

REVISED OCTOBER 31, 2016

Updated May 6, 2020

ARCHITECTURAL CONTROL COMMITTEE (ACC)
MODIFICATION AND STANDARDS GUIDELINES
AS ESTABLISHED BY FOUR SEASONS AT WALL

EXTERIOR CHANGES - INTRODUCTION

For any change or project noted below which requires ACC review and approval, the Modification Request Application and associated forms must be submitted to the Community Manager's Office at least 30 days prior to the start of any work on the proposed change or project. The application form with instructions is available at the Community Manager's Office.

Before undertaking any project, homeowners should refer to the www.wallnj.com website, Land Use Department, which states, in part, that residents looking to perform any interior or exterior renovations (including additions, patios, decks, fences, exterior generators, exterior a/c units, driveways, walkways or any other structure) should submit a Residential Zoning Permit Application. The Department will advise whether additional approvals are required.

ACCESS SAFETY

1. Railings on porches, steps, walkways or patios must be esthetically compatible with the house and be structurally sufficient to support a person leaning on the railing. ACC approval must be obtained prior to the installation of safety rails/hand rails.
2. Ramps: Walkway steps may be converted to concrete ramps with prior ACC approval.

AWNINGS

1. Retractable, self-storing, or removable fabric (or fabric like) awnings are permitted to be installed over patio and/or deck areas and side and /or rear windows. No awnings are permitted on front windows.
2. Color, quality, size, and location must be submitted for written approval/disapproval by ACC.
3. Modification and indemnification forms will be required with sample of fabric swatch prior to installation.

BARBEQUE GRILLS

Propane tank, charcoal, and electric grills are permitted. Natural gas lines and grills are permitted, but they must be installed according to State and Local Ordinances. Placement of outdoor gas, charcoal, or electric grills shall be restricted to patios and decks only. Grills shall be stored in accordance with State and Local Ordinances. Ground Fault Interrupt (GFI) outlets are to be used with electric grills.

BUILDING ADDITIONS/ROOFING & SIDING/WINDOWS/DECKS & PATIOS

It is strongly recommended that all applicants have a preliminary meeting with the ACC before filing their application. The application must be submitted to the ACC for review 30 days prior to the beginning of work and for approval/disapproval.

In addition, Article 5 of the recorded Declaration of Covenants, Easements and Restrictions and Article 11 of the recorded By-Laws, as same may be amended from time to time, are applicable to all applications to the ACC. In the recorded Declaration, "Covenants Committee" should be read as Architectural Control Committee.

1. All requests shall be accompanied by specific construction plans, including elevation plans as needed, which illustrate the proposed construction or elevation changes.

2. A copy of the final property survey annotated to show the location of the planned addition shall also be provided.

3. All additions will use materials, to the extent possible, that are similar to the original roofing, siding and trim. For vinyl siding the pre-approved products are Monogram 46 by Certain Teed and Quest by Mastic. Both companies manufacture a 4" double horizontal siding, which is slightly larger than what was originally installed on the homes in Four Seasons. Similar products from other manufacturers will be considered. A list of acceptable colors is available at the Community Managers office for roofing and siding. The new roofline must be similar to the existing roofline; flat roofs are not acceptable. Windows should match the existing windows in appearance and have grills. Doors must match existing doors in appearance.

4. Only first or ground floor additions will be permitted. No additions may be made which involve the second floor or loft area.

5. Additions to homes may be made in the rear of the homes only and require ACC approval and a Wall Township building permit. The addition shall not extend beyond the sides of the building in accordance with By-law 11:04 B.

6. No additions or modifications shall be located closer than twenty feet of

the rear property line. Patios and decks, less than three feet high may be extended beyond twenty feet with the approval of the ACC and must be in compliance with Wall Township Ordinances and Regulations.

7. In any case, additions, including patios and decks, may not be more than sixteen feet in depth and may not extend beyond the width of the existing house.

8. Attached greenhouses are not permitted.

9. No freestanding structures will be allowed.

10. All construction must follow the ACC guidelines established on the use of heavy equipment. In addition, the work must be performed by the homeowner or by a N.J. licensed contractor. Liability insurance must be provided. Workmen must clean up debris each day. No storage of construction material is allowed on the grass. All construction material left over must be removed from the property within 15 days.

11. Upon completion of the work, homeowner must file a copy of the Certificate of Occupancy with the Community Manager's office.

12. If construction does not commence within four months of receiving ACC approval, then said ACC approval becomes invalid notwithstanding an existing valid building permit from the Township of Wall. The homeowner will need to file for an extension or cancel the project.

13. All exterior construction must be completed within six months of the start of construction.

14. The ACC will have periodic inspections during construction and sign off on the completion and file a copy of the sign-off with the Board of Trustees. A copy of the sign-off will be attached to the Modification Request as part of the permanent record

15. Any major outside construction, including installation of a standby generator, requires the filing of a \$200 cash bond with the Community Manager's office that will be returned to the homeowner upon the sign off of completion by the ACC.

16. Any outside construction, including patios, sunrooms, house extensions, standby generators and major planting areas changes must have a sign off from the Grounds and Irrigation Committee regarding any possible re-design of the sprinkler system and construction necessary to implement these changes all of which will be charged to the homeowner. See Sprinkler System Section.

DUMPSTER

An application for permission to have an outside dumpster set on a resident's driveway for interior or exterior work must be made to the ACC. A dumpster may not be kept on a resident's driveway for more than six months. ACC initial approval will be for a three-month period, with renewal depending on actual work being done on the interior or exterior of the property.

PORTA JOHNS

A modification request form (MRF) submission is required prior to the placement of a porta john on a homeowner's property, if necessary, during a construction or renovation project. The MRF must include the proposed location and length of time the porta john is required (no more than 30 days). Homeowners are requested to work with their contractor to limit the time it is located on their property. If a porta john is needed beyond thirty days, a new MRF must be submitted.

When a porta john is necessary, it may be located in the following locations: 1) garage, 2) side of home, if the area allows for access related equipment; also, placement may not be in front of a window (or front entry way of an adjacent house, 3) on the driveway, immediately in front of the garage; in such case, view of the porta john should be obscured as much as possible by a dumpster or the strategic parking of vehicles.

Porta johns may not be placed at the street, sidewalk end of the driveway, on the sidewalk or in the street.

FENCES

No fences of any type are permitted. Invisible fencing for pet protection is covered under a separate section.

FINES

A non-filing fee has been established for non-submittal of a modification request and notification of approval for exterior modifications as follows:

1. Failure to submit a modification request to the Architectural Control Committee (ACC) for exterior modifications, which have been previously completed, will result in a non-filing fee of \$50.00. Exterior modifications include landscaping, patios and changes to the home itself except where ACC Guidelines indicate otherwise, e.g. storm doors.

2. The fee is payable within ten days of notification. Failure to pay would make the homeowner subject to the process outlined in Article 10 par. 10:02 of the Four Seasons at Wall By-Laws, which pertains to violations. Paying of a fine does not satisfy the violation – the violation must be removed/remedied. ACC signoff is required to be filed in the HOA Management Office.

3. In addition, if the modification is not approved by the ACC, the homeowner must remove the modification and restore to original condition.

4. Homeowners who have previously completed work will be given one month from written notification by the Community Manager of their failure to comply with these Guidelines to submit a Modification Request in order to avoid

any future charges.

FLAGS AND FLAGPOLES

1. No freestanding flagpoles will be allowed.
2. American flags up to three feet by five feet are permitted and may be mounted on the house with a pole not to exceed six feet.
3. Small garden American flags are permitted.
4. For holiday flags and banners see Holiday Decorations.

GARAGES

No garage shall be converted or renovated for any residential living purpose. All garages shall be usable as a garage for passenger motor vehicles or other permitted vehicles. No permanent structural changes to garages are permitted which decrease the square footage of the garage. No living space, as defined by Wall Township, may be extended into garage area. Township ordinances will take precedence on vehicle storage.

GARBAGE

No garbage enclosures are allowed on the exterior of any home.

GENERATORS (PERMANENT STANDBY)

1. Request for a generator must comply with all applicable local and state requirements.
2. Generators must be at least 18" and not more than 20" from the house.
3. All applications for a generator must have a Landscaping Plan showing an evergreen buffer that completely shields the generator from adjacent property and street and must be at least 30" in height from the ground up at the time of installation. The landscaping plan must also be submitted to the ACC as part of the Modification Request.
4. Complete and submit ACC Modification Request Form to receive conditional approval.
5. Apply for the necessary permits at the Wall Township Municipal Building.
6. Once the permits are granted, bring them to the Community Managers office for ACC review and final approval.
7. If you have any further questions, call the Community Managers office.
8. Filing of the \$200 cash bond. See No. 15 BUILDING ADDITIONS.

HEAVY EQUIPMENT

No heavy equipment is to be allowed on either the homeowners' properties or the common areas, excluding driveways except in cases of necessity where the Board of Trustees may grant a waiver.

This includes trucks, backhoes, front-end loaders or any such similar type of heavy equipment.

This excludes equipment contracted by the Homeowner's Association or the Community Manager.

HOLIDAY DECORATIONS

1. Holiday decorations are permitted on the front of the home and in the planting beds.

2. These decorations are to be of a temporary nature and are to be removed within thirty days after the holiday.

3. Decorations may not be permanently affixed to the home.

4. Flags and banners up to three feet by five feet are permitted to be displayed for up to ten days.

HOMEOWNER MAINTENANCE RESPONSIBILITIES

Homeowners are responsible for the maintenance of all plantings on their property exclusive of street trees and common area planting beds. This includes weed control and pruning of trees and shrubs. In addition, Homeowners are required to keep the exterior of their homes, including roofs, in a generally neat condition, free of mold and algae.

The Association is responsible only for the lawn cutting and edging of the beds surrounding individual homes.

INVISIBLE FENCING

Prior to installation, homeowner must receive ACC approval, which includes a sign off from the Grounds and Irrigation Committee before any installation.

Homeowner must post a small sign on the lawn indicating that invisible fencing has been installed and must provide the Community Manager with a schematic diagram of the fenced area.

The HOA Management office will notify homeowners when core aeration is to take place so that the homeowner may notify their service provider to mark out and flag the areas. Homeowner must notify HOA Management Office when the

mark out and flagging is completed. Any damage to invisible fencing due to homeowner failure to comply with the above, is at the expense of the homeowner, not the Association.

LIGHTING FIXTURES, OUTSIDE

New lighting fixtures shall not exceed 22" in overall height including top and bottom finials. Approved colors for the above-mentioned lighting fixtures shall be: brass; white; almond; black or green.

LIGHTING, GARDEN & SPECIAL

1. Outside low voltage or solar landscaping lights, may be acceptable under the following conditions and review by ACC

- a. They are no taller than 24 inches above the ground and spaced no closer than three feet apart.
- b. The fixtures are aesthetically pleasing.
- c. The light bulbs may be only clear or white.
- d. They are placed at least 12 inches in the planting areas as to not interfere with the lawn and snow removal equipment.
- e. Lights are not permitted along the driveway.
- f. Sensor/motion lights are permitted.

2. Spotlights, accent lights and security lights are allowed to the extent neighbors are not adversely impacted, but require submission of a modification request and approval of the Architectural Control Committee.

MAILBOXES

Changes to builder-installed mailboxes and posts are not allowed. Replacement of damaged mailboxes or posts must be with "look alike" parts. Information on parts suppliers is available at the Management Office.

MAILBOX PLANTINGS

Plantings on boxes or around the base of the mailbox posts are not allowed.

NEWSPAPER/PERIODICAL HOLDERS

Newspaper or periodical holders are not allowed on a homeowner's property or to be attached to the mailbox with the exception of those now in place.

PLANTING AREAS

1. Planting areas for the side and rear yards shall not exceed 4 feet from the foundation, deck, or patio. Expansion of existing planting areas require ACC modification request and approval. Homeowners making changes to planting areas will be responsible for irrigation system damage, repair, relocation and/or redesign. See number 16 of BUILDING ADDITIONS.

2. Front yard areas cannot be changed without the ACC approval. Homeowners making changes to planting areas will be responsible for irrigation system damage, repair and/or relocation. See paragraph 16 of Building Additions herein

3. Freestanding planting areas require ACC approval. There are separate guidelines, which address utility box plantings.

4. No common area planting by homeowners is allowed.

5. Plantings are allowed around utility boxes and transformers located on homeowners properties in accordance with the guidelines set forth by the utility companies. The front of the boxes must remain clear. Planting around the other three sides is allowed no closer than three feet of the box.

6. Vegetables may only be grown in the planting beds in the rear and side areas. Large crops, which may encroach into the lawn areas, are not permitted.

PLAQUES, HOUSE AND GARDEN

House and garden plaques are permitted as follows:

a. Decorative plaques not exceeding 12" X 18" are allowed on the home and in the planting areas.

b. Any message other than name, address, or welcome, must be submitted to the Architectural Control Committee for approval.

c. This guideline does not pertain to holiday plaques and decorations, which are covered under the Holiday Decorations.

POLITICAL SIGNS

1. A limit of one sign not to exceed 18 x 24 inches.

2. Placement restricted to a front window or door/storm door or in a garden bed adjacent to the house (not on lawn).

3. Display period is thirty days prior to an election date and must be removed within two days following the election.

ROOFS

See number 3 and other applicable paragraphs of BUILDING ADDITIONS.

ACC modification requests determined to contain all necessary documentation, including insurance, permits, dumpster request, color selection, etc. may be considered for expedited approval by the ACC Chair.

SATELLITE DISHES

1. They shall not exceed 18" in diameter.
2. They must meet FCC guidelines.

SHUTTERS

Vinyl shutters of the same or better quality may be installed if the style is the same as the existing shutters on the home or homes in the community. The color must match the existing shutters.

For anything other than the above, you must submit a Modification Request Form and Installation Waiver along with a color sample to the Architectural Control Committee for approval prior to installation.

SIDING

See number 3 and other applicable paragraphs in BUILDING ADDITIONS.

SOLAR COLLECTOR SYSTEMS

Homeowners must apply to the ACC for approval of a Solar Collector System to be installed on the roof of their home. The Solar Collector System must meet the following criteria:

1. The system must be designed and installed by a professional, licensed insured contractor and a certificate of insurance filed at the Community Manager's office.
2. The Modification Request must be accompanied by a report from a licensed architect or engineer, verifying the structural soundness of the roof with regard to supporting the weight of the system.
3. The Modification Request must to be accompanied by a plan that is "to scale," from a licensed contractor who will be installing the system. It must include a manufacturer's description of the system, photos/pictures of the system and the color of the system.
4. The collectors and rails must be as parallel as possible to the roof section(s) where they are installed.
5. The supportive structures for the solar collectors, including rails and flashed stanchions, must be mounted back from the perimeter of the roof in order to maintain the appearance and function of the roof edging and gutters,

respectively.

6. Rails and stanchions must be installed with the overall weight of the panels and their supports widely distributed across the roof trusses to lessen the risk of sagging roof beams and shingles.

7. Any external wiring, piping, or tubing relating to the installation of solar collectors must be positioned to minimize its public prominence, and must be attached firmly to the home to avoid future sagging. Wherever possible, wiring is to be enclosed in conduit and installed near a drainpipe to hide the conduit. Wiring must not rest on the ground or in the grass at any time.

8. The solar collectors and any external wiring, piping, tubing and conduit related to the installation of solar collectors must be in color harmony with the colors of the home, and its roof and siding.

9. Installed solar collectors must be maintained to assure that their appearances does not detract from the well-kept look of the community.

10. The panels cannot be mounted on the ground.

SPAS, HOT TUBS

The installation of outdoor spas and hot tubs is prohibited.

SPRINKLER SYSTEM

Changes to a homeowner's individual sprinkler system must be coordinated through the Community Manager's office and signed off by the Grounds and Irrigation Committee. The homeowner has the ultimate responsibility for the maintenance of the system.

Homeowners must use the authorized Community contractor to move Community sprinklers at the owner's expense. Any and all changes must be coordinated through the Community Manager's office as well as signed off by the Grounds and Irrigation Committee.

STATUES AND DECORATIVE ITEMS

Placement of statues and/or decorative items is limited to porches, decks, planting beds, patios, or garage door areas of the property. They shall be aesthetically pleasing and not materially alter the appearance of the home. Size is not to exceed 48 inches in height base width up to 24 inches, and depth up to 24 inches. All statues and decorative items must be removed from the driveway area before the first snowfall, but no later than December 1st. The Homeowner's Association is not responsible for statutes or decorative items left on a driveway that is damaged during snow removal.

STORM DOORS AND SCREEN DOORS

1. The standard for the front or rear entrance is a full view or mid- view, clear glass, aluminum, fiberglass or vinyl door.
2. A brass-look kick plate is optional.
3. The color of the storm/screen doors shall be either white or match the entrance door color.
4. If other than a white or matching door is to be installed, the homeowner shall submit a modification request to the ACC for approval.

TENTS AND CANOPIES

Temporary Party Tents and Canopies up to 15' by 15' may be installed by the homeowner, on their property, for up to five days. Those larger than 15' x 15' or 225 sq. ft. are permitted only under the following conditions:

1. A written proposal shall be submitted to the Architectural Control Committee containing the following information- Location of tent and canopy
 - a. Date & time of planned installation and removal
 - b. Size
 - c. Installer's name and address
 - d. Certificate of insurance
2. Only professionally-installed tents or canopies will be permitted.
3. Tents or canopies may remain for a maximum of five (5) days only.
4. Arrangements to turn off the sprinklers are the homeowner's responsibility.
5. Homeowner will be held responsible for any damage to the sprinkler system.
6. No trucks or heavy equipment are allowed on the lawn areas.
7. The homeowner must abide by the local fire department ordinances.

Tents or canopies are not permitted to be installed in the common areas for private parties. Use of the common areas is authorized for events approved by the Board.

TRELLISES

Trellises are not allowed in the front facade (facing the street) of a house. A single or twin trellis may be allowed against the side or rear wall of a house provided it is attached to the wall surface and does not exceed 24 square feet in area. The maximum height of a trellis is not to exceed eight (8) feet; and the maximum width of a single trellis is not to exceed six (6) feet or twin trellises are

not to exceed 6 feet in width in total.

UTILITY BOX PLANTINGS

Plantings are allowed around utility boxes located on homeowners' properties in accordance with the guidelines set forth by the utility companies. The front of the boxes must remain clear. Planting around the other three sides is allowed no closer than three feet of the box.

VEGETABLE GARDENS

Vegetables may only be grown in the previously described four-foot adjacent planting areas as follows:

1. in the rear of the house;
2. In the adjacent areas on the sides of the houses;
3. Large crops, i.e., corn or vine crops, which may encroach onto lawn areas, are not permitted.

WALLS, NATURAL AND FORMED STONE

Natural and formed stonewalls are allowed within the approved planting areas on the property. These decorative walls should not exceed 24 inches in height. Homeowners are responsible for maintaining said walls.

WINDOWS

See number 3 and other applicable paragraphs of BUILDING ADDITIONS.

UPDATED: May 6, 2020

APPROVED BY BOARD OF TRUSTEES ON May 6, 2020