

**Kings Grant**

**Open Space Association  
ADRC Guidelines**

Revised 9/96

# GUIDELINES FOR COMMUNITY LIVING

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### Excerpts from the Open Space Association Documents Article III

SECTION I. Design Review. In order to conserve the natural beauty of the Entire Tract and further the Sponsor's commitment to ongoing environment management throughout Kings Grant, there are hereby established a Development and Design Review Committee (DDRC) and an Architectural and Design Review Committee (ADRC). The Board shall have no jurisdiction over the DDRC, but shall have the authority to promulgate reasonable rules and regulations, and guidelines for the ADRC, which shall be designed to preserve the quality of the environment within the Existing Property and to enhance the use and enjoyment thereof by the Members. No building, fence, wall or landscaping shall be commenced, erected or maintained upon the Existing Property, nor shall any exterior addition to nor change in the exterior appearance thereof, or change in the landscaping be made by a Unit Owner until the plans and specifications showing the nature, kind, shape, height, materials and locations of the same have been submitted to and approved in writing by the ADRC as to harmony of the external design and location in relation to surrounding structures and topography; provided, however, that decisions of the ADRC are subject to review by the Board in the manner provided in Article IX of the By-Laws.

SECTION 2. Covenants and Restrictions. In order to preserve the character of Kings Grant and to protect the property values therein and within intending to limit the generality of the foregoing provisions of Section I of this Article, upon all Existing Property.

- (1) No tank for storage of gas or liquids may be maintained unless hidden from external view.
- (2) No rubbish, trash, garbage, refuse or other similar material shall be placed, stored or exposed to view within twenty (20) feet of the property line of any lot or unit or within twenty (20) feet of the edge of any water course or body of water, except that in the latter case, clean fill may be placed nearer, provided that the natural water course is not hereby altered or blocked. Every outdoor receptacle for ashes, trash, rubbish or garbage shall be installed underground, screened, or so placed and kept as not to be visible from any street, waterway or golf course within the Existing Property at any time, except during refuse collections. No trash, rubbish, garbage, or other refuse shall be dumped or stored or accumulate; no outside burning of wood, leaves, trash, garbage or household refuse shall be permitted.
- (3) No sign of any kind shall be displayed to the public view of any Living Unit, without the prior approval of the ADRC except for one family name sign or not more than 144 square inches, in area, or any signs utilized by the Sponsor or a Developer for directional, identification, traffic, sales or marketing purposes. No sign of any other kind shall be displayed on any Unit, without the written approval of the ADRC other than a sign limited in size to 20 inches by 30 inches containing the words "For Sale" or "For Rent" indicating the name of the seller or lessor and a phone number. All signs displayed on any Commercial Unit shall be approved in writing by the ADRC in advance.
- (4) All lots, whether occupied or unoccupied, and any improvements placed thereon, shall be maintained in such a manner as to prevent their becoming unsightly by reason of unattractive or diseased growth, accumulation of rubbish or debris. The foregoing is not intended to prevent either the Sponsor or the Developer from storing and/or stockpiling building materials, construction materials and/or dirt for reasonable periods of time.

- (5) No truck, tractor trailer, vehicle or boat of any type which exceeds twenty (20) feet in length, nor any inoperable vehicles of any length shall be parked for storage overnight or longer in such a manner as to be visible to the occupants of other lots within the Existing Property, or the users of any street, waterway, or golf course within the Existing Property, without the prior written approval of the ADRC.
- (6) No motor vehicles or motor boats of any kind shall be used on OSA land including all lakes.
- (7) No drag racing, or motorcycle rallies shall be permitted.
- (8) Unless the Board permits otherwise in writing, any Unit or other structure which may be destroyed in whole or in part by fire, windstorm, or by any other cause or act of God must be rebuilt, and all debris removed, and the property on which it was situate restored to a slightly condition all with reasonable promptness provided, however, that in no event shall any debris remain longer than sixty (60) days from the date on which the damage or destruction first occurred.
- (9) No tree over four (4) inches in diameter or at a point measured two (2) feet above ground shall be removed from any improved Lot unless approved by the ADRC. The Sponsor or Developer shall be exempt from such approval if the removal is for construction or development purposes.
- (10) No radio antenna or television antenna of any kind shall be constructed without the written consent of the ADRC.
- (11) There shall be no obstruction of access to any OSA Lands, the use of which, if any, shall be in accordance with rules.
- (12) No hunting of any type or any nature whatsoever shall be permitted.
- (13) No Unit shall be utilized for any purpose other than residential use unless used by Sponsor or Developer as model for sale or advertising purposes.
- (14) Any Modification to a Unit, including fence, shed or similar improvement shall be subject to the Rules and Regulations of the Board and the ADRC.
- (15) Trailers, campers, boats or other such vehicles shall be limited to one (1) per unit.

**Application forms are available in the Association office located  
in the Administration Bldg. (50 Landings Drive). Any additional questions call  
9\$3-6080.**

**KINGS GRANT ARCHITECTURAL & DESIGN REVIEW COMMITTEE  
(approved 12/89)**

**SUBMISSION FEE SCHEDULE**

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**\$10.00 - Landscaping submission and any applications with in the guidelines**

**\$30.00 - Deck/Shed/Fence (requesting variance of the guidelines)**

**\$50.00 - Additions or alterations to house**

**\$10.00 - Satellite Dish**

**\$100.00 - Home Occupation Class B**

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Architectural Design and Review Committee written approval is required for a Township permit.

Township Building Permit is needed for additions and decks.

Township Zoning Permit is needed for all fences.

It is each resident's responsibility to contact the Township for their specific requirements.

Please be advise that the Architectural Design and Review Committee ruling does not supersede any Township rules and regulations.

**POLICY #1 - STORAGE SHEDS/PLAYHOUSES OR OTHER ACCESSORY BLDG.**  
(Amended 7/26/90)

Outside storage sheds/playhouses, or other accessory buildings are approved by Kings Grant Architectural Design and Review Committee if the following guidelines are observed:

1. Storage sheds/playhouses or other accessory bldgs. Should be suitably anchored and should be no larger than the following:

Single Family Detached (Under 10,000 Sq. Ft. Lot) 64 square feet, and, no one side can exceed 8 feet with a maximum height of 8 feet. \*

Single Family Detached (Over 10,000 Sq. Ft. Lot) 100 square feet, and, no one side can exceed 12 feet with a maximum height of 8 feet.

TOWN HOMES (Single Family Attached) Existing 64 square feet, and, no one side can exceed 8 feet with a maximum height of 8 feet.

TOWN HOMES (Single Family Attached New Construction) Must be an integral part and abut structure whether built by a builder or homeowner.

2. Exterior finish of the storage shed/playhouse, or other accessory building shall be aluminum, vinyl or wood. Wood siding shall be textured and stained or painted. Cedar or redwood may be left unstained.

NOTE: Any siding not stained or natural shall match the color of the house. The style must also be compatible.

3. The storage shed/playhouse, or other accessory building must be behind the house and not extend

- 8 Foot height denotes floor-to-ridge/peak height.

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Notes:

1. Only (1) one Storage Shed, Playhouse, or Accessory Building maybe placed on any lot; unless submission for a variance is requested.
2. This does not include any structures less than 25 Sq. Ft. and less than 6 ft. high.
3. No structures may be placed in the side yards or front yards

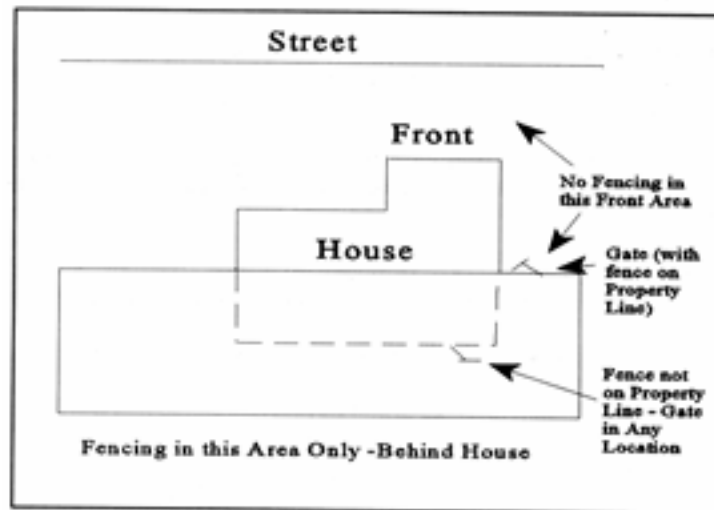
**POLICY #2 - FENCES (Amended 9/17/88)**

**SINGLE FAMILY DETACHED**

1. A fence can be 4 ft. to 6 ft. in height, solid or open in nature.
2. No fence can be erected in the front yard. All fencing must be from the back of the house. This will insure that homes do not become entirely fenced in and interfere with the flow of open space.
3. Fully enclosed fences must be either on the property line or a minimum of 3 ft. from the property line. All property line corners must be verified prior to installation by a licensed surveyor. The committee has the option of inspecting the surveyed property prior to installation.
  - A. Enclosed fences on the property line must have at least one gate at the front.
  - B. Enclosed fences not on the property line must have at least one gate placed at any location.
  - C. Gate should be a minimum of 3 ft. wide.
4. Committee shall make judgment on the compatibility of fences and the need for additional buffering.
5. All fences must be installed with the finished side out.
6. All fences should be left natural. Painted or stained colors must be requested and approved by the committee.

**TOWN HOME/CONDOMINIUMS**

Guidelines are developed for each TOWN HOME or CONDOMINIUM area in conjunction with their respective association.



**POLICY #3 - QUEEN ANN COURT TOWN HOMES (Approved 4/1.6/83)**

1. Fence type shall be limited to vertical board-on-board, finished both sides.
2. Fence height shall be limited to 6 feet high at rear yard privacy area, not to exceed a depth of 20 feet from rear of the building. In the instance of an extended rear yard, additional fencing shall not exceed a height of 4 feet. In no instance shall fencing be allowed in either front or side yards.
3. Fence should be of a natural material and should be left natural. (To preserve the fence, a natural weatherizing material may be applied.)
4. Where there is an existing fence, any change to that existing fence or replacement must be in accordance I with the above standard.

**POLICY #4 - DECK DESIGN CRITERIA (Approved 5/14/83) (Amended 6/28/88)**

1. Decks shall be limited to wood structures extending into the rear yard, no more than 12 feet from the rear wall of the dwelling unit. No deck shall extend beyond the building setback line without a variance.
2. Deck height shall be limited to no greater than 2'- 6' from average grade.
3. Recommended deck materials shall include wolmanizing lumber. All posts in contact with soil shall be wolmanized or treated to prevent decay. All decks should be left natural in color or stained or painted a natural color.
4. Since a building permit is required, please submit your deck addition form to the Committee for approval so we can convey the approval form to you for submission to the township for the building permit. This process will be an administrative one if you conform to this criteria.
5. The Kings Grant Architectural & Design Review Committee recommendations, reviews and approvals shall be limited to design intent only, and not for structural soundness, which is the responsibility of the owner and/or contractor.

**POLICY #5 - OWNER INSTALLED CHIMNEYS (Approved 3(13/84)**

Installation of all chimneys for fireplaces, woodburning stoves, and other similar appliances shall be subject to design review by the Kings Grant Architectural and Design Review Committee. Plans shall be submitted and approved prior to the commencement of any work. Installations must also comply with all applicable township building, safety, zoning and fire regulations.

Condition 1 - For chimney pipes located along an exterior wall, or coming through a roof within three (3) feet of an exterior wall: Installation shall be framed in up to the chimney cap and faced with siding to match the house. Suitable masonry facing is an approved substitute. Completed installation shall be freestanding without any exposed guide wires or bracing.

Condition 2 - For chimney pipes located further than three (3) feet from all exterior wall: Chimney shall be so constructed as to be freestanding without any exposed guide wires or bracing and shall not project substantially higher than required by building and safety regulations. The pipe shall be painted a color to be approved by the committee which matches or blends with tile roof. As an alternative, chimney may be framed in and faced as specified for condition 1.

Installation designed to achieve specific aesthetic goals not compatible with these standards shall be considered by the committee on a case-by-case basis taking into consideration the well being of the neighborhood.

**POLICY #6 - PARTRIDGE COURT FENCE CRITERIA (Approved 5/22/84)**

1. Fence type shall be limited to vertical board-on-board, the same fence type as section installed by builder.
2. Fence should be of natural material and should be left natural. (To preserve the fence, a natural weatherizing material may be applied.)
3. Fence height shall be limited to 6 ft. high at rear yard privacy area, not to exceed a depth of 20 ft. from the rear of the building. In the instance of an extended rear yard, additional fencing shall not exceed a height of 4 ft. In no instance shall fencing be allowed in either front or side yards.
4. If the back property line is fenced, you must plant a minimum of 2 coniferous or deciduous trees 5 ft. - 6 ft. in height (1 inside the fence and 1 outside the fence) within 3 ft. of the fence, where it abuts open space; however, if the open space area is fully wooded, then the second tree also goes on the inside of the fence.

If you abut other private property, then both trees are to be on the inside of the fence.

The tree planted on the open space would become the property of the Open Space Association and maintenance would become the responsibility of the Open Space Association.

**PARCELS 19A & 20A/DEED RESTRICTION**

Evesham Township has required a Deed Restriction prohibiting the owners of lots abutting the golf course from installing any fences along the rear property line. The Deed Restriction shall also run for the benefit of Evesham Township for the purpose of enforcement.

**POLICY #7 - TREE REMOVAL POLICY (Approved 5/22/84)**  
Article 111 Design Review; Covenants and Restrictions

Section 2. (K) No tree over four (4) inches in diameter at a point measured two (2) feet above the ground shall be removed from any improved lot unless approved by the Architectural & Design Review Committee. The Sponsor or Developer shall be exempt from such approval if the removal is for construction or development purposes.

1. Letter of request to inspect must be submitted to the committee. The tree to be removed must be tagged. A representative from Kings Grant will inspect, and a permit to remove will be mailed.
2. Evidence that a tree is dead or damaged must be provided with request, if tree is over 8" or greater in caliber.
3. If a live tree is to be removed, a letter must be sent to the committee stating reason for removal. The tree must be tagged for inspection by representative from Kings Grant.
4. Fine for removal of tree without permission may be imposed up to \$200 per tree, and/or the requirement for property owner to replace tree at his/her cost.

**POLICY #8 - DOGHOUSE/PEN (Approved 3/16/85)**

1. Doghouse Location - Behind house not to extend beyond the sides of house (abutting or within 20 ft. of house.)

Doghouse Maximum Height - 40 inches

Color - Painted color-compatible with residence.

Dog Pen - Maximum area - 60 sq. ft.

Floor -dirt, wood chips or cement slab.

2. Fencing with shrubbery as screening; if shrubbery is used, 1 evergreen to be planted approximately every 5 ft. the height of the fence.
3. Fencing - Maximum height 5 ft. wood/cyclone fence.

**POLICY #9 – COMMERCIAL VEHICLES (Approved 3/26/85)**

1. No vehicle used for commercial purposes can be stored overnight on a lot or on the street unless the vehicle fits in a standard single car garage.
2. If the vehicle has advertising information on it, it must be stored in the garage.
3. Any vehicle regardless of its size which stores noxious or hazardous materials cannot be stored overnight on a lot or street under any circumstances.

**POLICY #10 – NEWSPAPER TUBES (Approved 1983)**

Newspaper tubes will be permitted if they are painted brown with no advertising. They are to be attached below mailboxes on the existing mailbox post. No other types of tubes are permitted.

**POLICY #11 - PET RULES AND REGULATIONS (Approved 11 /12/85) (Amended 3/17/89)**

**ALL PET OWNERS WILL BE HELD RESPONSIBLE FOR VIOLATIONS OF THE FOLLOWING:**

1. All pets are to be leashed when outside and must be accompanied by its owner or an assigned person over the age of 12 years.
2. No pets may be allowed to run loose.
3. No pet is permitted to injure or damage any garden, lawn, plant, tree, shrubbery, grounds or other property of any person other than the person owning or keeping that pet.
4. All dogs must be licensed pursuant to Evesham Township requirements.

Should your pet have an accident and defecate on property other than your own, we ask that you be considerate and clean up after your pet.

The Architectural Design and Review Committee Rules and Regulations do not supersede or eliminate any township ordinances.

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**Kings Grant Pet Violation Enforcement Governing Open Space Areas**

All complaints must be in writing.

The Association Coordinator will notify the owner of the violation and will allow 5 days from date of letter v correct the violation: If the violation continues, the Open Space Association will implement a 25:U17 fine for every additional violation until corrected. Any violations concerning unleashed, vicious or unlicensed dogs or property damage caused by a dog should be reported: to the Township Violations Clerk and a formal complaint lodged.

## **POLICY #12 - SWIMMING POOL GUIDELINES (Approved 1 I/26/83) (Amended 6/11/91)**

The homeowner is required to consider the following when preparing an application for a permit to build an in ground or above ground pool in Kings Grant.

1. Consider the impact of required security fencing on Open Space and on adjoining properties when preparing an application for fencing since that impact can be significant.
2. Consider the safety within the pool area.
3. Consider the impact of increased noise levels on adjacent properties.
4. Consider carefully any changes in grade or elevation which may affect drainage to adjoining properties and Open Space; the homeowner will be held responsible for any adverse effects caused by these changes.
5. Any and all construction material and debris must be removed immediately upon completion of the pool.

### **APPLICATION**

The pool application should include as much information as possible but must include a site plan showing dimensions of the pool decking, fencing and plantings if applicable. Any trees to be removed must be indicated on the site plan. We also request that you indicate the distance from the pool to the property lines, the Contractor's name, and an estimate for starting and completion dates. **POINT OF ENTRY MUST BE INDICATED FOR THE SITE AND TYPE OF EQUIPMENT USED IN THE INSTALLATION.** Signed acknowledgements from adjoining property owners on either side and behind your property are required.

### **IN GROUND POOLS**

Location - Pools must be located in the rear yard. The decking or mechanical equipment shall not extend into the sideyard.

#### *Size Of Pool*

##### **Lots Under 8000 Sq. Ft.**

Size of pool including coping shall not exceed 12' x 15' or 180 sq. ft. Pool plus impervious cover shall not exceed 400 sq. ft. Pool plus impervious cover including decking shall not exceed 800 sq. ft.

##### **Lots 8000 to 9000 Sq. Ft.**

Size of pool including coping shall not exceed 15' x 20' or 300 sq. ft. Pool plus impervious cover shall not exceed 500 sq. ft. Pool plus impervious cover including decking shall not exceed 1000 sq. ft.

##### **Lots 9000 to 10,000 Sq. Ft.**

Size of pool including coping shall not exceed 550 sq. ft. Pool plus impervious cover shall not exceed 750 sq. ft. Pool plus impervious cover plus decking shall not exceed 1250 sq. ft.

**Lots 10,000 Sq. Ft. and Over**

Size of pool including coping shall not exceed 800 sq. ft. Pool plus impervious cover shall not exceed 1000 sq. ft. Pool plus impervious cover plus decking shall not exceed 1500 sq. ft.

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**Pool Fencing**

Fencing the pool and any mechanical equipment must be protected and buffered by a fence.

Fencing and gates must conform to the guidelines for fencing.

An application for fencing must be submitted along with the application for a pool. The application will be reviewed as one, and if they are approved, the fence must be in place upon the completion of the pool.

In ground pools require a fence height of a minimum of four feet and a maximum of six feet.

Additional living buffers are encouraged and in some instances may be required in order to soften the visual impact of the fences. The homeowner may be required to replace any trees over 4" in diameter which are removed as a result of construction.

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**ABOVE GROUND POOLS**

Location - Pools must be located in the rear yard. The pool, decking or mechanical equipment shall not extend into the side yard. Removal or disturbance of existing trees shall be avoided or minimized.

*Size of Pool***Lots Under 8000 Sq. Ft.**

Pool shall not exceed 9' x 12' or 108 Sq. Ft.  
Pool and decking shall not exceed 180 Sq. Ft.

**Lots 8000 to 9000 Sq. Ft.**

Pool shall not exceed 10' x 12' or 120 Sq. Ft.  
Pool and decking shall not exceed 270 Sq. Ft.

**Lots 9000 to 10,000 Sq. Ft.**

Pool shall not exceed 10' x 15' or 150 Sq. Ft.  
Pool and decking shall not exceed 350 Sq. Ft.

**Lots 10,000 Sq. Ft. and Over**

Pool shall not exceed 12' x 18' or 215 sq. ft.  
Pool and decking shall not exceed 430 sq. ft.  
Pool deck shall not be greater than 4 ft. above existing grade or 8 ft. including railing.

**POLICY #13 - SWING SET GUIDELINES (Approved 6/4/90)**

Outside swing sets are approved by the Kings Grant Architectural Design and Review committee if the following guidelines are observed:

1. Swing sets should be suitably anchored and should be no larger than the following:  
  
Single Family Detached (under 10,000 sq. ft. lot) and Townhomes, Queen Anne and Partridge Courts, should take no more total area than 64 sq. ft. and may not exceed 8 ft. in length with a maximum height of 8 ft.  
  
Single Family Detached (over 10,000 sq. ft. lot) should take no more total area than 100 sq. ft. And may not exceed 12 ft. in length with a maximum height of 8 ft.
2. Swing set may be constructed of metal or wood.
3. Swing set must be behind the house and not extend beyond the sides of the house.
4. Must be a minimum of 3 ft. from the rear property line.
5. Applicant shall consider location to minimize tree removal and visual impact. Preferred location of the Swing set shall be submitted on a plot plan for the Committee review.

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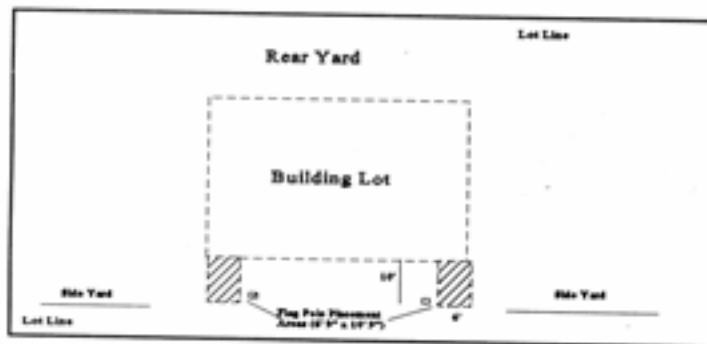
Note - Combination playhouse and swing set will be considered a variance

**POLICY #14 - DRIVEWAY (ENLARGEMENT) GUIDELINES - PARTRIDGE AND QUEEN ANNE COURT (Approved I /14/92) (Amended to include single family homes and Landings Drive - 5/28/96)**

1. Any driveway may be increased in width to accommodate (2) vehicles. A maximum of 20' is permitted within property line. The driveway may not encroach Open Space.
2. Trees may be removed for the purpose of enlarging a driveway, however, no trees within 4' of the side of property lines may be removed.
3. Stone must be installed, color and type to match that of existing driveways on court.
4. A standard application to the Architectural and Design and Review Committee is required.
5. If any grade changes are required for the enlargement of the driveway, a variance will be required.
6. All work must be started and then completed within 15 days.
7. Moreover, driveways originally approved by the Evesham Township Planning Board as impervious, shall remain of the same type of material as originally approved by the planning board unless the original approval is amended to permit other type material.

**POLICY #15 - FLAG POLE GUIDELINES (Approved 3/10/92)**

1. One flagpole with flag, either attached to the home or installed in the ground, may be displayed per lot.
2. See attached drawing regarding approved inground placement.
3. Height of inground pole may be a maximum of 12 ft. above the ground.
4. Material - Flag poles shall be fiberglass, aluminum or galvanized metal.
5. All poles shall be white except for natural aluminum.
6. Flag Size - Flag may be a maximum of 4 ft. x 6 ft.
7. Flag Material - All weather nylon or a more durable 2 ply polyester.
8. Installation must be set in concrete 12" diameter by 3 ft. deep.
9. No trees may be removed for installation.
10. Proper Illumination - If you wish to install a light to shine on the Flag, this must be noted on your application. Placement and wattage should be included.
11. Flag and pole must be maintained in good condition. Flags must be replaced when they begin to wilt.
12. Must not be installed in utility easement



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**We do request that the flying of the American Flag be done properly according to the American Legion.**

- Display the flag ably Exam sunrise to sunset on buildings and stationary flagstaffs in the open.
- The flag may be displayed for 24 hours if properly illuminated during hours of darkness.
- The flag should be hoisted briskly and lowered ceremoniously.
- No other flag or pennant should be placed above or to the right of the flag of the United States.
- No United Nations or other national or international flag should be displayed equal to, above, or superior to the U.S. flag within the U.S., its territories and, possessions.
- Half staff - The American flag should first be hoisted to the peak for an instant and then lowered to the half staff position. It should be raised to the peak again before being lowered for the day, On Memorial Day, the flag should be flown at half-staff until noon only, then raised to the peak. The flag flies at half-staff to honor principal figures of the U.S. government at their deaths, and by order of the president, or in a state by order of the governor.

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#### **POLICY #16 – HOME OCCUPATION – CLASS A**

Home occupations which will be considered Class A Home Occupations are those business activities carried on in a home which are considered incidental to the use of the property as a residence and which:

- (a) Do not involve any exterior change to the property
- (b) Do not involve any signage on the property
- (c) Do not increase traffic
- (d) Do not involve employment of outside persons
- (e) Operate during normal business hours
- (f) Do not involve an increase in noise
- (g) Do not involve deliveries to the property. Other than passenger vehicle.
- (h) Are carried on by a resident owner and not a tenant or outside resident.
- (i) Involve no sales or visitors loitering outside the premises
- (j) Involve no manufacturing or industrial type activity
- (k) Do not include residing by non-owners (i.e., multifamily residences, foster care facilities)
- (l) Do not violate any of the covenants or restrictions

Class A home occupations do not require approvals; however, if one is required by a governmental agency or the homeowner requests such approval, then the homeowner must submit an application to the ADRC (or the Executive Director) in the form attached as Exhibit A. The homeowner requesting the approval must state the nature of the home occupation to be carried out at the property and that it does not violate any of the criteria set forth above. The filing fee for this application is \$10.00.

#### **POLICY #17 – HOME OCCUPATION – CLASS B**

Class B Home occupations are those business activities/home occupations which do not meet the criteria for Class A home occupations. The property owner carrying out a Class B home occupation must obtain approval from the Architectural and Design Review Committee of Kings Grant Open Space Association, Inc

The Homeowner will be required to file a site plan together with an application for variance in the form attached as Exhibit I setting forth the nature of the business, proposed changes to the criteria and nature of the changes. The applicant shall include evidence that the home occupation's benefit to the Community outweighs the occupation's detriment to the Community and include a statement regarding the hardship that would be faced if the applicant were forced to operate his/her business in a regular place of business outside of his/her home. The filing fee for this application is \$100.00 plus any additional costs incurred by the Association.

**POLICY #18 - SATELLITE DISHES (Approved 9/1 3/95)**

There is a prohibition on radio or television antennas, and aerials which include satellite dishes within the Declaration of all Kings Grant Maintenance Association properties without the prior consent of the KGMA Board of Trustees. Therefore, townhomes and condominiums within the KGMA must gain approval from the KGMA Board of Trustees first. If received, the homeowner must also gain approval from the KGOSA Architectural and Design Review Committee under its Satellite Dish Policy #18.

Satellite Dish Policy #18 allows each owner of single family detached units within Kings Grant to install one Satellite Dish with the following conditions:

1. Satellite Dishes must be 24 inches or less in diameter.
2. A dish shall not be visible from the front of the home.
3. Dish and mounting must not be higher than 45 inches from ground to top of dish if at ground level at rear of home.
4. Disguised from other properties if on roof, dish must be installed on rear slope of roof.
5. Dish cannot extend beyond sides of home if located in rear yard. If located in rear yard on the ground, the dish must be screened with landscaping and shown on the plot plan with quantity and type of materials used.
6. Signatures are required from neighbors on each side of home and rear adjoining properties.
7. One (1) Satellite Dish per home.
8. No tree removal is permitted.
9. Approval from ADRC must be received prior to installation. Application must include plot plan showing location, size and height of proposed dish. See fee schedule for required cost of submission.
10. A Township permit is required. A copy of the permit shall be forwarded to KGOSA prior to installation.
11. A variance to the guidelines will require an additional fee. See fee schedule for amount.
12. All applications for satellite dishes must be submitted to the KGOSA Architectural and Design Review Committee and approved prior to installation.

All other units will abide by the following:

Townhomes and condominiums, not governed by the KGMA, including but not limited to Walden Glen and Villa Royale will be governed by their Declaration, restrictions and Board of Directors.

Queen Anne Court, Partridge Court and Landings Drive are prohibited from erecting or installing antennas or satellite dishes without the prior written consent of the KGOSA Board of Directors or their agents.

If townhomes and condominiums are given approval from their respective organizations, they must submit to the Architectural and Design Committee and meet the same conditions.

**POLICY #19 - TRAILER, BOATS AND CAMPER LIMITATIONS (APPROVED 5/14/96)**

No member shall cause to be present upon the member's unit or lot more than one (1) vehicle of the kind and character set forth in Article III, Section 2 (g) of the Declaration except upon prior approval in writing by the ADRC.

**RESOLUTION 84-16**

Whereas, the ADRC has experienced difficulty in obtaining compliance with notices it has issued to unit and/or lot owners; and

Whereas, the Board of Directors of the Kings Grant Open Space Association believes it is essential that unit and/or lot owners recognize the authority of the ADRC and comply with their decisions.

## ENFORCEMENT PROCEDURES

1. The Association Coordinator will notify the resident of alleged violation of rules, covenants and restrictions and allow the alleged violator a reasonable period of time to correct the alleged violation.
2. If the alleged violation is not corrected in that specified period, the coordinator shall notify the alleged violator that he or she will have the opportunity to appear at a date and time designated, at a hearing before the ADRC or advise the coordinator of satisfactory compliance prior to the meeting date.
3. The Committee shall provide the alleged violator an opportunity to be heard at a hearing and present a defense to any alleged violation. At the hearing the Committee shall be empowered to:
  - A) Determine whether or not a violation has occurred.
  - B) Determine appropriate sanction.

The Committee after rendering a decision will provide written notification of that decision to the concerned parties.

Under certain circumstances the Committee may grant the coordinator authority to act immediately upon a decision.

Sanctions that may be imposed by the Committee may include but are not limited to:

- A) Suspension of a violators right to use recreational or other Community facilities for the period that violation continues.
- B) Imposing of court costs/legal fees as a result of violation.
- C) Restoring property to a condition acceptable to the ADRC.

# Kings Grant Open Space Association Architectural Design and Review Committee Application for Review

Name of Applicant	Date	
Address	Phone (Home)	(Work)
Lot/Block #	Submission Fee \$	

1. Type of Modification
2. Attach:
  - (a) Site Plan with layout of modification indicating distance to existing property line.
  - (b) Sketch of proposed alterations showing colors, materials and all dimensions.
3. Are trees to be removed? Yes / No    If Yes, what Diameter? \_\_\_\_\_
4. Will this work require township permit? Yes / No
5. Name of Contractor: \_\_\_\_\_
6. Date Construction will begin: \_\_\_\_\_
7. Acknowledgements of adjoining property owners must be obtained of requesting variance from our guidelines or any additions.

This acknowledgement indicates an awareness and approval of the modifications noted above. This does not constitute an approval by the Committee. If you wish to comment on the application, please contact the Open Space at 983-6080.

I, as an adjoining property owner, do hereby approve and acknowledge review of the attached submission.

Name	Address	Date
Name	Address	Date

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AIJRC meetings are scheduled the 2nd and 4th Tuesday of each month.

Submissions must be received by 12:00 noon the Friday before a meeting and must be submitted with the application fee.

- \$10.00 -Submission and applications not varying from the guidelines. Landscaping submissions.
- \$30.00 -Requesting variance from the guidelines.
- \$50.00 Rome additions; pool with, required fencing.

Please be advised we are limiting our agenda to IS applications: Any submittals received over the set limit will carry over to the next meeting therefore, since we ate instituting a first come first serve policy, it is important applications be submitted as soon possible. Thank you.

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