



**FAWN HOLLOW ENVIRONMENTAL REVIEW BOARD
RULES AND REGULATIONS
and
GENERAL RULES & REGULATIONS**

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(Rev. April 2024)

Section 1
INTRODUCTION

The architectural and environmental character of our community was established by the architects and planners who originally designed Newtown Grant and was approved by the Newtown Township Board of Supervisors. The Environmental Review Board (ERB) is responsible for preserving this character. It establishes standards and is responsible along with the Cluster Association Board of Directors for informing all homeowners in the community of these standards. The standards are not intended to stifle the imagination or creative desires of the residents, but rather assure them that protective restrictions are in effect, which will help maintain the appearance and value of their property.

The purpose of the ERB is to “regulate the external design, appearance, use, and maintenance of the Cluster Properties and of improvements thereon, in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography”. The ERB is empowered “to regulate the external design, appearance, location and maintenance of the Cluster Properties and of improvements thereon and to regulate such uses of property.”

When you purchased your home, you were presented with documents known as the Covenants. The Covenants established two categories of standards. Those standards labeled “Master Board” are in effect for the entire community and may not be changed or altered by the Fawn Hollow ERB. Other standards were open to the jurisdiction of the Fawn Hollow ERB with the approval of the Board of Directors. Those standards are included in this document under “Rules and Regulations.”

Section 2
ERB PROCEDURES

GENERAL

The ERB will only consider a written request using the ERB Request Form, a copy of which is attached hereto as Appendix A. Additional copies may be obtained from the Fawn Hollow Property Management Office.

The description of the proposed project should include all information necessary for the committee to take action. Please include applicable specifications in sufficient detail to adequately and fully disclose the proposed alteration. Necessary data would include the height, width, length, size, shape, color and location of the proposed improvement. Photographs or sketches of similar completed projects would aid in the ERB's consideration. If the alteration affects the existing drainage pattern, the proposed drainage pattern must be included.

Approval of any project by the ERB does not waive the necessity of obtaining the required municipal permits. Applications for building, zoning, and other governmental permits for the proposed project shall be made by the homeowner at the homeowner's expense. Abiding by deed restrictions, such as not obstructing pedestrian easements, is the responsibility of the homeowner. All costs and damages incurred as a result of not complying with easement restrictions will be borne by the homeowner.

The ERB reserves the right to reject ERB requests from homeowners who are in arrears with fees and/or fines.

PLEASE NOTE: It is the public's right to request verification of a building permit.

Section 3
SPECIFIC CONSIDERATIONS

Article VI, Section 3 of the Declaration provides that "no improvements, alterations, repairs, change of paint colors, excavations, changes in grade, or other work which in any way alters the exterior of any home (including exterior doors and storm doors) or Lot...shall be made or done without the prior approval of the Environmental Review Boards." All changes to properties including, but not limited to, alterations, additions, improvements, outside painting, installation of storm doors, and windows, fences, swing sets, playground equipment, decks, mailboxes, and landscaping, must have approval in writing from the ERB before any work commences, except those changes specifically allowed in the Rules and Regulations.

Section 4
FAWN HOLLOW ARCHITECTURAL RULES AND REGULATIONS

AWNINGS

Awnings are prohibited in the front and sides of all structures. Requests for awnings at the back of the house must be submitted to the ERB for approval. The ERB will approve only canvas, nylon or other fabric awnings in a color in harmony with either the siding or trim of the house.

Deteriorating awnings or frames must be repaired or replaced immediately.

DUMPSTERS/PODS

Dumpsters and/or PODS will only be allowed during home renovations/moves and require submitting an ERB. They are not allowed to be placed on the street and must be placed in the driveway. Dumpsters and PODs are to be removed within 30 days from placement. If additional time is required after the initial 30-day period, a new ERB will need to be submitted.

ELECTRIC VEHICLE CHARGING STATION

Electric vehicle charging stations must be approved by the Board.

GENERATORS (WHOLE HOME/STAND-BY)

Whole-home generators, also known as **standby generators**, are stationary fixtures. They must be in compliance with Newtown Township guidelines and require ERB approval from the Board.

EXTERIOR LIGHTING

Exterior lighting, including lamp posts, must be approved by the ERB and shall not be directed in such a manner as to create an annoyance to your neighbor.

FENCES

All fences must be approved by the ERB. Fences will be approved in the back of the house only (as identified by the Master Board, fences are only allowed to extend forward as far as the rear of the home).

With all fence styles, the good side must face out. Stockade and chain-link fence are not permitted. Shadowbox, picket fences or vinyl fences must be at least three (3) feet high and no higher than six (6) feet. Post and rail fences must be at least three (3) feet high and no higher than four (4) feet. Fence color shall be as similar to natural wood tone as possible, with the exception of vinyl. On post and rail fences, turkey wire may be installed if it is a minimum of 13 gauge galvanized 2" x 4' mesh, vinyl covered brown or green.

Alternative wood/vinyl fence styles will also be considered for approval by the ERB.

Invisible fence systems do not require ERB approval.

GAZEBOS

Gazebos require the approval of the ERB. Gazebos may be made of natural wood or synthetic material or, if stained, or painted, must be in harmony with the color of the home. Gazebos must be positioned within the set-back requirements outlined by Newtown Township. Gazebos with lights must conform to the Fawn Hollow exterior light guidelines.

LANDSCAPING

If more privacy is needed, there are many varied and beautiful landscaping techniques which may be employed. General yard maintenance and basic yard landscaping do not require an ERB. Rules for planting are as follows:

- A. Hedges, shrubs, or bushes may in no way encroach on neighboring properties at any time during their growth cycle.
- B. Stones, large or small, can be used by the homeowner for the purpose of landscaping: ERB approval is required when the cumulative area exceeds 100 square feet.
- C. Retaining walls and grading alterations which change the contour of the earth and/or water drainage patterns must be submitted with complete details including sketches for approval.
- D. If walkways are part of submitted landscape plans, refer to the PATIOS/WALKWAYS AND DECKS subheading for specifics.
- E. No landscaping is permitted on right of ways, line of sights, easements or swales.
- F. Street trees (trees placed in the original development plan) that a homeowner would like to remove need to be replaced with a similar-type tree and require prior ERB approval from the Board.

Note: Homeowners are responsible for verifying locations of all underground utilities and existing easements. Homeowners bear total responsibility for any or all interruptions of services directly attributable to work performed on their property. Homeowners should call Pennsylvania's One Call System. They will notify all the utilities to mark underground wires and pipes at no charge. There is a fee for contractor requests. The One Call System requires at least 72 hours' notice before work begins.

Care should be exercised in the placement of trees so they do not interfere with your neighbor, intrude on their property, or restrict the sight lines of vehicular traffic.

MAILBOXES

Homeowners may install mailboxes and posts of their choice only after ERB approval. Mailboxes must be of a design that is harmonious with the appearance of the community. Mailboxes must remain in good repair. Rusting and/or damaged mailboxes must be repaired or replaced. Mailboxes must contain house numbers and be in compliance with height restrictions as promulgated by USPS regulations.

PAINTING

In general, only those areas that are painted may be repainted; only those areas that are stained may be re-stained. Unpainted areas such as brick and stone shall remain unpainted and unstained.

No ERB is required if paint or stain is similar in color to that which currently exists.

Exceptions to this general rule are as follows:

- Exposed basement concrete walls can be painted with masonry paint which matches the color of the exterior siding of the house. The painting of exposed basement walls is encouraged. This will enhance the aesthetics of the Cluster. However, prior approval by the ERB is still required.
- Exterior color changes will be approved only if the proposed color is in harmony with the other existing homes in the Cluster or if the color is similar to the color originally used by the developer. ERB is not required if the homeowner is re-painting or re-staining areas with the color and finish originally applied to those areas by the developer.

NOTE: To expedite your requests to the ERB, kindly submit large paint samples, preferably on the material to be stained or painted.

PATIOS/WALKWAYS/DECKS

The ERB will only permit materials of a “natural” composition such as brick, rock, slate, stone or concrete pavers with a natural appearance and color. “Natural” refers to muted colors of such materials as are found in the natural surroundings of Bucks County. These materials may not be joined by cement, blacktop, or any other impervious material, but rather must be installed with a pervious material between each stone, block, brick or concrete paver such as sand or grass.

The replacement and/or repair of any existing walkways shall be restricted to the location in which it existed at the time of the initial construction of each home. All new walkways, utilizing the aforementioned materials that will cross any part of the front lawn, may only be installed, with prior ERB approval, along the edge of the driveway from the house to the street, and may

not exceed 36 inches in width. The purpose of this restriction is to preserve as much open grass area as possible as well as the overall aesthetics of the entire community.

All applications for patios/walkways must include the following:

- Layout and design of the proposed patio and walkway
- List of materials to be used
- Plot plan showing location of walkway and/or patio
- Physical sample of paving material to be utilized

Driveway extensions are not permitted.

NOTE: Walkways and patios must be approved by the ERB. Newtown Township allows 30% of a single-family home lot to be impervious to water in Newtown Grant. This means that only that percentage of the lot can be covered by the home, driveway, patio, etc. Check with the Township Codes Department to verify this percentage and to clarify which materials are considered “impervious” when planning to install or expand a patio/walkway.

SOLAR PANELS

Fawn Hollow will follow guidelines established by the Newtown Grant Master Board (Declaration of Covenants, Article III, Section 4(p) in that they are not permitted in the community).

STORM DOORS AND WINDOWS

Storm doors and windows shall not be installed, altered or replaced except as approved in writing by the ERB. The color of the storm door must be compatible with the home's color scheme.

STUCCO

Removal and/or remediation of existing stucco must be approved by the ERB.

RECREATION EQUIPMENT

BASKETBALL

Basketball backboards must be approved by the ERB. Installation must be of fiberglass and/or metal construction. The application should include the proposed installation location. All poles must be made of metal with a sleeve insert at the base imbedded in concrete for stability and easy removal. Backboards may not be mounted on the house. All existing equipment as of the effective date of these guidelines will be allowed to remain providing that equipment is in good repair.

POOLS and HOT TUBS

Outside hot tubs and in-ground pools are allowed for single homes. Detailed plans must be approved by the ERB.

In-ground pools must be surrounded by an approved five (5) foot high fence at a location sufficient to protect all residents. Exits/entrances must be locked when the pool or hot tub is not in use. Applications for approval of in-ground pools must include the following:

- Copies of permits issued by Newtown Township
- Layout and design of the proposed pool
- Plot plan showing location of pool on property
- Specifics regarding the fence

NOTE: Above-ground pools are **NOT** permitted. Hot tubs must be covered and locked when not in use. Children's pools not exceeding six (6) feet in diameter and ten (10) inches in height, and made of plastic or vinyl, do not require ERB approval. They may be left outside during the swimming season.

SWING SETS/PLAYGROUND EQUIPMENT

Playground equipment will be allowed with the approval of the ERB. All equipment should be appropriately anchored. Rusting or deteriorating equipment must be removed or repaired immediately. Equipment must be located in rear yards only, not infringed on common grounds, and no closer than five (5) feet from all property lines.

Section 5
FAWN HOLLOW GENERAL RULES AND REGULATIONS

CANOPY/TENTS

Canopies or tents are only permitted in the rear or side yard for specific events and must be disassembled within 48 hours from when the event occurred. Canopies and Tents are not allowed in common areas.

COMMERCIAL VEHICLES

Commercial vehicles may not be parked on the property except when work is being done on the property (*Master*). This applies to all commercial vehicles including pick-up trucks, vans and similar large commercial vehicles. Exceptions will be made, subject to Board approval, for passenger-type cars such as sedans (not limousine or taxi-type vehicles) and coupes that have all commercial lettering on the vehicle covered by magnets and/or car covers.

COMPOST PILES

Compost piles are not permitted.

FIRE PITS

Open fire pits are not permitted. Portable fire pits may be used if they are twenty-five (25) feet away from any combustible materials, inclusive of the home and wooded areas.

FIREWOOD

Homeowners are permitted to neatly stack up to one and one-half cords of firewood on their property. Firewood must be neatly stacked in the side or rear yard and positioned so as not to obstruct any existing drainage patterns or easements. The ERB can provide information on drainage and easement locations.

LAWN ORNAMENTS

Lawn ornaments are not permitted except for seasonal decorations.

CONTRACTOR SIGNS

No signs of any nature shall be maintained in the interior of any building or dwelling unit which is visible from the exterior of such building or dwelling unit. Exterior signs shall be restricted to "For Sale" and "For Rent" (*Master*). An exception will be made for contractors performing work on the property. Such signs are only allowed during the time the work is actually being done, not prior or after.

ELECTION SIGNS

During a political election, signs are permitted to be displayed no earlier than four weeks prior to an election and must be removed within two weeks following such election.

SNOW REMOVAL

Homeowners or Tenants shall clear their own sidewalks no later than 24 hours after snow has stopped falling. Paths must be at least 30 inches wide. Do not throw snow in the street when clearing sidewalks or driveway. Homeowners who live on corners are also responsible for clearing the corner apron area.

YARD and TREE MAINTENANCE

Rusting or deteriorated yard equipment of any kind must be removed or repaired.

Yards shall be maintained to provide a neat appearance to the Cluster. The lawns shall be maintained so that grass height does not exceed six (6) inches. Fruit-bearing trees must be well-maintained and fallen fruit must be disposed of appropriately and in a timely manner.

Residents must maintain ground cover on their lots so as to avoid soil erosion onto streets or other properties.

Within 30 days after the completion of any building project, all buildings materials and debris must be cleared from site, and excavations must be backfilled and returned to original grade.

Homes must be maintained in a safe, clean, and sanitary manner and condition and kept in good repair. All damage to Units shall be repaired in a timely manner.

Dumping of grass clippings or trash is NOT permitted in the common elements. This includes all wooded areas.

Homes shall be used for residential purposes only; provided that occupations carried in the home are permitted only if such use is incidental to the home's primary residential use.

Section 6

MISCELLANEOUS USES OF PROPERTY (MASTER ASSOC.)

The following guidelines have been established by the Master Board and are provided for your reference. Homeowners are encouraged to refer to their Declaration of Covenants, Conditions and Restrictions for a complete listing of Master Board Regulations.

- Trashcans and/or trash bags may not be stored outside.
- No clotheslines, clothes, sheets, blankets, laundry of any kind or any other article shall be hung out or exposed on any part of the property.

- Boats, trailers, or unregistered vehicles may not be parked anywhere on any lot or on the street in front of any property.
- Attic fans and attic ventilators are permitted and do not require ERB approval.
- Underground sprinkler systems are permitted and do not require ERB approval. However, homeowners are reminded they do need a permit from Newtown Township.
- Window air conditioners are not permitted.
- An animal may be kept as a domestic pet as provided and mandated under Pennsylvania law. Pet runs, pens or houses of any kind are not permitted. No pet shall be permitted to run at large or remain outside unattended. Owners must clean up after their pets.
- Designated pet waste trash cans located throughout Newtown Grant are strictly for pet waste only. No other trash should be deposited in these pet waste designated trash cans.
- Lawn mowers, power tools and other noise-making equipment will now be allowed between the hours of 7:00 a.m. - 10:00 p.m. Monday-Friday and 9:00 a.m. - 10:00 p.m. Saturday/Sunday. The Association will follow the local township rules.

Section 7
ENFORCEMENT POLICY

The schedule of fines, which will be imposed by the Board of Directors, is as follows:

First Offense	Written Warning*
Second Offense	\$50.00 Fine
Third Offense	\$100.00 Fine

*If found in violation, the homeowner must submit a request application within 30 days of written warning or remove the violation.

If after the third offense the situation has not been resolved, the Board has the authority, as established by the Master Board Covenants, to initiate any or all correction action(s) at the homeowner's expense. It is conceivable that an unresolved infraction could result in a lien being placed on the property.

NOTES: Fines that apply to Master Board Rules and Regulations may be amended in the future.

Failure to submit an ERB approval request for any exterior improvements, changes, additions or alterations may be subject to fines and possibly enforced removal.

(Rev. April 2024)

APPENDIX A

**FAWN HOLLOW
ENVIRONMENTAL REVIEW BOARD
REQUEST FORM**

Newtown Grant Fawn Hollow Homeowners Association
975 Easton Road, Suite 102, Warrington, PA 18976
FAX: 215-343-4409/EMAIL: n.desalvo@cpm975.com
ENVIRONMENTAL REVIEW BOARD REQUEST FORM

Name: _____ Home/Cell Number (please circle one): _____

Address: _____ Email: _____

Date: _____

DESCRIPTION OF PROPOSED IMPROVEMENT, CHANGE, ADDITION, OR ALTERATION (if you will be having a dumpster or POD please state and note it can only remain on the property for no more than thirty (30) days (if needed attach a separate page):

1. **Prepare a sketch or a written description of the proposed improvement, change, addition, or alteration in sufficient detail so the Board can make a decision. Attach sketches, photos, etc., if necessary to provide adequate details.**
2. **Provide a site sketch. Include unit location and indicate where on the property the improvement is to be located. Please know where your property lines begin and end.**
3. **Include a color chip or material sample to show texture or color of change.**
4. **Provide your contractor's scope of work (pricing can be blacked out) along with a Certificate of Insurance (COI) naming Newtown Grant Fawn Hollow HOA as 'additional insured' should accompany your request.**

<u>CONTRACTOR:</u>	Name: _____
	Address: _____
	Phone: _____
	Estimated Schedule of work being done: Start: _____ Finish: _____
	<i>Once started, work is to be completed within a reasonable time</i>

I understand that the approval of this project does not waive the necessity for the unit owner to obtain township permits or comply with applicable building or zoning codes.

If this request is authorized and installed, the above described is the sole property of the unit owner requesting the approval. By executing this alteration, I accept all responsibility for its maintenance and good repair and certify that the work will be done by qualified personnel.

I understand that no work can begin on this until receipt of written approval from the Environmental Review Board has been received.

Signed: _____ Date: _____