

# **The Gardens**

## **Architectural Guidelines & Reference**

### **Introduction & Purpose**

This guide is intended to supplement the “Declaration of Covenants, Restrictions and Easements for the Gardens” (Declarations) and not replace them. These Declarations outline the specification for acceptable architectural improvements and replacements. Various sections of the Declarations include somewhat subjective language that leaves discretion to the Architectural Review committee, and the approval of the Board. Over time that body has attempted to apply consistency to decisions. As new requests are made the committee has further refined interpretations. Examples are instances of newly available or newly requested styles, and recently or increasingly occurring replacements. This guide is an attempt to inform the community of the most recent interpretation of requests made so that residents can include this information prior to planning or requesting their upgrade and replacement projects. This guide should also help ensure consistency as Architectural Committee and Board members change over time

Please note, in the event of any unintended direct conflict between the Declarations and these Guidelines, the Declarations take precedence.

### **How to use this Guide**

The Sections below include the most requested architectural items. Where possible the section of the Declarations that is applicable is noted for reference. Summary level details of that section and/or details of how the particular section has been interpreted are also included. Residents are requested to file and refer to this guide at the earliest stages of their projects prior to submitting Architectural Review Requests

### **A Note on Timing**

Architectural Review requests require review by each committee member and board member. Written confirmation of the decision are then provided by the management company. Due to the number of such requests these are typically circulated among the individual committee and board members rather than conveyance of a group meeting. If there are questions, new issues or other cause for discussion, the committee and/or board members may need to meet to the discuss the request – thought this is not typical.

For these reason, it is advisable to submit architectural approval requests at the earliest stage of project consideration, and to allow 4 to 6 weeks to receive approval. Approval time can be reduced by providing multiple copies of the documents and/or submitting documents via email. In these cases efforts will be made for simultaneous review. It is also helpful to inform the committee members of any requested timeframe for your project upon submission of your request so they may note when expedited review is requested.

## **Guidelines & Reference**

### **1. Front Doors & Shutters - Reference Declarations Section 5.12 & 5.15(b)**

The color of Front Doors and Shutters should match the 4 primary colors first used in the original construction of the neighborhood: Dark Red, Dark Green, Colonial Blue, or Black. Shades of these colors should match the original shades. The shutters should all be the same color and shade. It is not necessary for the Door Color to match the shutter colors.

Replacement Doors should also be

- Paneled Doors
- Doors could contain any amount of glass provided that any exposed, non-glass surfaces continue to match the shutter color, which is one of the primary colors used in original construction of the neighborhood.
- All glass should be non-colored, but could include accents of metal and/or translucent glass.

Storm Doors:

- The frame should be vinyl or metal, leaving the whole door exposed (e.g., no decorative trim or panels). Frame color should either be a white/off white shade, preferably matching the trim, or match the primary door color. Screen doors are permitted to have a single cross bar not to exceed 10 inches. Inside the frame, the panel(s) can be all glass, all screen, or half of each.

### **2. Siding replacement & Stucco painting - Reference Declarations Section 5.12 & 5.15 (b)**

Siding & Stucco should match the original colors of the residence.

### **3. Mailboxes - Reference Board Meeting Minutes January 2003**

Mailboxes should be maintained with the same materials, design and color as in the original construction.

### **4. Fences - Reference Declarations Section 5.11**

Fences must be not greater than 4 feet in height and must be post & rail or split rail constructed of wood. Fences may be affixed on the interior with painted wire or mesh.

### **5. Sheds - Reference Declarations Section 5.09**

One storage shed is permitted of reasonable size, with siding and roofing material that matches the color and style of the home.

### **6. Pools - Reference Declarations Section 5.09**

No above ground pools. In ground pools are permitted and must be surrounded by fencing to keep children protected.

### **7. Tree Maintenance - Reference Board Meeting Minutes December 2005**

The community is responsible for the maintenance and well being of all trees that were planted by the developer and that are on the official plot plan filed with the Township.

These include all trees located:

- Along community streets (Edward, Caitlyn, Jason and Daniel)
- Cul-de-sac planters
- Front Entrance Planters
- Original plantings of Pine Trees behind homes on Lots 1, 2, 3, 4, 32 and 33.  
These trees are on New Garden Road or on the berms behind lots 3, 4, 32 and 33.

**8. Children’s recreational Equipment - Reference Declarations Section 5.09**

Children’s recreational equipment must be constructed of unpainted wood, or wood covered with a colorless stain.