

**ARCHITECTURAL RULES AND REGULATIONS**  
**Updated October 12, 2013**

Submit an application to the Architectural Control Committee pursuant to these rules and regulations as adopted by the Board of Trustees of the Sun Ridge Owners Association.

Any improvement, alteration, repair, change of color, excavation, change in the grade, or other work, which in any way alters the exterior of any lot, property or residence, must have prior approval of the Architectural Control Committee. There are no “automatic approvals” unless provided for specifically in the guidelines that follow. For example, a resident who wishes to construct a patio identical to one already approved by the Committee is still required to submit an application and obtain approval before such an installation may be carried out.

**Policy Statement**

- A. To promote the general welfare and safety of the community.
- B. To provide visual harmony and the preservation of the aesthetic values at any given time.
- C. To foster the overall design plan.
- D. To prohibit activities and uses that would have an adverse effect on property value.
- E. To prohibit circumstances that would impeded or add to the exterior maintenance responsibilities of the Sun Ridge Owners Association or interfere with existing drainage patterns, utility lines, television cable systems, security systems, irrigation systems or easements and right of ways.

The Architectural Control Committee’s right to regulate external design, appearance, use and maintenance of buildings and property within Sun Ridge applies to a broad range of subject matter including, but not necessarily limited to, the following:

- A. Exterior building additions and alterations.
- B. Structural building additions and alterations.
- C. Articles designed to be applied to building exteriors such as signs, window air conditioners, canopies, racks or holders and objects of a decorative nature, both permanent and nonpermanent (temporary).
- D. Objects or articles designed to be installed upon the land of properties such as patios, porches, walls, fences, flagpoles, walkways and driveways.

ANY ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST  
BE PRESENTED TO THE COMMITTEE FOR REVIEW AND APPROVAL PRIOR  
TO THE COMMENCEMENT OF ANY WORK.

## **SINGLE FAMILY, TOWNHOUSE AND CONDOMINIUM APPLICATIONS**

Single Family, Townhouse and Condominium Owners, at the discretion of the Architectural Control Committee, may be required to serve notice to their neighbors notifying them of their application to the Committee.

It is recognized that some homeowners within Sun Ridge will erect temporary holiday decorations on the exterior of the units for which submission of an application would not be required. Any and all decorations shall be removed fourteen (14) days after the specific holiday. Residents shall be considerate of neighbors when using illuminated decorations.

### **Application Procedures**

Every Owner or Occupant within Sun Ridge desiring to make any changes, additions or alterations to the exterior of any building or the property, must, as a condition precedent, obtain the approval of the Architectural Control Committee through strict adherence to the following procedures:

A completed application form (see attachment) must be filed with the Architectural Control Committee in form and content may be required by the Board of Trustees from time to time. Approved application forms may be obtained at the office of the Managing Agent.

The Architectural Control Committee may require any or all of the following:

1. Copy of survey showing location or proposed improvement.
2. Proof of Notice to all adjoining neighboring properties, IF APPLICABLE.
3. Contractors Insurance Certificate and License as provided.
4. Fully executed and notarized Maintenance Agreement, IF APPLICABLE, whereby applicant undertakes at his or her sole cost, to maintain and repair the addition or alteration which is the subject of the application together with applicant's payment for any prevailing recording fees for the filing of said agreement with the Hunterdon County Clerk, IF REQUIRED.
5. Copy of Township Permit forwarded to the on-site management office for recordation once final approval is received.

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Any application that does not include, where required, the foregoing Documents shall be deemed incomplete and will not be reviewed until everything required, as noted above, is received.

Where the subject of the application requires the provision of labor and materials to effectuate a permanent change or addition involving a structure, the applicant shall submit along with the application, proof that such contractor is licensed and a Certificate of Insurance indicating that such contractor holds in force a general liability coverage in amounts and types satisfactory to the Architectural Control Committee and naming the Sun Ridge Owners Association as an additional insured. Contractors may not erect signs on any properties within the Sun Ridge Community.

For Condominiums, the Condominium Association shall have fifteen (15) days following the receipt of an application to act upon any application, and its failure to so act within such time period shall be deemed to be a denial of the application.

The Architectural Control Committee shall have forty-five (45) days following the Committee's receipt of an application to act upon any application, and its failure to so act within such time period shall be deemed to be a denial of the application.

The Committee may render its decision with respect to any application in the following manner:

1. Approval of an application in accordance with the specific Rules and Regulations that are in effect at the time of application.
2. Approval of an application with conditions.
3. Deny an application without prejudice or for reconsideration if the applicant meets certain conditions.
4. A decision of the Committee shall be effective when reduced to writing and delivered to applicant at the address that appears on the application form.
5. An applicant aggrieved by the decision of the Committee shall have ten days (10) from the date of such decision in which to request a reconsideration of the application by the Board of Trustees by personal service at the offices of the Association.

The Board of Trustees shall have thirty (30) days following the filing date to act upon any application, and its failure to so act within such time period shall be deemed to be a denial of the application.

Notwithstanding the automatic denial provision, if the Board of Trustees has failed to act within twenty (20) days from the date of the filing of the application, the applicant may

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then between the twentieth and twenty-fifth days, of the thirty (30) day period, notify the Board of its failure to render its decision on the application. Upon such notification and in the event that the Board of Trustees continues to fail to act to the end of the thirty (30) day period, the application shall be deemed to be approved.

A decision of the Board of Trustees shall be effective when reduce to writing and delivered to the applicant by regular mail, postage prepaid, directed to the applicant at the address that appears on the application form.

Any approval with respect to the Improvement issued by the Committee shall be valid for a period of one (1) year. Any request for extension of this one (1) year period shall similarly by submitted in writing to the Committee.

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## **CONDOMINIUMS**

### **Guidelines for Changes and Additions**

All condominium structures *must have prior approval from the individual condominium associations*, and a Maintenance Agreement (when applicable), for any building improvement before being submitted to Sun Ridge Owners Association Architectural Control Committee.

### **ATTIC FANS**

An attic fan must be installed by a licensed electrician and be UL approved.

The fan apparatus must be placed on the roof on the same side as the chimney vents with approval of the Committee.

### **AWNINGS**

The Sun Ridge Owners Association passed a Resolution Regarding Awnings on November 18, 1997 which was filed with the Hunterdon County Clerk's Office book 1177, page 0404. Below is an excerpt of the resolution with regards to Condominium Units.

Condominium Units: All awnings to be installed on buildings of a particular color will be the same color, which color will be selected by the Architectural Control Committee in consultation with the President of the individual condominium association. In the event of any disagreement concerning the color, the decision of the Architectural Control Committee will be final and binding.

The awning must be retractable and can only be installed on the rear deck.

The awning installation is to be done by a licensed professional. On condominium units, the Association requires that the installer provide the Association with a certificate of liability insurance naming the Association and Sun Ridge Condominium Association, Inc. as additional insured with liability coverage of not less than \$500,000.

The maintenance and upkeep of the awning is the owner's responsibility and, if the awning becomes worn, it must be replaced within ten (10) days of notification to do so or, the awning is to be removed and the building restored to its original condition.

Please review this resolution for the complete and proper installation guidelines.

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BE PRESENTED TO THE COMMITTEE FOR REVIEW AND APPROVAL PRIOR  
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## **DECKS**

Deck Replacement or Extension applications require the submission of final Raritan Township Permit approval to the on-site management office.

Decks can be protected against the weather by either using a clear water proof preservative or natural wood tone preservative as follows:

### **Behr Exterior Wood Stain (Semi or Pressure Treated Green Wood);**

California Rustic	SC 130/ST130
Cedar Natural Tone	SC 533/ST533
Redwood Natural Tone	SC 122/ST122
Woodbridge	SC122/ST116

### **Sealer:**

Thompson Water Seal - Clear

## **GARAGE DOORS**

The Sun Ridge Owners Association passed a Resolution Concerning Garage Doors on March 13, 2001 which was filed with the Hunterdon County Clerk's Office book 2004, page 859. Below is an excerpt of the resolution with regards to condominium units.

Condominium Owners may replace their garage doors with raised panel, steel, wood, vinyl, or plastic door of their own choice, which is pre approved by the President of their phase and the Architectural Control Committee. The door must match, or be painted to match, the color of all the existing garage doors in the location (or building) in which it is being installed.

Each application to the ACC must be accompanied by a color photo or drawing representing a true likeness of the garage door listed therein.

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**Condominium Association Section I**

Locust – Raised Panel – 125-138 Almond  
139-144 Gray  
145-154 Almond  
155-160 Gray  
Sequoia – Raised Panel – 101-108 Gray  
109-118 Almond  
119-124 Gray

**Condominium Association Section II**

Spruce – Raised Panel – 201-208 - Almond  
209-216 - Gray  
217-222 - Almond  
223-232 - Gray  
233-242 - Almond  
243-252 - Gray  
253-272 - Almond  
273-282 – Gray

**Condominium Association Section III**

Cypress – Raised Panel – Almond  
Larch - Raised Panel – Almond  
Willow – Raised Panel – Almond

**Condominium Association Section IV**

Almond – Raised Panel – 601-610 - Gray  
611-630 - Almond  
Apple – Raised Panel – Almond  
Some on Apple are Gray too  
Poplar – Raised Panel – 801-810 - Gray  
811-820 - Almond  
821-830 – Gray

**HOT TUBS**

**General Guidelines**

1. If the hot tub/spa is to be placed on the deck of any condominium or townhouse unit, a letter, prepared by a licensed engineer, stating that the deck structure is able to support the weight of the hot tub/spa desired, when it is completely filled with water and people, is required. This statement must be submitted to the ACC on the engineer’s letterhead.

ANY ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST BE PRESENTED TO THE COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORK.

2. If the hot tub/spa is to be placed on the deck of any condominium, townhouse or single family home, a permanent locking gates, approved the ACC must be installed on the stair area entering the deck.
3. Hot tub/spa cannot be placed in the front of any unit.
4. A locking cover must be kept on the hot tub/spa at all times when not in use.
5. The location of the hot tub/spa is subject to the approval of the ACC.
6. All hot tubs/spas must be portable.
7. In addition to completing a Control Committee application, the unit owner requesting approval for the hot tub/spa must notify, in writing by certified mail, return receipt requested or personal service where signature confirming notice delivery is available, all owners within 200 feet of his/her unit of the intention to apply for approval for the installation of a hot tub/spa. Any unit owner objecting to the application must forward a letter of appeal to the ACC no later than 15 days from the date of the letter of notice from the applicant. Applicant must furnish copies of the letters of notice, forwarded to neighboring units, with the completed ACC application.
8. Owner requesting approval for the hot tub/spa shall assume all responsibility and liability for their hot tub/spa.
9. Capacity of the hot tub/spa cannot exceed four adults.

### **Condominium Regulations**

1. Hot tub/spa can only be placed on the deck of the unit.
2. Approval of the Condominium Association must be received before the ACC will consider the application.

### **LANDSCAPING ENHANCEMENTS**

ANY LANDSCAPING ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST BE PRESENTED TO THE LANDSCAPE COMMITTEE FOR APPROVAL.

### **LIGHTS ON BUILDING EXTERIOR OVER GARAGE**

ANY ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST BE PRESENTED TO THE COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORK.

Lights must be installed by a licensed electrician and be UL approved.

Lights must be exact type as on front door entrance in accordance with what is currently used throughout the community as a standard exterior light fixture.

Lights must be centered over the garage door.

Only one light per house is permitted.

Lights should be located twelve (12) inches above garage trim.

### **ROOF REPLACEMENT**

The roof replacement is performed by the Condominium Association however approval is required from the ACC prior to the replacement. Roof Shingles must be GAF Royal Sovereign, Weathered Gray.

Submission of Contractor Certificate of Insurance and Township permits is required.

### **SATELLITE DISHES**

The Sun Ridge Owners Association passed a Resolution Regarding Installation of Satellite Dishes on September 1, 1999 which was filed and recorded with the Hunterdon County Clerk's Office on December 6, 1999. Please review this resolution for the proper installation guidelines.

### **STORAGE OF FIREWOOD**

Some homes within Sun Ridge are provided with fireplace facilities and it is recognized that some provision must be made for the storage of fireplace fuel. The improper storage of firewood, however, may cause an unsightly appearance and promote risk of infestation of termites or other wood boring insects, and therefore regulation of same is necessary.

Fireplace wood shall not be stored on the exterior grounds of any condominium at one time and must be maintained in a neat and orderly manner.

Firewood is not to be staked or placed against exterior building walls.

### **STORM AND SCREEN DOORS AND SLIDERS**

Storm and screen doors shall be permitted to be installed after approval by the Committee based on the following specifications:

**ANY ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST  
BE PRESENTED TO THE COMMITTEE FOR REVIEW AND APPROVAL PRIOR  
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Sliders must be similar to what is there and must be the approved brown on the exterior. Blinds that are in between the glass is allowed

1. Storm and screen doors shall match the color of the entry door.
2. The maintenance and repair of storm and screen doors shall be the sole responsibility of the homeowner. Failure to maintain or repair, upon request of the Sun Ridge Owners Association, shall give right to the Association to make such repairs or perform such maintenance at the sole cost and expense of said homeowner.
3. Plain solid glass (clear-view) door or a cross-buck storm door.

### **TRIM**

All trim must be replaced and painted the same color which is Sherwin Williams, Sun Ridge BM Bronze Tone # 42569 or Benjamin Moore, Iron Clad Bronze Tone, and Low Lustre. The only other option is to have the trim wrapped in Bronze Tone Aluminum.

### **WINDOWS**

The window frames must be the same color as existing windows.

Any and all materials must also be compatible in style and color with the standard used throughout the community.

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BE PRESENTED TO THE COMMITTEE FOR REVIEW AND APPROVAL PRIOR  
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## **PROHIBITED ARCHITECTURAL MODIFICATIONS AND ADDITIONS TO CONDOMINIUMS**

The following are changes or additions that will not be considered in an application:

- Alterations or additions that adversely affect the structural integrity of any building or create a fire hazard
- Any permanent improvements or structures that would encroach upon perimeter buffer zones as shown on any finally approved site plan of Sun Ridge that would violate any open space requirements of governmental approvals.
- Installation and maintenance of any heating devices such as kerosene, wood coal burning stoves or heaters requiring through the wall or roof vents.
- Deck extension unless approved by Condominium Board of Trustees
- Driveway additions or extensions
- Exterior electrical insecticide devices
- Exterior painting / staining
- Fences
- Jalousie windows or doors
- Lighting on walkways
- Lights along driveway
- Outside clothes lines or clothes drying facilities
- Post lamp on property
- Window air conditioners

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**TOWNHOUSE**  
**Guidelines for Changes and Additions**

**ATTIC FAN**

An attic fan must be installed by a licensed electrician and be UL approved.

The fan must be placed on the roof in the rear of the attic, not facing the street and shall not extend above the roof plane more than eight (8) inches.

**AWNINGS**

The Sun Ridge Owners Association passed a Resolution Regarding Awnings on November 18, 1997 which was filed with the Hunterdon County Clerk's Office book 1177, page 0404. Below is an excerpt of the resolution with regards to Fee-simple Townhouse Units.

Fee-simple Townhouse Units: All awnings to be installed on buildings of a particular color will be the same color, which color will be selected by the Architectural Control Committee.

The awning must be retractable and can only be installed on the rear deck.

The awning installation is to be done by a licensed professional. .

The maintenance and upkeep of the awning is the owner's responsibility and, if the awning becomes worn, it must be replaced within ten (10) days of notification to do so or, the awning is to be removed and the building restored to its original condition.

Please review this resolution for the complete and proper installation guidelines.

**DECKS**

Deck Replacement or Extension applications require the submission of final Raritan Township Permit approval to the on-site management office.

Decks can be protected against the weather by either using a clear water proof preservative or natural wood tone preservative as follows:

ANY ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST  
BE PRESENTED TO THE COMMITTEE FOR REVIEW AND APPROVAL PRIOR  
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**Behr Exterior Wood Stain (Semi or Pressure Treated Green Wood);**

California Rustic	SC 130/ST130
Cedar Natural Tone	SC 533/ST533
Redwood Natural Tone	SC 122/ST122
Woodbridge	SC122/ST116

**Behr Composite Deck Stains;**

Veranda, Buff Cedar (V-1)  
Trex, Accent, Saddle  
Weather Best, Roughsawn Pine (WB-1)  
Ever Grain, Cedar (EG-1)  
Timber Tech, Cedar (TT-1)

**Sealer:**

Thompson Water Seal Clear

**EXTERIOR ELECTRICAL OUTLETS**

Exterior outlet must be installed by a licensed electrician.

A single or double outlet may be installed on any exterior wall of a home.

Electrical outlets must be UL approved and installed by a licensed electrician.

**EXTERIOR VENTS**

Exterior vents must be installed by a licensed contractor with proof of insurance coverage as indicated.

Exterior vents for the discharge of gases or fumes resulting from combustion of fuels from ranges, stoves or grills, may constitute a safety hazard or annoyance or infringement upon adjoining properties.

Exterior vents to be utilized for the purposes as stated in Paragraph (1) must be installed in strict accordance to manufacturer's specifications and all applicable government regulations.

Vents shall not be installed where its discharge would affect the open patio area of any adjacent home.

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The exterior surface wall cap of any vent must provide a self-closing damper with a down discharge.

Once installed, exterior vents shall be maintained by the unit owner free from the accumulation of grease or other debris that might constitute a flammable hazard.

## **FENCES**

The only approved fence is the shadow box design with a four (4) foot height restriction. Fences can be protected against the weather by using a clear water proof preservative or natural wood tone preservative. The following are the approved stain colors:

### **Behr Exterior Wood Stain (Semi or Pressure Treated Green Wood);**

California Rustic	SC 130/ST130
Cedar Natural Tone	SC 533/ST533
Redwood Natural Tone	SC 122/ST122
Woodbridge	SC122/ST116

### **Sealer:**

Thompson Water Seal - Clear

## **GARAGE DOORS**

The Sun Ridge Owners Association passed a Resolution Concerning Garage Doors on March 13, 2001 which was filed with the Hunterdon County Clerk's Office book 2004, page 859. Below is an excerpt of the resolution with regards to townhouse units.

The replacement door for Townhouse Owners may be either a:

1. raised panel, steel door with a "Brown Wood grain" finish that is manufactured by General Doors Corporation; or a
2. paintable, raised panel, steel, wood, vinyl, or plastic door of the Owner's own choice, which meets the ACC approval. The only acceptable paint that may be used for covering the replacement door is Benjamin Moore, Iron Clad Bronze Tone, and Low Lustre or Sherwin Williams, Sun Ridge BM Bronze Tone # 42569.

Each application to the ACC must be accompanied by a color photo or drawing representing a true likeness of the garage door listed therein.

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## **Townhouses**

Dogwood – Raised Panel – Bronze Tone  
Elm – Raised Panel – Bronze Tone  
Fir – Raised Panel – Bronze Tone  
Holly - Raised Panel – Bronze Tone  
Linden – Raised Panel – Bronze Tone  
Maple – Raised Panel – Bronze Tone  
Olive – Raised Panel – Bronze Tone  
Peach – Flat Panel – Bronze Tone  
Plum – Raised Panel – Bronze Tone

## **HOT TUBS**

### **General Guidelines**

1. If the hot tub/spa is to be placed on the deck of any condominium or townhouse unit, a letter, prepared by a licensed engineer, stating that the deck structure is able to support the weight of the hot tub/spa desired, when it is completely filled with water and people, is required. This statement must be submitted to the ACC on the engineer's letterhead.
2. If the hot tub/spa is to be placed on the deck of any condominium, townhouse or single family home, a permanent locking gates, approved the ACC must be installed on the stair area entering the deck.
3. Hot tub/spa cannot be placed in the front of any unit.
4. A locking cover must be kept on the hot tub/spa at all times when not in use.
5. The location of the hot tub/spa is subject to the approval of the ACC.
6. All hot tubs/spas must be portable.
7. In addition to completing a Control Committee application, the unit owner requesting approval for the hot tub/spa must notify, in writing by certified mail, return receipt requested or personal service where signature confirming notice delivery is available, all owners within 200 feet of his/her unit of the intention to apply for approval for the installation of a hot tub/spa. Any unit owner objecting to the application must forward a letter of appeal to the ACC no later than 15 days from the date of the letter of notice from the applicant. Applicant must furnish copies of the letters of notice, forwarded to neighboring units, with the completed ACC application.

**ANY ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST  
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8. Owner requesting approval for the hot tub/spa shall assume all responsibility and liability for their hot tub/spa.
9. Capacity of the hot tub/spa cannot exceed four adults.

### **Townhouse Regulations**

1. Any homeowner desiring to install a hot tub/spa in the yard to the rear of the property must enclose the yard with fence, constructed as per the Association fencing specifications.

## **LANDSCAPING ENHANCEMENTS**

The placement of trees or other plantings must meet with the approval of the Landscape Committee.

ANY LANDSCAPING ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST BE PRESENTED TO THE LANDSCAPE COMMITTEE FOR APPROVAL.

## **LIGHTS ALONG DRIVEWAYS**

Lights must be installed by a licensed electrician and be UL approved.

Lights may be installed adjacent to driveways to provide for the safety of the people using the facility.

A mulch bed of eighteen (18) inches wide to parallel the length of the driveway must be installed to accommodate the lights.

The type of lighting must be a weatherproof landscape 3 tier of light (i.e. Malibu LV182 or equivalent style).

The homeowner shall be responsible for the maintenance and repair of these lights.

The Sun Ridge Owners Association and its officers, agents or sub-contractors shall not be held responsible for any damage that may occur to the installed lights during snow removal activity or regular grounds maintenance.

## **LIGHTS ON BUILDING EXTERIOR OVER GARAGE**

Lights must be installed by a licensed electrician and be UL approved.

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Lights must be exact type as on front door entrance in accordance with what is currently used throughout the community as a standard exterior light fixture.

Lights must be centered over the garage door.

Only one light per house is permitted.

Lights should be located twelve (12) inches above garage trim.

### **LIGHTING ON WALKWAYS**

Lights must be installed by a licensed electrician and be UL approved.

Lighting may be installed adjacent to private walkways as subject to the following conditions:

1. Lights must be installed in existing beds and must not exceed a maximum height of eighteen inches (18").
2. The type of lighting must be a weatherproof landscape 3 tier type of light (i.e. Malibu LV182 or equivalent style).
3. The Sun Ridge Owners Association or its officer, agents or sub-contractors shall not be held responsible for any damage that may occur to any of the installed lights during snow removal or regular grounds maintenance.
4. Maintenance and repair of such lights are the sole responsibility of the applicant.

### **ROOF REPLACEMENT**

Roof Shingles must be GAF Royal Sovereign, Weathered Gray.

Submission of Contractor Certificate of Insurance and Township permit is required.

### **SATELLITE DISHES**

ANY ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST  
BE PRESENTED TO THE COMMITTEE FOR REVIEW AND APPROVAL PRIOR  
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The Sun Ridge Owners Association passed a Resolution Regarding Installation of Satellite Dishes on September 1, 1999 which was filed and recorded with the Hunterdon County Clerk's Office on December 6, 1999. Please review this resolution for the proper installation guidelines.

### **SERVICE WALKS**

A service walk is defined as continuous concrete or approved paver walk beginning at any residential entrance and terminating at the street or parking area.

The service walk cannot impede any surface drainage.

### **STORAGE OF FIREPLACE WOOD**

Some homes within Sun Ridge are provided with fireplace facility and it is recognized that some provision must be made for the storage of fireplace fuel. The improper storage of firewood, however, may cause an unsightly appearance and promote risk of infestation of termites or other wood boring insects, and therefore regulation of same is necessary.

Fireplace wood shall not be stored on the exterior grounds of any home except on outer area of decks or existing patio areas.

Not more than ½ cord of wood may be placed on the exterior of any home at one time and must be maintained in a neat and orderly manner on a platform designed for such storage purposes, elevated at least six (6) inches from the ground level.

Firewood is not to be staked or placed against exterior building walls.

### **STORM AND SCREEN DOORS AND SLIDERS**

Storm and screen doors shall be permitted to be installed after approval by the Committee based on the following specifications:

1. Storm and screen doors shall match the color of the entry door.
2. The maintenance and repair of storm and screen doors shall be the sole responsibility of the homeowner. Failure to maintain or repair, upon request of the Sun Ridge Owners Association, shall give right to the Association to make such repairs or perform such maintenance at the sole cost and expense of said homeowner.
3. Plain solid glass (clear-view) door or a cross-buck storm door.

**ANY ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST  
BE PRESENTED TO THE COMMITTEE FOR REVIEW AND APPROVAL PRIOR  
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4. Sliders must be similar to what is there and must be the approved brown on the exterior. Blinds that are in between the glass is allowed

### **TRIM**

All trim must be replaced and painted the same color which is Sherwin Williams, Sun Ridge BM Bronze Tone # 42569 or Benjamin Moore, Iron Clad Bronze Tone, and Low Lustre. The only other option is to have the trim wrapped in Bronze Tone Aluminum.

### **WINDOWS**

The window frames must be the same color as existing windows.

Any and all materials must also be compatible in style and color with the standard used throughout the community.

**ANY ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST  
BE PRESENTED TO THE COMMITTEE FOR REVIEW AND APPROVAL PRIOR  
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## **PROHIBITED ARCHITECTURAL MODIFICATIONS AND ADDITIONS TO TOWNHOUSES**

The following are changes or additions that will not be considered in an application:

- Alterations or additions that adversely affect the structural integrity of any building or create a fire hazard
- Any permanent improvements or structures that would encroach upon perimeter buffer zones as shown on any finally approved site plan of Sun Ridge that would violate any open space requirements or governmental approvals
- Any structural changes to façade / windows
- Exterior electrical insecticide devices
- In-ground pools of any kind and any above-ground pools exceeding twelve (12) inches above grade
- Jalousie windows or doors
- Outside clothes lines or clothes drying facilities
- Post Lamps
- Window air conditioners

ANY ALTERATION / IMPROVEMENT PLANNED BY THE HOMEOWNER MUST  
BE PRESENTED TO THE COMMITTEE FOR REVIEW AND APPROVAL PRIOR  
TO THE COMMENCEMENT OF ANY WORK.

**SINGLE FAMILY**  
**Guidelines for Changes and Additions**

Due to the fact that Single Family homeowners have larger pieces of property that don't directly abut one another, the guidelines for changes and additions is mostly just prohibited changes that might affect the community as a whole.

Alterations or additions that adversely affect the structural integrity of any building or create a fire hazard.

No permanent improvements or structures that would encroach upon perimeter buffer zones as shown on any finally approved site plan of Sun Ridge that would violate any open space requirements or governmental approvals.

No planting or trees within or encroaching upon any easement, right-of-way, or those that create a hazard is permitted. Your attention is directed to the fact that if there is an easement affecting your property, its location should be duly noted by yourself and the contractor that you engage for this work.

No planting around electrical transformers or cable television boxes in other than a horseshoe configuration. (i.e. the side of the transformer box facing the street must remain open to provide access to the transformer by the utility company. If this planting should affect more than one property in the community, then all owners must apply in writing prior to this installation.

Applicant must demonstrate that approval has been received from the appropriate utility to perform the plantings.

**ATTIC FANS**

Attic fans are prohibited on the roof in the front of the home.

**AWNINGS**

The Sun Ridge Owners Association passed a Resolution Regarding Awnings on November 18, 1997 which was filed with the Hunterdon County Clerk's Office book 1177, page 0404. Below is an excerpt of the resolution with regards to Single Family Homes.

Awnings for the detached single-family homes must be approved by the Architectural Control Committee pursuant to the terms of the Declaration.

The awning must be retractable and can only be installed on the rear deck.  
The awning installation is to be done by a licensed professional.

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TO THE COMMENCEMENT OF ANY WORK.

The maintenance and upkeep of the awning is the owner's responsibility and, if the awning becomes worn, it must be replaced within ten (10) days of notification to do so or, the awning is to be removed and the building restored to its original condition.

Please review this resolution for the complete and proper installation guidelines.

### **EXTERIOR ELECTRICAL INSECTICIDE DEVICES**

Exterior electrical insecticide devices are only allowed in rear yards and must be turned off by 11:00 p.m.

### **EXTERIOR LIGHTING**

No exterior lighting that unduly interferes with your neighbor.

### **FENCES**

The only approved fence is the shadow box design with a four (4) foot height restriction. Fences can be protected against the weather by using a clear water proof preservative or natural wood tone preservative. The following are the approved stain colors:

#### **Behr Exterior Wood Stain (Semi or Pressure Treated Green Wood);**

California Rustic	SC 130/ST130
Cedar Natural Tone	SC 533/ST533
Redwood Natural Tone	SC 122/ST122
Woodbridge	SC122/ST116

#### **Sealer:**

Thompson Water Seal - Clear

### **FLAG POLES**

No in-ground flag poles.

### **HOT TUBS**

#### **General Guidelines**

1. If the hot tub/spa is to be placed on the deck of any condominium or townhome unit, a letter, prepared by a licensed engineer, stating that the deck structure is able to support the weight of the hot tub/spa desired, when it is completely filled with water and people, is required. This statement must be submitted to the ACC on the engineer's letterhead.

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2. If the hot tub/spa is to be placed on the deck of any condominium, townhouse or single family home, a permanent locking gates, approved the ACC must be installed on the stair area entering the deck.
3. Hot tub/spa cannot be placed in the front of any unit.
4. A locking cover must be kept on the hot tub/spa at all times when not in use.
5. The location of the hot tub/spa is subject to the approval of the ACC.
6. All hot tubs/spas must be portable.
7. In addition to completing a Control Committee application, the unit owner requesting approval for the hot tub/spa must notify, in writing by certified mail, return receipt requested or personal service where signature confirming notice delivery is available, all owners within 200 feet of his/her unit of the intention to apply for approval for the installation of a hot tub/spa. Any unit owner objecting to the application must forward a letter of appeal to the ACC no later than 15 days from the date of the letter of notice from the applicant. Applicant must furnish copies of the letters of notice, forwarded to neighboring units, with the completed ACC application.
8. Owner requesting approval for the hot tub/spa shall assume all responsibility and liability for their hot tub/spa.
9. Capacity of the hot tub/spa cannot exceed four adults.

### **Single Family Regulations**

1. If the hot tub/spa is not placed on the deck, the immediate area surrounding the hot tub/spa must be fenced as per Association fencing specifications.
2. Any gate or means of ingress/egress to the fenced area must contain a lock approved by the ACC.

### **POOLS**

No in-ground pools of any kind and any above-ground pools exceeding twelve (12) inches above grade.

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## **ROOF REPLACEMENT**

The shingles must be the same color as originally installed. To install shingles of a new color prior approval is required.

Submission of Contractor Certificate of Insurance and Township permit is required.

## **STORAGE OF FIREWOOD**

Storage of firewood is prohibited in the front of a house except for decorative storage that needs approval.

## **STORAGE SHEDS**

No aluminum storage sheds. The maximum size of a permitted wooden shed is ten (10) feet by twelve (12) feet. One shed per property allowed.

## **PROHIBITED ARCHITECTURAL MODIFICATIONS AND ADDITIONS TO SINGLE FAMILY HOMES**

The following are changes or additions that will not be considered in an application:

- Clothes Line

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TO THE COMMENCEMENT OF ANY WORK.