & Girl Holly
Leucothoe*
Spreading Yew

Sale of Home

Once the present Homeowner lists their home for sale, the Homeowner shall notify the Property Manager, in order to schedule an external property walk around the home, for the purpose of establishing compliance with ARC Standards Rules and Regulations, prior to any sale.

Signs/Displays

No sign of any kind shall be displayed to the public on any lot or home except for one (1) "For Sale" or "For Rent" sign (24 inches x 24 inches maximum size) applied only to the inside of a window of a home. The Association shall have the right to erect reasonable and appropriate signs on the common property in such number and of such size as the Board may determine.

Nothing shall be hung, painted or displayed on the outside walls or outside surfaces of any of the homes. The display or use of items visible in the interior of any home from the exterior thereof is subject to the rules and regulations of the Association, which rules and regulations may be adopted from time to time.

Country Walk of Lake Ridge Rules and Regulations

Slope Area Maintenance

Each owner agrees to maintain slope areas on said lot in such manner as to prevent soil erosion and to maintain slopes, banks, swales, and drainage ways located on said lots for the preservation of designated drainage patterns over their lot, surrounding lots and common properties. Each owner further agrees that they will not in any way interfere with any established drainage patterns.

Smoking/No Smoking Policy

By order of the Board of Health smoking of any type, i.e. cigarettes, pipes, e-cigarettes/vapors, is not allowed near any doors or operable windows at the Clubhouse as it can result in migration, seepage or recirculation of smoke to an indoor public area at which smoking is prohibited. Anyone observed smoking in these areas will be issued a violation letter and possible fine for non-compliance.

Swimming Pools

No above ground swimming pools or hot tubs may be erected or maintained upon any lot.

Trash & Recycling

Refer to Manchester Township's Recycling schedule for pick-up of single-stream recycling, bulk pick-up, and leaf and brush pick-up. Ordinary trash must be bagged, and **the bags shall be deposited in a container that is air tight and waterproof** (Manchester Township Ordinance # 04- 041). The air tight and waterproof container may not be placed at curbside for pickup earlier than 5:00 p.m. the day before scheduled pickup and the containers must be removed by 6:00 p.m. on the evening of pickup. The air tight and waterproof containers shall be stored in the garage.

Tree Policy

Trees originally planted by the builder are defined as follows: those trees planted within "common ground" areas, known as "berms" and at curbside, known as "streetscape" trees, on all streets in Country Walk of Lake Ridge. Each homeowner property lot will contain one (1) "streetscape" tree, either planted by the builder or the Homeowners Association, IF utility lines/cables allow as well as the budget. Said trees in the areas noted above, if diseased or dead, will be replaced by the Homeowners Association, when necessary, as determined by available funding which will always dictate the extent by which replacement of the tree is conducted. The Grounds Committee will accept the responsibility of governance and will make recommendations for changes in policy when deemed necessary as well as assisting the Board in the preparation of the budget.

Trees within a homeowner's property line, including "streetscape" trees, are to be maintained by the homeowner. If a tree within the homeowner's property lines is diseased, dies (with the exception of one (1) "streetscape" tree as noted above), is blown over, needs to be trimmed, has become too large for its location, is deemed unsuitable for its location or becomes a nuisance, the homeowner is solely responsible for the replacement, removal, or repair of that tree on their property.

Country Walk of Lake Ridge Rules and Regulations

TREE POLICY NOTE: On a few of the single, detached homes where the builder had originally planted two (2) streetscape trees, up to two (2) trees will be replaced by the Homeowners Association should they die or become diseased IF utility/cable lines allow as well as the budget.
Revised 12/31/2022.

Unsightly Vegetation

No unsightly weeds, underbrush or other vegetation shall be allowed to grow or remain upon any Lot and no refuse pile or unsightly objects shall be allowed to be placed, remain, or accumulate thereon.

When any owner fails or refuses to keep his lot free of unsightly weeds, underbrush or refuse piles or other vegetation or objects, then the representative of the Association may enter upon any lot and remove the same at the sole cost and expense of the owner.

Vehicles

Intentionally omitted – See page 26, Parking/Vehicle Rules.

Country Walk of Lake Ridge Rules and Regulations

Parking/Vehicle Rules:

1. No vehicles may park overnight on the streets from 11:00 PM to 6:00 AM.
2. Vehicles may park overnight, or for extended periods of time, in the farthest Clubhouse parking lot (near the tennis court) with a permit that can be obtained from the Office Manager.
3. Commercial vehicles, boats, trailers, campers, recreation vehicles, All Terrain Vehicles (ATV), motor scooters, mobile homes, stored vehicles, or inoperable vehicles are prohibited and may not be parked in any driveway or on the Common Property nor in the Clubhouse parking lots. Mobility devices are not prohibited.
4. In accordance with Manchester Township Zoning Requirements, each Courtyard dwelling unit includes one (1) parking space in the garage and one to two (1 to 2) parking spaces immediately before the garage. That space should be no wider than 10 feet and no longer than 20 feet from the garage door.
5. No parking is permitted in any of the posted areas or along the beginning of the curve on Country Walk Boulevard up to #3 Country Walk Boulevard, a Courtyard home.
6. No vehicle may obstruct a sidewalk.
7. No vehicle may be parked within 10 feet of a fire hydrant.
8. No vehicle may park in the middle of a “T” intersection by any single, detached home.
9. No vehicle may park in the opposite direction of traffic.
10. No vehicle may be parked directly across the street from another parked vehicle.
11. No vehicle may be parked on the street or on the lawn during a forecasted or actual snow event and/or during snow plowing after such a snow event.
12. No vehicle may be parked in the easement-in-common driveway of a Courtyard home which provides ingress and egress to the garage of such homes.
13. No vehicle may be parked in the key area of a Courtyard home driveway.
14. No vehicle may be parked in the driveway in front of the Clubhouse except to load/unload passengers, briefly deliver supplies or in case of emergencies.
15. On site repairing (maintenance) of vehicles is prohibited.
16. Except for roadways/streets, no motorized vehicle of any kind may be ridden upon the open, common spaces.

Definition: “Common Property” shall mean and refer to the common lands and facilities provided within the property for the use and enjoyment of all homeowners in the community.

Enforcement: The Country Walk of Lake Ridge Homeowner Association is authorized to “ticket” those vehicles in violation of these restrictions and can ultimately fine any vehicle not adhering to them. The Association’s Office Manager is also authorized to have the vehicle towed, at the owner’s expense, if said vehicle is violating any one of the above rules.
Revised 03/01/2023.

Country Walk of Lake Ridge Rules and Regulations

DOG REGULATIONS – Revised as of February 1, 2023

Manchester Township Ordinance Chapter 101: Animals is the governing document that is the basis for Country Walk of Lake Ridge’s Dog Regulations. In addition to the Township Ordinance Regulations, the following Country Walk of Lake Ridge rules will also be in effect:

1. All dogs must be registered with the Office Manager of Country Walk of Lake Ridge by August 1 of each year or when new property owners occupy residence. No person shall keep or harbor any dog within the Township without first obtaining a license. A copy of that license must be given to the CWLR Office Manager.
2. Common areas are not to be used for dog urination. Dog urination burns and kills the grass down to the roots. The pet owner must wash down the area with water when necessary. Any grass that is destroyed will be replaced by the pet owner.
Manchester Township Ordinance – “No person owning, keeping or harboring a dog shall permit or suffer it to do any injury, or to do any damage to any lawn, shrubbery, flowers, grounds or property.” Chapter 101-17
3. The following areas **are not to be used** to walk/exercise pets:
 - a. Property around the Clubhouse.
 - b. Inside the Clubhouse, excluding Service Dogs. ** (No animals are allowed in the kitchen area.)
 - c. All recreational courts/areas, including pool area.
 - d. The Exit and Entrance property which includes the center island and side peripheral berms.
 - e. The front pond and pond area grounds.
 - f. All common areas with the exception of 4 (b) indicated below.
4. Only the following areas **may be used** to walk/exercise pets:
 - a. On a homeowner’s personal property.
 - b. At the end of Country Walk Boulevard (on the sidewalk side beyond 55 Country Walk Boulevard to the gate separating Country Walk of Lake Ridge from the mobile home property).
 - c. Along the street curbs.
5. Pet owners are encouraged to use their own personal property. Personal property, for the purpose of this decision, is to be considered to the curb (Belgian Blocks) or to the sidewalk, whichever is closest to the front door of the home.
6. Residents cannot walk their dog on another homeowner’s personal property.
7. Pet droppings must be immediately picked up and disposed of in the pet owner’s trash receptacle.
8. No pets shall be permitted to run free at any time. All pets must be kept on a leash with a maximum length of six (6) feet when outside the home.

Failure to comply will be enforced by the Township of Manchester and the Articles of Country Walk of Lake Ridge governing documents with fines being issued. See **Manchester Township Ordinance, Chapter 101** and the Country Walk of Lake Ridge **Declaration of Restrictive and Protective Covenants, Article III, Section 10, Letter J (Page 25) and Letter Y (Page 33)**.

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If you would like a copy of the Manchester Township Ordinance Chapter 101 – Animals, see the CWLR Office Manager.

****These dog regulations accommodate all requirements referenced in the Federal Fair Housing Act (FFHA) and the Americans with Disabilities Act (ADA).**

Country Walk of Lake Ridge Rules and Regulations

Appendix

Concerning the customization of the unit facings and shrub bed areas, homeowners are afforded a certain amount of latitude. However, affording such latitude, placements and, affixations shall comply with the following guidelines:

- It is possible to afford Members such a degree of freedom only under circumstances in which the Board has retained its sole discretionary right to determine which items of exterior placement, placed or fixed pursuant to this policy, shall be adjudged permitted and which shall be adjudged contrary to the best interest of the Membership or to the visual harmony of the community. It being understood that a giving up or forfeiture of sole discretionary powers would constitute an abrogation of the responsibilities that are entrusted to the Board, and it being further understood that, due to the variety and nature of items which are contemplated by the Board, it is not practical or possible to precisely codify a listing of approved items of exterior placement.
- It is in the best interest of the Membership to provide for that amount of visual diversity which is necessary or desirable to avoid a characterization of aesthetic sterility.
- Items of personality shall preserve the essential architectural themes and the aesthetic harmony of the community.



If you're digging into DIY projects this spring ...
drop that shovel and call 811 before you accidentally knock out your utility service.

Whether you're a homeowner or a contractor, whoever is digging must call 811 at least three business days before starting any Landscaping, digging or construction project for a markout of your underground utility lines. A FREE call can help protect you and your property from injury, damage and expense.

Remember to:

- Wait for the site to be marked with paint, flags or stakes (yellow indicates natural gas lines).
- Respect all marks and dig with care. Hand dig within two feet of the marked buried piping and facilities.
- Take a picture or video of the markout as inclement weather may wash away the painted markings.

It's FREE and it's the LAW!



NJG441