

Cedar Township Homeowners Association, Inc.
Architectural and Community Guidelines
May 2023

- 1. GENERAL CONSIDERATIONS**
- 2. APPLICATION INFORMATION**
- 3. COVENANT ENFORCEMENT PROCEDURES**
- 4. ARCHITECTURAL AND COMMUNITY GUIDELINES**
 - Guideline Number 1 Patios and Walkways
 - Guideline Number 2 Exterior, Decorative Objects, Front Porch Flowerpots, Lighting, Holiday Decor
 - Guideline Number 3 Fences
 - Guideline Number 4 Garbage
 - Guideline Number 5 Vehicles, parking, and traffic
 - Guideline Number 6 Satellite Dishes
- 5. INSPECTION**
- 6. CONDUCT**
- 7. LIMITATION OF LIABILITY**
- 8. REQUEST FOR MODIFICATION REVIEW FORM**
- 9. FENCING EXHIBITS**

Cedar Township Homeowners Association, Inc.
Architectural and Community Guidelines
May 2023

1. GENERAL CONSIDERATIONS:

These Design Guidelines are intended by Cedar Township Homeowners Association, Inc. ("Community Name"), to promote a high standard of exterior architectural appearance throughout the Cedar Township community. These guidelines and procedures will assist Owners in the planning and construction of improvements on Lots and provide a uniform process for review and approval of construction plans. Your adherence to these Design Guidelines will enhance the marketability of Lots and homes in Cedar Township.

Pursuant to Article 6 of the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Cedar Township Homeowners Association, Inc. ("Covenants"), the Board of Directors has reserved the authority to review (and approve or disapprove) plans for any proposed new construction or alteration of any existing structure or Lot within Cedar Township. In making its review, the Board of Directors will consider aesthetic impact of the design, construction and development including architectural style, colors, textures, materials, landscaping, overall impact on surrounding property, and other aesthetic matters. The intent is to promote and assure that all improvements are aesthetically compatible with each other; incorporate a unique yet pleasing discriminating character; and are constructed to reflect the quality and permanence of timeless residential architecture.

These Guidelines do not include all building, use, and other deed restrictions associated with Cedar Township Homeowners Association, Inc., and, accordingly, each Owner should familiarize themselves with the provisions of the Covenants and By-Laws of the Cedar Township Homeowners Association, Inc. ("Association"). The inclusion of any recommendation in these Guidelines shall not preclude the Board of Directors the right to disapprove any proposed matter to the extent of its power to do so under the Covenants. These Guidelines are intended to serve as guidelines only. In the event of a conflict between these Design Guidelines and the provisions of the Covenants, the provisions of the Covenants shall control.

Cedar Township Homeowners Association, Inc.
Architectural and Community Guidelines
May 2023

2. APPLICATION INFORMATION:

1. A complete Form must be submitted through to the Manager for all types of modifications, unless noted below. **THE VERBAL APPROVAL OF ANY SALES AGENT AND/OR NEIGHBORHOOD EMPLOYEE, OR ASSOCIATION REPRESENTATIVE IS NOT SUFFICIENT.**
ALL MODIFICATION APPROVALS MUST BE IN WRITING. When plans are required, they must be submitted with the Form. A Form is attached to these Standards. Additional Forms are available from the Manager.
2. The Manager and Covenants Committee typically meets on a regular basis. A response to a modification request must be provided within sixty (60) days from the Property Manager &/or HOA Board.
3. Any deviation from approved plans must also be submitted and approved.

3. COVENANT ENFORCEMENT PROCEDURES:

Pursuant to the Covenants, the Board of Directors has broad discretionary powers regarding the remedy or removal of any nonconforming improvement constructed within Cedar Township. In this regard, if the Board of Directors finds that any improvement was not constructed in substantial compliance with the plans and specifications receiving final approval, the Board of Directors may remedy or remove the nonconforming improvement and charge the action to the Owner of the Lot as outlined in Section 9 of the Covenants. The Board of Directors also has the right to assess fines for violations of the Covenants and these Design Guidelines. Established fines are as follows:

- A. Fines will be assessed if a violation is not corrected within 30 days of written notification.
- B. If after the first 30 days, no correcting action has been taken, an escalated fine of \$25.00 per day will be assessed until the violation has been corrected.

Cedar Township Homeowners Association, Inc.
Architectural and Community Guidelines
May 2023

4. ARCHITECTURAL AND COMMUNITY GUIDELINES:

GUIDELINE NUMBER 1

Patios and Walkways

1. A Form must be submitted for patios, walkways, patio covers, awnings, trellises, permanent seating, railings, and all other items.

GUIDELINE NUMBER 2

Exterior Decorative Objects, Front Porch Flowerpots, Lighting, etc.

1. A Form must be submitted for all exterior decorative objects, both natural and man-made, including, but not limited to, items such as bird baths, wagon wheels, sculptures/statuary, fountains, pools, antennas, flowerpots, free-standing poles of any type, flag poles, and items attached to approved structures.
2. A Form is not required to be submitted for a single attached flagpole, not to exceed six (6) feet in length, attached to the front portion of the house or attached to the house in the garage entry area. An owner can display the US Flag, a sports team flag or a seasonal flag from the flagpole. A form is also not required for one (1) additional attached flagpole, not to exceed six (6) feet in length, attached to the front portion of the house or attached to the house in the garage entry area for the display of a US armed services flag.
3. A Form must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. Approval is based on the following criteria:
 - a. Lighting does not exceed twenty-four (24) inches in height.
 - b. The number of lights does not exceed twelve (12).
 - c. The total lumens do not exceed 1000 Lumens, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.
4. Front doors and front entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flowerpots, (maximum of two (2)) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of a Form.
5. Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
6. Holiday decorations and lighting may be installed in a reasonable manner for the various recognized holidays. There shall be no decorations in the lawn or on the exterior of structures except for decorations specific to generally accepted holidays from a time period of thirty (30) days prior to and fifteen (15) days after said holiday. Holiday decorations and lighting must be placed to have a minimum sensory impact on neighboring properties.

Cedar Township Homeowners Association, Inc.
Architectural and Community Guidelines
May 2023

7. Celebratory (i.e. baby, graduation, and birthday) signs shall be allowed for a period of fifteen (15) days.
8. Security signs less than 1 square foot in area shall be permitted.
9. Political signs are limited to 2, measured at a maximum of 18" x 24" each. They may be displayed up to 60 days prior to the election and must be removed within 5 days after the election.

GUIDELINE NUMBER 3

Fencing

1. The original design concept of your community promotes a feeling of open space; therefore, fencing is not generally encouraged. For any type of fencing to be considered, a Form must be submitted.
2. Chain link fences or chain link dog runs are not allowed. Vinyl fences are not allowed.
3. **See FENCE DETAIL EXHIBITS**

Black, powder-coated, aluminum fences:

- a. No spear picket tops are allowed.
- b. Fences must have double top railings (see exhibit)
- c. Fences may be 4' to 6' tall.

Wooden privacy fences:

- a. Material must be cedar, cypress, or #2 or better pressure treated wood.
 - b. Dimensions – Wooden Privacy Fences must be a maximum of 6 feet tall. The maximum span between posts shall be ten (10) feet. The minimum post size shall be 4 X 4 inches and must have two 2 X 4 inch rails.
 - c. Crossbeam - Crossbeam structure shall not be visible from any street (must face inside toward the yard).
4. All Forms must include the following information:
 - a. Picture or drawing of the fence type
 - b. Dimensions - Maximum heights are noted above.
 - c. Site Plan - An exact site plan denoting the location of the fence, house, and property lines must accompany the Form. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of the lot.
 5. **The fence must not impede the flow of water in any drainage easement or swale.**
 6. All Fences constructed on any lot shall be of uniform style and construction with adjoining neighbor and other lots in close proximity. The ACC may make exceptions to this requirement in the event an owner's adjoining neighbors have different style and construction of fencing.
 7. All fence posts for all fences must be set in concrete.

Cedar Township Homeowners Association, Inc.
Architectural and Community Guidelines
May 2023

8. Excessive splitting, rotted or deteriorated slats or warping of existing slats and posts must be replaced. Any warped fence boards creating a gap or hole greater than 1" in diameter must be repaired.
9. Fences must be stained within 120 days of installation. Approved stain colors are clear and Charwood SW3542

GUIDELINE NUMBER 4

Garbage

1. Garbage Bins should be located in the garage except on service day.

GUIDELINE NUMBER 5

Exterior Building Alterations

1. A Form must be submitted for all exterior building alterations, including, but not limited to, storm doors or windows.
2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house. The Form must contain the following information:
 - a. Picture or drawing of all windows or doors on which storm windows or doors will be installed.
 - b. Picture depicting the style of storm window or door to be installed; and
 - c. Color.
4. If County authorities make any changes to the plans as approved by the Covenants Committee or during construction, the owner must submit changes for re-approval, prior to construction.
5. Detached buildings, Exterior Buildings, Sheds
 - a. Are not allowed.
6. Owners are advised that a building permit may be required for certain exterior building alterations.

Cedar Township Homeowners Association, Inc.
Architectural and Community Guidelines
May 2023

GUIDELINE NUMBER 6

Vehicles, Parking, and Traffic

1. Commercial vehicles are to be parked in homeowner's garage at all times. No commercial vehicle of a size that will not fit within the homeowner's garage is permitted to be parked in any part of the subdivision including homeowner's driveway.
2. All vehicles parked in open view and not in a garage must be operable and may not be unsightly.
3. No vehicle may be parked on any yard. Parking of vehicles on the street is prohibited. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.
4. All vehicle operators should observe all local, county and State traffic regulations at all times while in the Neighborhood.
5. Boats, trailers, and RVs are not permitted to be parked in the community.

GUIDELINES NUMBER 7

Satellite Dishes

1. No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite (DBS) antennas or multi-channel, multi-point distribution service (MMDS) antennas larger than one (1) meter in diameter, shall be placed, allowed, or maintained upon any portion of the Neighborhood, including any Lot, without the prior written consent of the Board of Directors or its designee.
2. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter and television broadcast service antennas may be installed per FCC regulations. The Association asks Owners to install them in the least conspicuous area that receives signal.
3. The Board and Declarant and its affiliates reserve the right to (but shall not be obligated to) erect any type and size of master antenna, satellite dish, or other similar master system for the benefit of the Neighborhood. Each Owner and Occupant acknowledges that this provision benefits all Owners and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of any individual outdoor antenna or similar device would be the most cost-effective way to receive the signals sought to be received.
4. A standard modification Form must be submitted for any installation of more than one satellite

Cedar Township Homeowners Association, Inc.
Architectural and Community Guidelines
May 2023

5. INSPECTION:

The Association and its designated representatives shall have the right to enter upon and inspect any property at any time before, during, or after the completion of work for which approval is required under these Guidelines or the Declaration. Upon completion of construction, an Owner shall give written notice to the Association. Upon "Final Inspection" of the improvements by the Association and/or its designated representative and provided that such inspection determines that the improvements were constructed in substantial compliance with the plans and specifications approved by the Association, the Association shall issue a final approval.

6. CONDUCT:

All Owners of Lots shall be held responsible for the acts of their employees, contractors, sub-contractors, suppliers, and any other persons or parties involved in construction or alteration of a Lot. In this regard, the Owner shall be responsible for the following:

- A. Ensuring that the construction site is kept clean and free of all debris and waste materials, and that stockpiles of unused materials be kept in a neat and orderly fashion. Keeping the Cedar Township roadways free of construction mud or other materials. Enforce the parking of vehicles on the same side of the road of the construction site only. If portable toilets are necessary, the location of such must be included in the plans and specifications submitted and must be approved.
- B. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of other personnel on the site or other parties within Cedar Township, or affect the quality of workmanship. Profanity or any other unacceptable actions will not be tolerated. The Owner will be required to permanently bar such workers as described above from the job site.
- C. Assuring that the aforementioned are properly insured. The Owner or Contractor must carry a minimum of five hundred thousand (\$500,000) dollars liability insurance and provide the Designated Representative with proof of same.
- D. Assuring the aforementioned do not commit any violations of the rules and regulations of the Cedar Township Homeowners Association, Inc. or these Guidelines.
- E. Ensuring that all disturbed areas are seeded with a permanent vegetative cover once construction is complete.

Cedar Township Homeowners Association, Inc.
Architectural and Community Guidelines
May 2023

7. LIMITATION OF LIABILITY:

Plans and specifications are not approved for engineering or structural design, quality of materials or for compliance with applicable building codes, permitting requirements, zoning conditions or other applicable laws and ordinances governing construction in the Community and by approving such plans and specifications the Declarant, the Association and their respective directors, officers, members, representatives, agents or employees assume no liability or responsibility therefor or for any defect in any structure or improvement constructed from such plans and specifications or for any violation of applicable building codes, zoning conditions or applicable laws and ordinances governing construction within the Community.

Neither Declarant, the Association, nor their respective officers, directors, members, employees, and agents shall be liable in damages to anyone submitting plans and specifications for approval or to any Owner of property affected by these restrictions by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. Every Person who submits plans and specifications and every Owner agrees that such Person or Owner will not bring any action or suit against the Declarant, the Association or their respective officers, directors, members, employees and agents to recover any damages and hereby releases, remises, quitclaims and covenants not to sue for all claims, demands and causes of action arising out of or in connection with any judgment, negligence or nonfeasance and hereby waives the provisions of any law which provides that a general release does not extend to claims, demands and causes of action not known at the time the release is given.

These guidelines do not apply to the activities of the Declarant, or anyone acting on behalf of the Declarant.

8. **REQUEST FOR MODIFICATION REVIEW FORM**

Please visit www.fieldstonerp.com/CedarTownship/

Cedar Township Homeowners Association, Inc.
Architectural and Community Guidelines
May 2023

FENCE DETAIL EXHIBIT



Cedar Township Homeowners Association, Inc.
Architectural and Community Guidelines
May 2023

