

Hastings Guidelines for Architectural and Landscape Improvements

Homeowners may request Architectural and Landscape Improvements if they so desire. Before proceeding, a written plan must be present to the Executive Board for review. The Board will give their recommendations to the Association Board (hereafter “the Association”) for approval. Upon written approval by the Association, the owner may proceed. In addition, architectural and landscape improvements may be subject to Township Zoning and Building Code requirements. Please contact the Township for questions on obtaining the proper permits during construction activities. The purpose of these Guidelines is to assist the homeowner in the planning process.

Improvements requiring Association approval are governed by the Declaration. The Restrictive Covenants covering architectural and landscape improvements are as follows:

- Any external improvements requiring a Building Permit
- Any alteration, modification or change in or to any of the exterior components, fixtures, materials, colors, and/or appearance of any building, fence, wall or other structure or any portion thereof including without limitation, any painting or staining thereof.
- Any addition to and/or demolition or removal of any building fence, wall or other structure or any portion thereof.
- Installation of lighting fixtures, illuminating devices or illumination sources, including but not limited to lamppost lights, anywhere on a property. (includes solar walkway lighting)
- Fencing, together with landscaping adjacent or in proximity thereto.
- Any landscape improvements.

Guidelines: These are guidelines for architectural and landscape improvements. Approval by the Association must be obtained before proceeding unless these guidelines specifically waive pre-approval.

1. STRUCTURE ADDITIONS

A. Storm Doors

1. Storm doors shall be Exterior Full View storm doors in clear, beveled, or etched glass in white vinyl or white aluminum trim. Pre-approval is waived for exterior full view storm doors.
2. Storage facilities will be permitted for single family homes only. They must be attached to the dwelling.
3. Storage facilities will not exceed 3’ depth x 6’ width x 8’ height
4. The storage facility must maintain the architectural integrity of the dwelling and the community.
5. No storage facility will be permitted on the side of the dwelling except for dwellings that abut common space or open space.

B. Decks

1. Deck additions must be constructed of the exact material of the existing deck.
2. New deck construction – Must be constructed with low maintenance composite materials such as Royal Woods or Treks™ type materials and maintain the architectural integrity of the dwelling. The color of the deck shall be earth tones with white rails.
3. If the deck is more than 3 feet high, the exposed underside may be covered. Guidelines for covering the underside are as follows:
 - a) Low maintenance materials are required (PVC, Royal Wood or Treks™ type materials)
 - b) Pressure treated lattice or other pressure treated materials are prohibited.
 - c) Areas under deck must be covered with weed matting and stones or mulch.

2. FREE STANDING STRUCTURES

A. Pergolas, Trellises and Arbors. (Gazebos are not permitted)

1. Pergolas
 - a) Free standing Pergolas may be constructed in the rear yards of Single-Family properties only.
 - b) Pergolas may be added to existing or planned decks or patios for Single Family and Townhomes.
 - c) Pergolas must be fiberglass painted white, or white low maintenance material such as PVC or Royal Wood.
 - d) Structure cannot exceed 10ft x 10ft and 9ft in height. Dimension restrictions will be based upon existing deck dimensions.
 - e) Irregular shapes are permitted.
2. Trellises/Arbors
 - a) Free standing Trellises/Arbors may be constructed at the rear yards.
 1. Trellis/Arbor may be constructed of wood, metal, PVC.
 2. Trellis/Arbor may be pre-manufacture
 - b) Trellises for vegetation growth may be attached to dwelling structure. Trellises of this nature are permitted for Single Family Homes.
 1. If the dwelling has white siding, Trellis must be either of same color as exterior shutters to accentuate its architectural detail.
 2. Dwellings with other than white siding may have metal trellis or trellises painted white or the color of the shutters.
 3. Unpainted trellises are not permitted.

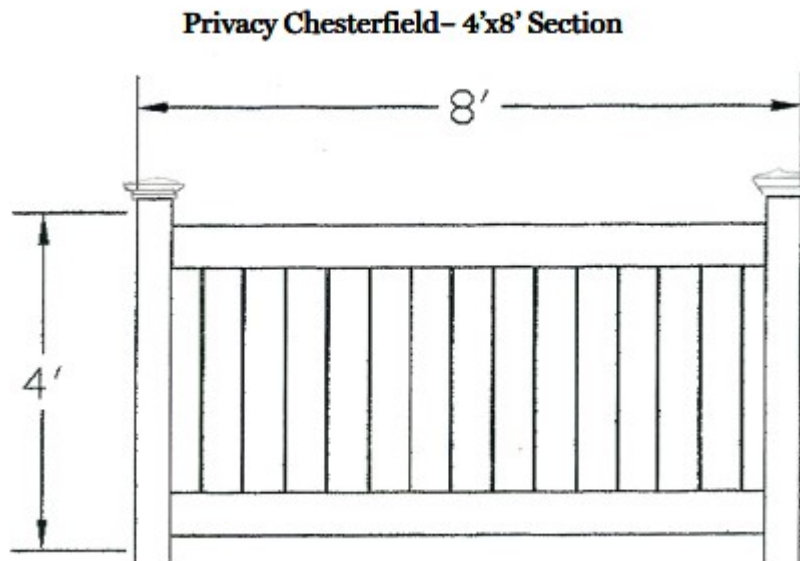
3. FENCES AND GATES

A. Single Family Homes

1. All fences shall be white in color and made of PVC.
2. The following are approved fence styles (See graphics below):
 - a) Privacy Chesterfield w/ Victorian Accent 6'h x 8' section (rear yards only)
 - b) Privacy Chesterfield – 4'h x 8' section (rear yards only)
 - c) Manchester Scalloped – 4'h x 8' section
 - d) Classic Manchester – 3'h x 8' section
 - e) Princeton with mid-rail – 3'h x 8' section
3. Front and side yard fences shall not exceed 36" (3ft) in height.
4. Fences in rear yards shall not exceed 72" (6ft).
5. Maintenance and appearances of fences will be the responsibility of the owner.
6. Fences shall be constructed at least 6" in from the property lines. The exception shall be as follows:
 - a) Two neighbors agree to the construction of a fence of their joint property line.
 - b) Proof of agreement is required.
 - c) Both neighbors shall be responsible for all maintenance and repairs as per their agreement.

B. Town Homes

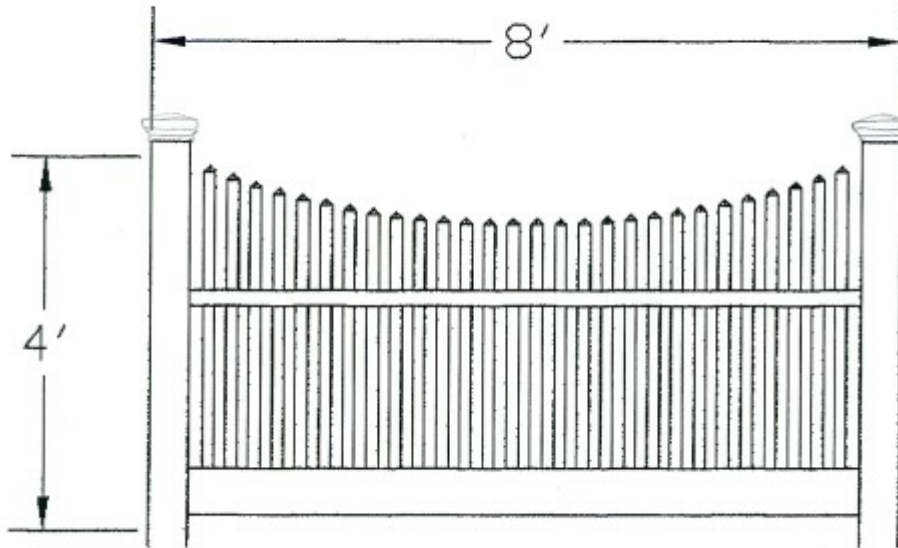
1. All fences shall be white in color and made of PVC.
2. Fences in front and side shall not exceed 36" (3ft) in height.
3. A courtyard privacy panel up to 72" (6ft) in height may be placed on the property line.



Classic Manchester – 3'x8' Section

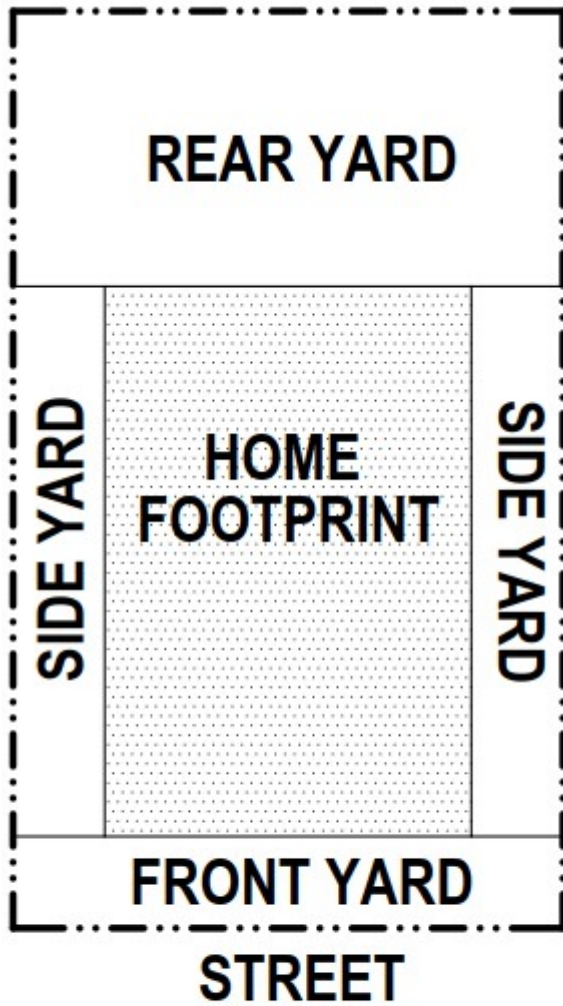


Manchester Scalloped - 4'x8' Section

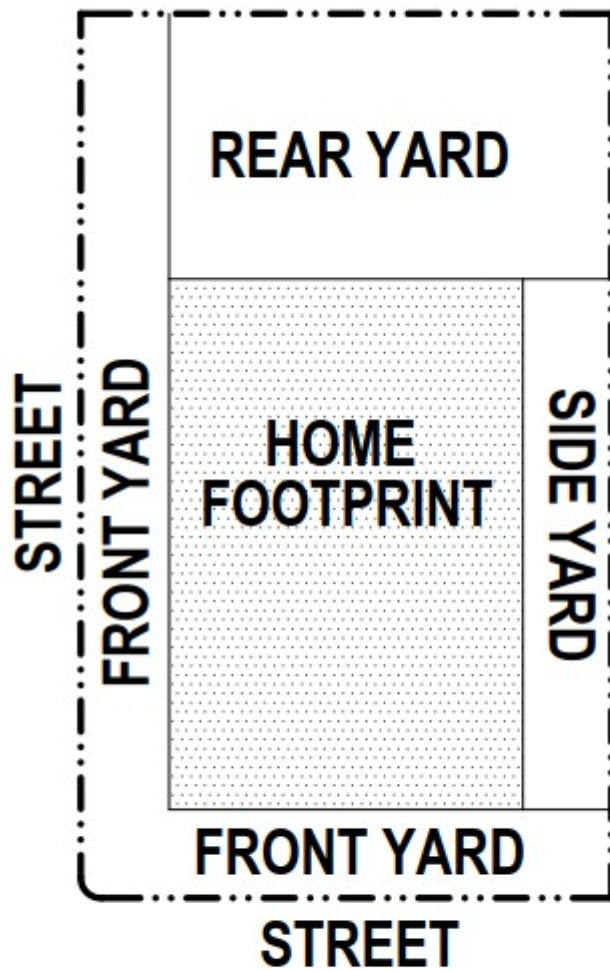


Princeton with Mid Rail - 3'x8' Section





**Standard Homesite
Yard Definition for Fence Heights**



**Corner Homesite
Yard Definition for Fence Heights**

4. PONDS

- A. Permissible pond size shall be determined based on the lot size and dimensions.
- B. Ponds more than 30” in depth are not permitted.

5. HARDSCAPING

A. Existing patios

1. Homeowners may cover existing concrete patios with hardscape products.
2. Products approved must be similar to existing materials of home.

B. New patios

1. Patio construction shall be in concrete, stamped concrete, composite landscape pavers, manufactured hardscape products (e.g. E.P. Henry), and natural hardscape products (e.g. flagstone).
2. Loose gravel patios are prohibited.

C. Retaining Walls

1. Walls less than or equal to 36 inches are permitted at the front of a property for cultivating flowering beds, etc. Depending on the circumstances, professional engineered plans may be required for approval.
2. Walls shall not be constructed that interfere with the engineered drainage system.

D. Stone walls and retaining walls shall not be used for fencing.

6. LANDSCAPING

A. Installations and maintenance

1. The landscaping in front yards (front line of home extended to the side property lines to the edge of the roadway in front of the home) cannot be modified. Plant/tree replacement of the same size or larger is the only permitted activity in this area.
2. Any tree replaced must be replaced by a tree of at least 3” in diameter.
3. No hedge in excess of 42” in height shall be maintained in the front or side yard.
4. No hedge in excess of 72” in height shall be maintained in the rear of the residence.
5. Grading shall not be modified without Association and Township approval.
6. Homeowners are permitted to plan annuals and perennials in existing planting beds without Association approval.
7. Homeowners are required to get approval for installing flower or vegetable gardens.
8. Only black mulch is permitted. No other mulch types including, but not limited to, brown mulch, sand, or river rock is not allowed.

9. Dead plant/tree replacement is the responsibility of the property owner, regardless if the Association provides landscaping services on the property or not.

7. EXTERIOR, SECURITY AND LANDSCAPING LIGHTING

- A. All lighting additions (including landscape lighting) requires approval by the Association.
- B. Attached to dwelling:
 1. Exterior lighting fixtures attached to homes must be black or antique bronze.
 2. Attached lighting fixtures include but are not limited to lights on garage, entryways and/or porches and decks.

8. MISCELLANEOUS

- A. Patio and Deck Awnings
 1. Awnings must be retractable and may be manual or automatic.
 2. No awnings are permitted on the front of dwelling.
 3. Awnings must be color coordinated to home.
- B. Enclosed Decks
 1. No front or side porches or decks shall be enclosed.
 2. Decks in the rear of homes may be covered.
 - a. Screening is permitted if deck is covered.
 - b. Decks may be converted into 4 season rooms.
 - c. Covered decks may have ceiling fans, approval for fans within covered decks is not required.
- C. Children's Play Structures
(Included but not limited to Swing Sets, Sand Boxes, Playhouses and Play Equipment)
 1. All permanent children's play structures require review and Association approval. Temporary play structures shall be stored inside when not in use.
 2. Children's play structures shall be located behind the house as inconspicuously as possible at least ten feet from the rear and side property lines.
 3. Swing Sets shall be on level ground and constructed of cedar or similar wood products (stained or natural), or pressure treated wood painted in glossy paint, the color of the dwellings' shutters and/or front door.
 4. Canvas or other material must compliment the dwelling.
 5. Temporary play equipment is permitted, but shall be stored inside when not in use, including but not limited to movable playhouses, bicycles and recreational non-motorized vehicles, basketball hoops, sporting nets and equipment, and other toys. Permanent basketball hoops are not permitted, temporary basketball hoops are permitted and only erected in the driveway of the member's property when in use.

D. Swings and Gliders

1. Association approval is required for all swings and gliders.

E. Flags

1. Association approval is required for all flags regardless if they will be attached to the dwelling or free-standing.
2. However, flags that meet all the following conditions are deemed pre-approved:
 - a. One flag permitted per household.
 - b. Flags may only be installed in a white wall-mount flag holder and flag size equal to or less than 30" x 60" or installed in a landscape bed area on a black frame and flag size equal to or less than 18" x 36".
 - c. Flag is an American or seasonal/holiday theme.