

RULES AND REGULATIONS

A. ARCHITECTURAL CONTROL

Consistent with Article IX, Section 2, of the By-Laws of Spicer Estates Homeowners Association, Inc., no exterior alteration; including, but not limited to, the building of any structure of any kind, fence, shelter, tennis court, swimming pool, outside lights, antennas, wall, patio, patio enclosure or other external improvement above or below the surface of the ground shall be erected, placed, altered or permitted to remain on any building lot until the proposed building plans, setbacks, specifications, materials, exterior color or finish, elevation, site layout and/or plot plan showing the proposed location of such improvement have been submitted in writing to and approved by the Architectural Control Committee of the Spicer Estates Homeowners Association, Inc. Similarly, consistent with Article IX, Section 2 of the By-Laws of Spicer Estates Homeowners Association, Inc., no grading, landscaping or excavation shall be commenced until the proposed landscaping plans have been submitted in writing to and approved by the Architectural Control Committee of the Spicer Estates Homeowners Association, Inc. Accordingly, and while these Rules and Regulations specify criteria to be used by the Architectural Control Committee in deciding whether or not to permit a requested exterior alteration and/or landscaping plan, the homeowner must secure prior approval before commencing any contemplated alterations and/or landscaping. The Architectural Control Committee shall, however, apply these Rules and Regulations and shall act promptly and fairly in considering any homeowner's request for an exterior alteration and/or landscaping plan. Notwithstanding any contrary provision contained herein, any exterior alteration and/or landscaping plan that has been commenced, received prior written approval and completed by June 1, 2006; and which is not otherwise violative of the Declaration of Restrictive and Protective Covenants, By-Laws of Spicer Estates Homeowners Association Inc. and/or the original Rules and Regulations annexed thereto shall be remain i.e. these Rules and Regulations shall be made effective and as such shall be prospectively and enforced.

B. PETS

All Pets must always be walked on a leash. Any animal outside of any dwelling must be on a leash and at no time shall it create a nuisance of any kind. Animal owners should exercise common courtesy and avoid allowing their pets within close proximity of their neighbors or their neighbors' pets.

1. All pets must wear an easily visible identification tag when outside of their owner's residence.
2. All pets must be attended by their owner and kept on a leash no longer the six feet.
3. Any pet found unattended with or without a current tag will be reported to the Harrison Township Animal Control Unit.
4. All pet owners must adhere to any animal/pet laws of the Township of Harrison, as well as any other laws or ordinances related to pets.
5. Invisible fences to keep pets on your property are allowed.
6. All pet owners/caretakers must be prepared to clean up after their pet. Any pet owner/caretaker who allows their pet to defecate anywhere in the community and fails to clean it up will be reported to the Harrison Township Municipal Authorities. All pet owners must follow the rules of the Harrison Township ordinance for pets.
7. DO NOT dispose of bags used to pick up after your pets into the wooded areas around our community or onto any of the common areas or Detention Basin Areas of our community.

C. TRASH

All trash must be placed in sealed containers before being placed at the curb and not more than one (1) night prior to the normal trash pickup schedule. This will help eliminate odors and avoid any disturbance from pets or other animals and further avoid loose trash from blowing around. Trash containers must be stored in the garage. No outside storage of trash cans of any type is permitted in Spicer Estates. Trash cans must be removed within 24 hours of pick up.

Any bulk trash, i.e., furniture, rugs, cabinets, will require scheduling a bulk pick up through the Township. The bulk trash may not be placed outside until the prior night of the scheduled pick-up.

D. NUISANCES AND NOISE

At no time hereafter shall any member of the Association or any person (s) acting under him/her use any object or thing which creates noise, smoke, odor, soot or vibration in such a manner to disturb any other member, nor shall they place signs (except as permitted under Article VII, of Declaration of restrictive Covenants) banners, pennants, flashing lights, wires, clothing or any other unsightly object beyond the exterior walls of any dwelling so as that they are in any way visible from the outside; provided, however, that lights of a steady or flashing nature will be permitted to be used during the holiday season. Holiday seasons are considered concluded within one week after the official end of such recognized holiday. All homes MUST be kept well maintained, overgrown flowerbeds, low hanging trees, faded colors on shutters and doors and any unsightly material around your home can be considered a nuisance to your neighbors and to prospective buyers and is a violation of the Rules and Regulations of Spicer Estates. Please keep your homes maintained to avoid warnings and fines.

E. ADDITIONS TO STRUCTURE

As per the Spicer Estates Declaration, Bylaws, and Rules & Regulations NO ADDITIONS OF ANY KIND THAT WOULD CHANGE THE ORIGINAL FOOTPRINT OF YOUR HOME ARE ALLOWED. THIS INCLUDES BUT IS NOT LIMITED TO SCREENED-IN PORCHES OF ANY KIND THAT ARE ATTACHED OR DETACHED WITH OR WITHOUT A PERMANENT ROOF. ALSO, NO FREE-STANDING FLAG POLES OF ANY HEIGHT MAY BE ERECTED. NO OUTSIDE STORAGE BUILDING OR SHED OF ANY KIND THAT MAY BE USED FOR THE STORAGE OF ANY MATERIAL OF ANY TYPE IS PERMITTED.

F. LAWN MOWING AND DRIVEWAY SNOW REMOVAL

1. As a part of the annual assessment fee, all yards will be mowed on a regular basis or as determined by the Association. Landscaping and weeding of flowerbeds are the responsibility of each owner/occupant.
2. If a homeowner wishes not to have the mowing or snow removal done, then it is the homeowner's responsibility to place flags marking the area on your property. (This will notify the work crews not to service your specific area).
3. Driveway and sidewalk snow removal will be done as required and as determined by the Board of Trustees of the Association. The Association is not required to remove ice, that is the homeowner's responsibility. Each homeowner is responsible for snow removal when the depth of snow is under two (2) inches.
4. Concrete surfaced driveways/sidewalks and entrance platforms (i.e., pavers, tile acrylic surfacing) will not be serviced for lawn or snow removal **only if** the homeowner places colored flags marking the area on your property that is **NOT** to be serviced. The Flags will notify the

work crews not to service that specific area. (The contractor will not be responsible for damages to special finished areas that are not properly flagged off)

5. Homeowners may not park their vehicle on any street or lot when it snows. All vehicles must be parked in the driveway or garage. Harrison Twp. Code, Section 2-4-10. states, "Whenever snow has fallen and the accumulation is such that it covers the streets and highways, an emergency shall exist, and no vehicle shall be parked on the streets, highways, or portions thereof". Homeowners must not impede snow removal crews in any way or give them any gratuities, especially when the Homeowners Association is being billed on an hourly basis.

G. SPICELINE COMMUNITY NEWSPAPER AND NOTIFICATION OF EVENTS

SpiceLine, the community's newspaper, will contain written notice and will be considered official notice to all homeowners of all upcoming general Membership meetings and events. [Note: SpiceLine is not currently being published. Notifications to the community are posted on the website at SpicerEstatesHOA.com]

H. NOTICE OF SALE OF PROPERTY

Any homeowner who intends to sell his/her property must notify the Spicer Estates Board of Trustees in writing as soon as a decision is made to sell. Failure to provide said notice to the Board of Trustees may result in the contemplated sale not taking place in the timeframe the homeowner may have otherwise anticipated.

I. PARKING OF BOATS, RECREATIONAL, COMMERCIAL VEHICLES AND ON-STREET PARKING

No boats, trailers, tractors, commercial vehicles, mobile homes, motor homes or campers shall be maintained or parked upon any property located within the Spicer Community unless parked or stored in a garage or closed structure, and in accordance with municipal regulations. In no event shall boats, trailers, tractors, commercial vehicles, mobile homes, motor homes or campers be visible from the street. Daytime parking of commercial vehicles owned and operated by persons other than the homeowners shall, however, be permitted in conjunction with the providing of services to that homeowner. In no event shall these commercial vehicles remain parked on the street for a period exceeding the length of the service provided. On-street parking is limited to one side, the even side of the community. **Please adhere to the "no parking" signs and the Fire Hydrants throughout our community.**

J. PERMITTED FOUNDATION COLORS

The color of the foundation for each individual property shall either be white or match the color of the original siding installed on the property.

K. GARAGE DOORS

The color of the garage doors for each individual property shall either be white or identically match the color of the siding on the property. The garage doors may contain windows in the top panel of the garage doors.

L. SIDING, ROOF SHINGLES, DOORS, SHUTTERS, ETC.

The colors for the shutters and doors may be painted any approved original colors of the association. Doors and shutters must be painted the same color. The colors are wineberry, green, burgundy, black, white, brown, federal/classic blue and Wedgewood blue. These colors are available at the Sherwin Williams store in Mullica Hill. The Mullica Hill Sherwin Williams has a catalogue at the counter for the doors and shutter colors. The colors for the siding are almond, sand, taupe, gray and white. The approved colors for roof shingles are black, brown, tan and gray (variations **of these roof colors MAY** be approved by Board decision).

M. TRIM AROUND HOME

No changes may be made to the trim around each individual property. The color of the trim must remain white.

N. FENCES, RAILINGS, BRICK WALLS, SCREENED-IN PORCHES, FLAG POLES

Consistent with Article VII, Section 1 of the Declaration of Restrictive and Protective Covenants, Easements, Conditions, Charges and Liens for Spicer Estates, no fences of any kind of nature shall be erected. Railings around patios constructed in the rear of a home will be permitted provided the height of the railing does not exceed thirty-six (36) inches, and provided the railings are constructed with either black or white metal, vinyl, or wood. ANY RAILINGS INSTALLED, EITHER IN THE FRONT OF THE HOUSE OR THE BACK OF THE HOUSE MUST BE EITHER WHITE OR BLACK. Brick walls around patios constructed in the rear of the home will be permitted provided the height of the brick wall does not exceed twenty-four (24) inches from ground. In any event, all railings must be kept in good condition. Live partitions around the patio in the rear of the home, including hedges or bushes, shall be permitted provided said partitions do not exceed four (4) feet in height. NO SCREENED-IN PORCHES OF ANY KIND WITH OR WITHOUT A PERMANENT ROOF WILL BE ALLOWED ON ANY HOUSE IN THE COMMUNITY. NO FREE-STANDING FLAG POLES OF ANY HEIGHT MAY BE ERECTED.

O. PATIOS AND DECKS

Decks and patios will be permitted provided they cannot be seen from the street and provided they do not exceed the exterior wall line of the house. All decks and patios must have approval from the HOA Board.

P. SATELLITE DISHES

All types of satellite dishes must be installed at the rear of the house and must not be seen from the street and will not exceed 18" in diameter. If satellite dishes must be installed on the front of the house, a written report from the installation company stating the reasons why must be submitted to the Board.

Q. SOLAR PANELS

Solar Panels are permitted on the rear roof of a home in Spicer Estates. Panels must not protrude above roof peak. All installations must be approved by the SEHOA Board. Step one is to submit an Application for Exterior. Alterations along with the installation design. This will include color and placement of panels on roof, design of concealment of solar collectors structures, fixtures and piping, and the qualifications, certification and insurance requirements of personnel or contractor who may install the solar collectors. If any roof stack needs to be relocated, first the board must approve the

change and then the Township Engineer must also give approval. After installation of panels is approved by the SEHOA Board you must then get all necessary permits from Harrison Township.

R. NATURAL GAS FIRED WHOLE HOUSE GENERATORS INSTALLATION

The Board of Trustees must first approve all installations. Step one is to submit an Application for exterior Alterations along with the installation design. This will include Qualification certification of personnel doing the installation and insurance certificate. The Generator must be installed and bolted down to a concrete pad. The pad must extend out 1' (one foot) around generator. After installation and design application has been approved by Spicer Estates HOA you then must get all necessary permits from Harrison Township. After installation is completed and inspected a copy of approval must be submitted to Spicer Estates HOA for our records.

S. SIGNS, POLITICAL OR OTHERWISE

Homeowners may place political or contractor signs on their property, subject to the following restrictions:

1. Any political or contractor sign will be limited to one (1) per household.
2. The sign must be placed in a flowerbed. No signs can be displayed on lawns or along the curb line.
3. A political sign may only be displayed three weeks prior to an election.
4. Homeowners are responsible for removal of signs within 24 hours after the election.
5. A contractor sign may only be displayed at the start of the project and must be removed at the completion of the project.

T. TREE REMOVAL AND REPLACEMENT

A Lot owner must submit a request to the Board of Trustees as required by Rule A, through their ACV resident Portal for permission to remove any tree, to replace any tree, or to plant a new tree. To preserve the aesthetic appeal of tree-lined streets in our community, any tree that is or has been removed from between the curb and the sidewalk for any reason, including disease, death, or natural causes, must be replaced by the Lot owner with a tree of the same or similar species within 6 months. The Board may grant an extension of time to replace a tree for good cause upon request of the Lot owner. Each day that a Lot owner fails to replace a tree between the curb and the sidewalk after the 6-month period or any time extended by the Board, is a separate violation subject to a daily fine.

U. FINES

The Board shall have the right to levy fines for violations of these Rules and Regulations, provided that the fine for a single violation may not under any circumstance exceed fifty (\$50.00) dollars. Each day that a violation continues after receipt of notice by the owner may be considered as a separate violation.

Any fines so levied shall be considered as a common expense to be levied against the owner involved, and collection will be enforced by the Board in the same manner as the Board is entitled to enforce collection of annual dues or special assessments. This shall include any violation for any unpaid assessment.

V. ARCHITECTURAL AND PROPERTY GUIDELINES

These guidelines will preserve and protect the current aesthetic character and environment of the existing community. If homeowners make improvements, modifications, or alterations, they must follow the original design and color of existing structures. This will maintain the original environment of this community. All exterior improvements, modifications, or alterations shall generally conform in style material and color to that of the original design.

a. General

- i. The Spicer Estates Homeowners Architectural Review Committee (SEHARC) must approve any additions, exterior alterations, modifications, or changes to the existing structure before a contractor begins work. Such projects include decks, outside chimneys, additional doors/windows, etc.
- ii. Alterations, etc. must be compatible with the design, color, and style of the original structure.
- iii. The SEHARC will not permit attached/detached structures, i.e., gazebos, animal shelters, storage/tool sheds, greenhouses, portable canvas tents, screened in porches, etc.
- iv. The homeowner and/or contractor must submit an updated sketch or detailed plan to the Spicer Estates Board through the ACV Resident Portal and complete the Architectural/Maintenance Application for the SEHARC approval. If the homeowner and/or contractor fail to comply, the SEHARC will turn this violation over to the Spicer Estates Homeowner's Association Board of Trustees for remedial action.
- v. Residents may obtain a SEHARC Application from the Spicer Estates website or their ACV residential portal.

b. Procedures

- i. Each lot owner or resident must submit a Spicer Estates Architecture/Maintenance Application (available on the website or their Management Company resident portal) for any exterior alteration, or improvement to the property. This document must show a description of the project that includes height, width, length, size, shape, color, material, and location. The homeowner or contractor must generally conform to the exterior materials and colors of the existing structure. If the alteration affects the existing drainage pattern, the homeowner must include a proposed revised drainage pattern and may possibly require township approval.
- ii. The SEHARC will not consider oral requests. Any and all requests stated or not in these guidelines, must be submitted in writing and approved by the SEHARC prior to installation or construction. Otherwise, the property owner will be subject to remedies/fines deemed appropriate by the Spicer Estates Homeowners Association Board of Trustees.
- iii. The SEHARC must approve each addition, change or alteration even though the proposed improvement conforms to the Declaration of Covenants and Restrictions, and even if the SEHARC previously approved a similar or substantially identical improvement.

- iv. The SEHARC shall inform the applicant (homeowner) in writing of their decision within 30 days of receipt of the homeowner's application through their Management Company Resident Portal.
- v. If the SEHARC rejects the application, they will state the reason as part of their written decision.
- vi. The applicant may revise the project and submit an updated application to the SEHARC for approval.
- vii. If the SEHARC rejects the revised application, the applicant may appeal the decision by filing an Alternative Dispute Resolution which can be found in our By Laws.