RAVEN'S VIEW I
NEWTOWN GRANT TH-5
HOMEOWNER'S ASSOCIATION

ENVIRONMENTAL REVIEW BOARD
RULES AND REGULATIONS

Raven's View I
Board of Directors
Revised Sept 2026

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I. INTRODUCTION

The architectural and environmental character of our community was established by the architects and planners who originally designed Newtown Grant. The Environmental Review Board (ERB) is responsible for preserving this character. It established standards and is responsible along with the Master Association Board of Directors and the Raven's View Cluster Board for informing all homeowners in the community of these standards. The standards are not intended to restrict the creative desires of Unit Owners, but rather to assure them that protective restrictions are in effect which will help maintain the appearance and value of their property and our community.
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."

Prior to the purchase of a Lot or Home, each Owner was 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 Raven's View I ERB. Other standards were open to the jurisdiction of the Raven's View I ERB with the approval of the Board of Directors. Those standards are included in this document under "Rules and Regulations." Except as stated herein, all capitalized words shall have the meaning ascribed to them in the Covenants.

II. ERB REQUEST POLICY

The ERB will only consider written requests submitted on ERB Request forms, a copy may be found in Appendix A (page 17). Additional copies may be obtained by contacting the property manager.
Please provide a brief description of the proposed project, including all necessary information along with a site plan indicating the required setbacks. The information should also include dimensions, location, and sketches or scale drawing; photographs or pictures of similar projects would also be helpful.

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 their expense. A copy of the approved permit from the Township must be submitted to the ERB before final approval can be granted and before work can begin.
If the application has not been approved, the applicant is free to request that the ERB reconsider its position and is encouraged to present new or additional information which might clarify the request or demonstrate its acceptability. In some cases, applicants may be requested to have their surrounding neighbors accept and approve the proposed project.

III. Rules and Regulations Raven's View I at Newtown Grant

A) Awnings (MB & RVI)

Permanent Awnings are prohibited on the front, rear, and sides of all structures.

Retractable awnings will be permitted in the rear only. Prior to installation, homeowners must submit an ERB request form which will clearly show size and color of the awning, location and mounting of the awning, and depth of the awning. Any homeowner who places an awning on their Lot or Home without ERB approval will be asked to remove it. All approved awnings must be closed up every evening.

B) Clothesline (MB)

Wash or airing lines are NOT permitted.

C) Decks and Patios (RVI & TWP)

See Appendix C for specifications for Decks and Patios.
ERB Approval is required for installation or replacement of all decks and patios.

D) Disturbances (MB & RVI)

i. Each homeowner has a right to peaceful enjoyment of their home. Excessive noise that causes a disturbance should be directed at the Newtown Township Police Department.

ii. Power tools, lawn equipment, etc., shall not be used between 9:00 pm and 8:00 am of the following day.

iii. Television, stereo, and radio volume shall be lowered after 11:00 pm.

iv. No occupant shall obstruct or interfere with the rights of any other occupant or in any way cause injury or create an annoyance.

v. Each homeowner shall be charged with the responsibility of directing their tenant(s), guests, and invitees to comply with the Association's Declaration, Bylaws, and Rules and Regulations.

vi. No resident shall be permitted to continue to operate an externally audible alarm system which malfunctions, emits false alarms, and disturbs the peace of the community.

vii. Exterior lighting, including security lights, shall not be directed in such a manner as to create an annoyance to any other Lot or Home (such as glare or extreme brightness). Additions of exterior lighting must be approved by the ERB.

E) <u>Exterior Maintenance/Alterations (RVI)</u>

i. Each homeowner is responsible for maintaining the appearance of their home and keeping the exterior in good order and repair. ***Maintenance includes, but is not limited to, painting, driveway sealing or repair, yard maintenance, staining of fences and decks, and any other area at the discretion of the Board that needs repair. Members of the Board will take a yearly tour of Raven's View I. Letters will be sent to homeowners notifying them of what maintenance is required.***

ii. In general, only those areas that are painted may be repainted. Unpainted surface areas such as brick and stone shall remain unpainted and unstained. When repainting, the original colors must be used. **See Appendix B for colors.**

iii. No changes to the exterior design of any Lot or Home may be undertaken without the written approval of the ERB. Exterior materials must be compatible with the architectural design character of the community. The ERB reserves the right, with Board approval, to retain a registered architect or engineer to review and assist in this determination.

iv. All projects must be completed within a reasonable length of time, no later than 90 days after the receipt of written approval from the ERB (except as permitted in writing by the Board).

F) <u>Fencing (RVI)</u>

See Appendix C for specifications on fences.
ERB Approval is required for installation or replacement of all fences.

G) <u>Firewood (RVI)</u>

Firewood may be stored only in the rear of the home. Wood piles must be stacked neatly. No existing drainage pattern or easement can be obstructed by wood piles.

H) Garage Sales (RVI)

At the discretion of the Raven's View I Board (with prior written permission), a garage sale may be held.

I) Gardens (RVI)

i. Flower gardens are permitted in the original beds provided by the developer. Additional beds require the approval of the ERB. Please include size, shape, location, and type of planting(s) in the ERB request. Please note, all additions, removals, or changes of trees and/or shrubs also require approval. Replacement of dead shrub(s) with the same or similar item does not require ERB approval.

ii. Owners are not permitted to remove any shrubs, trees, or garden beds without prior written permission from the Board (including when preparing to sell their Lot or Home or upon the completion of the sale of their townhome). Request involving tree removal or replacement shall be reviewed in accordance with Appendix E, Tree Removal and Replacement Guidelines.

iii. Small vegetable gardens will be permitted in rear yard only. Plans must be submitted to the ERB with a sketch to include size, shape, contents to be planted, and location in rear yard. Gardens may not extend forward beyond rear wall of house and may not infringe on a neighbor's property or existing easement, swales, or the right of way.

iv. All gardens must be properly maintained during the growing season and must be cleaned out after the growing season.

v. Wildlife Feeding Prohibited. Feeding wildlife, feral animals, or wild animals is prohibited anywhere within Raven's View I. This prohibition includes, but is not limited to, placing food, grain, seed, salt licks, pet food, or other attractants intended for or accessible to wildlife.

vi. Bird Feeders. Bird feeders are permitted provided that:
   1. No more than two (2) bird feeders are maintained on any Lot.
   2. Feeders are intended solely for feeding wild birds and may contain only commercially available bird seed, nectar, or suet designed for bird feeding.

3. Feeders are mounted so that the feeding ports are at least five (5) feet above ground level and positioned to minimize access by deer, bears, raccoons, squirrels, and other wildlife.
4. Feeders shall be located at least ten (10) feet from wooded areas or property boundaries where practical and shall not be placed in common areas.
5. Homeowners shall promptly remove spilled seed and other debris from the ground beneath feeders.
6. Bird feeding activities shall not create a nuisance, attract wildlife other than birds, or result in unsanitary conditions.
7. The Association may require the temporary or permanent removal of feeders if wildlife activity, property damage, or safety concerns are observed.

J) <u>Mailboxes (RVI)</u>

The mailboxes are not to be used as bulletin boards for lost or stolen items or pets, garage sales, or other announcements. The recreational facilities building has a bulletin board for just such purposes.

K) <u>Pets (MB & TWP)</u>

i. All pets that will be taken outside of the Home on any occasion must be registered with the State of Pennsylvania.

ii. An animal of any kind may be kept only as a domestic pet. It cannot be used for any commercial purpose including, but not limited to, breeding for sale, research, or experimentation.

iii. No pet shall be permitted to run at large or to roam without a leash anywhere on the property other than the Unit Owner's fenced-in (excluding electric fences) yard .

iv. If any pet, without provocation, causes or creates a nuisance, or unreasonable disturbance or noise, the pet owner shall correct the problem immediately.

v. Please dispose of pet waste in the designated trash cans on North/South Drive, Sequoia Drive, Laurel Circle and Jonquil Drive or the Owner's own garbage can.

vi. Anyone observing any infraction of any of these rules shall discuss the infraction in a neighborly manner with the pet owner or resident shall, if the complaint is not satisfied

voluntarily, write to the Association relating the incident or incidents and the efforts made to obtain voluntary compliance.

vii. The Association Board shall meet with the owner of the offending, pet and the complainant or complainants. If the Board determines that the complaint is justified, it may take either of the following actions, depending upon the character and frequency of the complaint: 1) Reprimand the pet owner and solicit his/her cooperation in the future, 2) Assess fines in accordance with the below fine schedule, 3) Revoke permission to harbor a pet and effectuate removal of the pet.

Pet Rule Addendum (MB)

Any person owning or having the care, custody, or possession of a dog(s) shall always maintain control of such dog(s). Control is maintained by confining the dog(s) within the premises of the person owning or having the care, custody, or possession of the dog(s) by means of a secure collar and chain or other device to prevent straying (such as a physical fence or electric fence). Control is maintained while off the person's premises by means of a secure collar and a physical leash which shall be consistent with the Newtown Township ordinance. Any non-physical leash, such as an electric leash or other such control mechanism, does not meet the requirements of this section. Retractable leash mechanisms are allowed so long as their use follows the requirements of this section and the leash does not exceed twenty (20) feet.

Any person owning or having the care, custody, possession, or control of a dog(s) while off the person's premises shall have in their possession the equipment necessary to remove the dog's fecal matter and shall so remove such fecal matter deposited by their dog(s) before the owner leaves the immediate area where the fecal matter deposited. Pets shall NOT be walked between buildings (rear or side yards) except in cases where the side yard is completely private. Pets may be walked in designated areas on the perimeter of the Community. Please dispose of pet waste in the designated trash cans on North/South Drive and Jonquil Drive or in the Owner's own garbage can only.

A violation of this Section shall be an infraction, the penalty for which shall be a fine of Two Hundred Fifty Dollars ($250.00) per occurrence. These fines will not be waived.

L) Pools/Spas (RVI)

i. In-ground pools and spas are not permitted.

ii. Above ground pools are not permitted except for toddler type pools which are acceptable and must be stored indoors nightly, with no exceptions.

M) <u>Recreation Equipment (RVI & TWP)</u>

i. Recreation equipment includes, among other things, swing sets and playhouses which must receive prior written ERB approval. All permanent equipment must be at least five (5) feet from rear property lines and must be permanently anchored. For end Lots or Homes, Owners are also required to leave five (5) feet at the side of the Lot unobstructed. If there are storm sewer easements anywhere on the Lot, the Township requires that nothing may be placed, planted, stored, or built in this area.

ii. Children's outdoor play equipment of the portable type must be stored indoors at night.

iii. Rusting or deteriorating equipment must be removed or repaired immediately. Metal swing sets are not permitted.

iv. Canopies or tents are permitted in rear or side yard for a specific event and must be disassembled within 48 hours of the event. The property management office must be notified of such an event.

v. Permanent or portable basketball equipment is not permitted.

N) <u>Roofs (RVI)</u>

i. Solar panels are not permitted.

ii. Roof replacement must match the builder provided style and color. See Appendix C for approved specifications (including color).

ERB Approval is required for replacement of all roofs.

O) <u>Sheds (RVI)</u>

Sheds or free-standing structures of any type are not permitted.

P) <u>Siding (RVI)</u>

Siding replacement must match the builder provided style and color.
ERB Approval is required for replacement of siding.

Q) <u>Signs (MB)</u>

i. **General Prohibition**
   1. No sign or flag of any kind may be displayed inside any Home or Unit if it is visible from the exterior.
   2. No signs or flags of any kind are allowed on or within the property, including any Home or Unit or Common Property, unless explicitly permitted by this policy.

ii. **Permitted Exterior Signage**
   1. Real Estate Signs
      a. "For Sale" or "For Rent" signs are permitted solely for the purpose of selling or renting a Home or Unit.
      b. "For Sale" or "For Rent" signs must be placed on the homeowner's property and must not obstruct sidewalks or views.
      c. Signs must be free-standing, professionally maintained (e.g., no damage, rust, or faded text), and must be removed within seven (7) days of the closing of the sale or signing of the agreement for rental of the Home.
      d. "Sold" signs are not permitted.
      e. Directional signs for open houses are permitted on the day of the open house event only, may be placed on HOA property or Common Property, and must be removed immediately after the open house concludes.
      f. Maximum size of signage shall be 24" x 36".

   2. Flags (including U.S., State, Military, Religious, Seasonal, Decorative, Holiday, andSports Team Flags)
      a. The U.S. flag may always be displayed, provided it is displayed respectfully and in accordance with the U.S. Flag Code and the Newtown Grant flag code outlined in the Rules and Regulations.
      b. Pennsylvania State, military, and religious flags are permitted, provided they are displayed respectfully and in accordance with applicable laws or guidelines.
      c. Seasonal, holiday, decorative, and sports team flags are permitted.
      d. Garden flags are permitted.
      e. All flags permitted under this section must be properly maintained, free of damage, and displayed in a respectable manner.

f. Maximum size of all flags (including U.S., State, Military, Religious, Seasonal, Decorative, Holiday, and Sports Team) shall be **3 feet by 5 feet**.
g. Freestanding flagpoles are not permitted.

3. **Political Signs and Flags**
   a. One sign/flag per candidate, issue, or party is allowed per homeowner's property; there shall be no more than three (3) signs/flags.
   b. Signs/flags may only be displayed up to thirty (30) days before and seven (7) days after an election, including federal, state, local, or HOA elections.
   c. Maximum size:
      i. Political signs: **18" x 24"**
      ii. Political flags: **3 feet by 5 feet**

4. **Informational and Public Safety Signs**
   a. Permitted signs include:
      i. Dog waste reminder signs (e.g., "Please Pick Up After Your Dog" or "Please Curb Your Dog").
      ii. Home security system signs (indicating the property is protected by a security system).
      iii. Public Safety-Related Signs (such as "Lawn Treated," utility marking signs, or "No Solicitation" signs).
   b. Signs must be professionally designed, unobtrusive, and no larger than 8" x 8".
   c. Signs must be displayed on the Home or Unit and shall not be placed or affixed on Common Property.
   d. Homeowners may submit requests for approval of additional types of public safety signs to the HOA.

5. **Garage/Yard Sale Signs**
   a. **Permitted Displays:** Signs advertising garage or yard sales are permitted under the following conditions:
      i. Signs may only be displayed for up to 24 hours prior to the event and must be removed immediately following the sale.
      ii. Signs must be professionally printed or neatly handwritten and must not include any offensive or commercial advertising unrelated to the sale.
      ii. **Maximum size shall be 18" by 24".**
   b. **Placement:** Signs may be placed only on the Home or Unit or as permitted in writing by the Association, on Common Property. Signs are not permitted in HOA flower beds, mulched areas, or other landscaped sections. They must not obstruct sidewalks or views nor create hazards.

6. **Enforcement**
    a. Homeowners are responsible for ensuring compliance with these rules and regulations.
    b. The Association reserves the right to request the removal of non-compliant signs. If the homeowner fails to comply within seven (7) days of receiving written notice, further action may be taken, including fines and enforcement procedures as outlined in Association policies. The HOA shall not be required to, but is entitled to, remove and dispose of any sign that violates this rule and regulation at the expense of the owner.

7. **Clarifications**
    a. This policy supersedes any previous rules regarding signage.
    b. All other forms of advertising, promotional, or non-permitted signage are prohibited.
    c. Questions or concerns about compliance or exceptions should be directed to the property manager.

R) <u>Snow Removal (MB)</u>

It shall be the duty of the property owner, not later than 24 hours after snow has ceased to fall, to clear or cause to be cleared a pathway in the sidewalk upon which such property abuts. Such pathway shall not be less than 30 inches in width and shall be thoroughly cleared to that extent of snow or ice or other obstruction. It shall be unlawful for any property owner to allow or permit snow or ice to lie upon or remain upon or pile or accumulate upon a sidewalk within the Township for more than 24 hours. This is the exact Newtown Township rule adopted by Newtown Grant as a Newtown Grant rule for all Newtown Grant owners. **This rule pertains to townhomes and single-family homes; it does not affect or pertain to condominium owners/residents.**

S) <u>Storm Doors and Garage Doors (RVI)</u>

Exterior storm doors shall not be installed, altered, painted, or replaced except as approved in writing by the ERB. The color of the storm door must be white or match the color of the door it fronts.

Please see Appendix C for specifications on storm and garage doors.
ERB Approval is required for installation or replacement of all Storm Doors and Garage Doors.

T) <u>Trash (MB)</u>

i. Trash bins and/or trash bags shall not be permitted to stand along the outside wall of any building.
ii. All non-recyclable trash shall be in bags that are tied closed and placed within trash bins with a top closure.
iii. Trash bins and recyclable trash containers shall not be placed outside until the evening before the scheduled trash pick-up no earlier than 5:00 PM.
iv. Trash bins and recyclable trash containers shall be removed from the street returned inside as soon as possible, but no later than 9:00 PM on the day of pick-up.
v. Dumping of household/residential trash in the clubhouse trash cans or the community trash cans is prohibited. Violators will be subjected to association issued fines.
vi. Trash receptacles such as metal or plastic cans or bags shall not be permitted to outside wall of any building.
vii. Trash cans and bags shall not be placed outside until sundown the day preceding scheduled pickup and shall be returned inside that evening. Cans must be covered and bags must be closed.
viii. Clean-up of trash which has not been properly secured and has caused a mess is the responsibility of the homeowner.
ix. Dumping of grass clippings or trash is NOT permitted in wooded areas or the Common Property. Grass clippings should be cleaned from sidewalks to prevent tripping hazard. Weeds are to be cleaned between driveways and the street in front of your home. Edge sidewalks to allow utilization of full sidewalks and prevent tripping hazards.
x. Burning paper or rubbish, of any kind, is NOT permitted.

U) <u>Vehicles (MB & TWP)</u>

i. No parking is permitted at any time in front of U.S. mailboxes or fire hydrants or in any other posted “No Parking” zones.
ii. Per Newtown Township, the speed limit on all roads within Newtown Grant is twenty-five (25) miles per hour or as posted. Per Newtown Grant Master Association, the speed limit on Recreation Drive and in the Recreation Area is fifteen (15) miles per hour. All STOP signs at intersections and PEDESTRIAN CROSSWALKS MUST be observed. This will be enforced by Newtown Township Police Department.

iii. Bicycles are considered vehicles and when traveling on Community roads are the same as an automobile, observing all STOP signs and traveling on the right-hand side of the road. All applicable municipal and governmental regulations concerning safety devices and rules of the road must be observed.

iv. In the event a vehicle is parked within 10 feet of a fire hydrant or in a "No Parking" zone, is impeding a snowplow or is obstructing access or egress from another's garage, if the owner cannot be located, refuses or fails to move the vehicle within a reasonable period of time, then in that event the Association is authorized to have the car towed to a common parking area at the owner's expense.

v. Parking lines must be observed as must all rules, regulations and laws regarding the parking and operation of vehicles. No vehicle may block any sidewalk or pedestrian walkway or driveways.

vi. When roadways become snow covered requiring plowing to clear the roadway residents must cooperate with the Township, Association and plow equipment operators by removing their vehicle(s) from the roadway. The Association will make parking available at the parking lot by the softball field for those residents without sufficient off-street parking. Unless otherwise communicated, vehicles must be removed from the softball within 24 hours from the conclusion of the winter storm. Vehicles that are not removed will be towed by the association at the owner's expense.

vii. All vehicles must be properly licensed and registered. Vehicles may not be disabled, leaking fluids, and must not be in an obvious state of disrepair. Only private passenger type sedans, coupes, vans, sport utility vehicles, pickup trucks and two-wheel power vehicles are allowed to park in Newtown Grant, unless garaged in the Unit. No recreational vehicles (including but not limited to campers, trailers or any kind, motor homes, boats, or other recreation equipment) nor commercial vehicles (regardless of whether licensed or registered as a commercial vehicle) may be parked in Newtown Grant, unless garaged in the Unit.

viii. Vans, as well as other enclosed vehicles, must have windows on all four sides. Vans and other enclosed vehicles must have windows in the front and back on the passenger and driver's side. Blank metal sides or panel sides are not permitted. No vehicle may have a commercial appearance, including but not limited to ladder, tool and equipment racks or visible advertising or lettering. Dump trucks, vehicles having a double rear axle, fifth wheels, and other vehicles of similar nature are specifically prohibited anywhere in Newtown Grant unless garaged.

ix. Commercial vehicles are permitted to park temporarily (but not overnight) in Newtown Grant in connection with service or repair to a Unit or the Common Element.

x. Regarding temporary instances please contact the Management Office (215) 968-3789 about permit parking.

xi. Residents shall not perform any repair or service to their vehicles which could cause damage to Common Property and shall perform repair and service work inside of the owner's garage if practicable and possible.

xii. Vehicles must be parked at least 20 feet from the end of an intersection.

V) <u>Windows (RVI)</u>

Windows must match the builder provided style and color and include white grids.
ERB Approval is required for replacement of all windows.

W) <u>Window Air Conditioners (MB)</u>

No window air-conditioners are permitted.

X) <u>Yard Maintenance (RVI)</u>

i. Yards shall be maintained to provide a neat appearance to the Cluster, and must be kept in good order, condition, and repair. Lawns shall be maintained so that grass height does not exceed six (6) inches and/or the grass does not go to seed. Each homeowner is responsible for the cutting and maintenance of their lawn. This includes seeding, weeding, cutting, fertilizing, and caring of the lawn and shrubbery surrounding the Lot.

ii. Residents must maintain ground cover on their Lots so as to avoid soil erosion onto streets, sidewalks, or other properties.

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

Y) <u>Radio Antennae/Satellite Dishes (RVI)</u>

i. No short-wave radio transmitters shall be permitted to be operated in the community without special permission of the Board of Directors. Below are guidelines and policies that have been adopted by the ERB boards regarding the installation of satellite dishes.

ii. Under the FCC regulation, satellite dishes up to the diameter of 39" may be installed on the Lot. First and most important, we recommend that professionals install all satellite dishes. Because the dishes must be placed in a certain direction to receive the best signal, experienced professional installers will help attain the best reception possible.

iii. Should any damage occur to the Lot or Home or a neighboring Lot or Home during the installation process or following installation, the company installing the dish would be responsible for repairs or payment for said damage. Should the homeowner decide to

install a satellite dish themselves, the homeowner will then be responsible for reimbursement of costs for any damage that occurs to a neighbor's property during installations or after installation. This will include but not be limited to roof damage, water leaks, broken areas of trim, siding, and windows, etc. Owners may wish to check with their homeowner's insurance to verify coverage regarding these issues. Owners may also want to check the HOW Policy and/or RWC Policy to make sure that installation will not make these policies null and void. Satellite dishes are to be placed in the rear of the Lot. For those living in an end unit, the rear or side yard of the Lot may be used. It is recommended that the satellite dishes be mounted at ground level and landscaping or special satellite dish decorative covers be used to shield the dish from view. If it is necessary to mount on the Home in the rear, satellite dishes must be painted to match the area it is mounted to. No wires from the installation may be exposed. With the installation of a satellite dish, local stations (3, 6, and 10) may not be available. To receive these three stations, cable may have to be retained. Owners should contact their local cable provider for cost information on retaining the three local stations.

iv. ERB approval is required prior to installation. Please contact Property Management with any additional questions.

v. The Board appreciates Owner cooperation under the above guidelines. Newtown Grant residents are reminded to please keep in mind "safety" in placement of a satellite dish, as well as the aesthetics of the community.

Z) <u>Electric Vehicles (EV)</u>

i. Only EV devices equipped with their original manufacturer's battery are permitted to be stored or charged in units, common areas, garages, or any other Association property.

ii. After-market, modified, rebuilt, or third-party replacement batteries are strictly prohibited anywhere on the property, regardless of the device type or claimed compatibility.

iii. Any EV charging device must be used and installed in accordance with applicable codes and ordinances. Owners must obtain any and all electrical permits from Newtown Township. Cables, wiring, and components must be stored inside the Unit when not in use and must not present a hazard or nuisance. Any proposed exterior installations require prior written approval from the Association

IV. MASTER BOARD RULES AND REGULATIONS

Please refer to Newtown Grant Master rules and regulations available at https://www.newtowngrant.org/master-board. These documents represent the rules and regulations for the Master Board.

APPENDIX A

ERB REQUEST FORM FOR RAVEN'S VIEW I

See next page. Please copy this page for future use.

ENVIRONMENTAL REVIEW / REQUEST FORM

DATE: _____ **ADDRESS:** _____

NAME: _____ **EMAIL ADDRESS:** _____

HOME PHONE: (_____) _____ **CELL PHONE: (_____)** _____

**** NOTICE** Approval of your request by the Raven's View I (RV I) Architectural Review Committee (ARC) Environmental Review Board does NOT constitute a permit authorizing the work. In situations where Township Permits are required, you must contact Newtown Township to obtain the proper Township Permits before proceeding (or allowing a third party to proceed) with the work. The RV I ARC will NOT obtain permits on your behalf – it is your responsibility. The RV I ARC does NOT determine if the described work requires a permit – the Township is the sole authority as to whether a permit is required. DO NOT accept your contractor's opinion that a permit is not required. A copy of the approved permit must be provided to the RV I Association's property manager at the address listed below. In situations where a permit is required, any approval for the work by the RV I ARC shall be deemed conditional and, if a permit is denied by the Township, shall be deemed null and void.**

By signing below, you acknowledge and agree to the following:

1. **Permits:**
   - I am responsible for obtaining any required township permits for the work described in this request.
   - I will provide the RV I Association with a copy of the approved permits *before* work begins.
2. **Property Ownership:**
   - I affirm that I am the property owner or an authorized agent of the property owner with authority to manage the work/improvements described in this request.
3. **Contractor Responsibility:**
   - I am responsible for ensuring that any contractor I hire is properly licensed and insured.
   - I will ensure that the contractor lists the RV I Association and CAMCO as additional insureds on their liability insurance policy.
   - I will provide the RV I Association's property manager with a current certificate of insurance from the contractor, including evidence that the Association and CAMCO have been added as additional insureds.
   - I am responsible for ensuring the contractor complies with all Association rules, regulations, and Township Ordinances.
4. **Work Authorization:**
   - I understand that, in addition to obtaining required permits, no work can begin until I receive written approval from the RV I ARC.
   - I understand that the approval letter is valid for one year from the issuance date.
5. **Non-Compliance:**
   - I acknowledge that failure to comply with the above requirements may result in fines imposed by the Association.
   - I understand that unauthorized work may require removal and/or correction at my expense.

Proposed Start Date of Work: _____ **Estimated Completion Date:** _____

SIGNATURE: _____ **Date Signed:** _____

Description of Proposed Improvement, Change, Addition, or Alteration:

1. Provide (attach) a detailed written description and, as needed, a sketch of the proposed improvement, change or alteration.

2. Provide a site sketch for improvement projects such as fences, decks, patios, gardens, planting of trees and shrubs, etc. Site sketches must show unit location (address), adjacent unit(s), and location of proposed improvements, property lines (meets and bounds), easements and setbacks. It is strongly recommended you obtain "as built plans" from the Office of The Recorder of Deeds of Bucks County and annotate your proposed improvement(s) on the plan.

3. Provide a color chip or material sample to show color and texture of the proposed work / improvement.

4. A contractor's Certificate of Insurance must be received prior to performing any work. The Homeowner, Raven's View I, and CAMCO Management must be listed as additionally insured on the certificate.

Contractor Information:

Name: _____

Address: _____

Phone: _____

Email Address: _____

Once all items are received by the Committee/Board, a vote will take place. The process may take up to sixty (60) days, although when possible a response will be provided sooner. The more detailed the information provided, the quicker the process time.

Mail, Email, or Portal Submission should include this request form and documents outlined above. Submissions can be sent via mail or email to the below, or, you may upload through the Owner's Portal.

Mail:
Raven's View I Homeowners Association
c/o CAMCO
501 W. Office Center Dr. Ste 220
Ft. Washington, PA 19034

Email: dbrague@camcomgmt.com

APPENDIX B

EXTERIOR PAINT COLOR SCHEMES AND GUIDELINES

See next page. Please copy this page for future use.

Honey Locust Lane	
11 to 16	Dark Blue
21 to 26	Congress Hall Red
31 to 36	Belmont Blue
41 to45	RV Green
51 to 56	RV Green
61 to 64	Dark Blue
71 to 76	Dark Blue
81 to 84	RV Green

Quince Circle		
1 to 6	Belmont Blue	
11 to 14	Congress Red Hall	
21 to 26	Congress Red Hall	
31 to 36	Belmont Blue	
41 to 46	Belmont Blue	
51 to 55	Congress Red Hall	
61 to 66	Congress Red Hall	
81 to 86	Belmont Blue	
91 to 94	Belmont Blue	
101 to 106	Congress Hall Red	
111 to 115	Congress Hall Red	
121 to 126	Belmont Blue	

Cypress Place	
41 to 45	Belmont Blue
51 to 56	RV Green
61 to 66	Dark Blue
71 to 76	RV Green

Sparrow Walk	
1 to 6	Belmont Blue
11 to 16	Belmont Blue
21 to 26	RV Green
31 to 36	Belmont Blue
51 to 56	RV Green
61 to 64	Dark Blue

Camelia Court	
1 to 6	Dark Blue
11 to 15	Dark Blue
21 to 25	RV Green
31 to 36	RV Green
42 to 45	Belmont Blue
51 to 56	Belmont Blue

NEWTOWN GRANT 11/18/06

RAVEN'S VIEW - COLOR SCHEDULE

FRONT DOOR | SHUTTERS | GARAGE DOOR | BACK DOOR | PRODUCT INFO | WHERE TO BUY

FRONT DOOR

1. Raven's View Green:

Manufacturer: SHERWIN-WILLIAMS.
Brand Name: SuperPaint®
Paint Type: Exterior Acrylic Latex
Finish: Gloss
Color: Green
#'s: (Arch.) IFC 7012 / A84T00054
Batch Info: ULTRADEEP - 640334173

SHER-COLOR FORMULA

BAC COLORANT	OZ	32	64	128
W1-White	-	52	1	-
B1-Black	2	41	-	1
G2-New Green	2	60	-	-
Y3-Deep Gold	-	37	1	-

2. Congress Hall Red:

Manufacturer: SHERWIN-WILLIAMS.
Brand Name: SuperPaint®
Paint Type: Exterior Acrylic Latex
Finish: Gloss
Color: Congress Hall Red
#'s: (Arch.) IFC 7012 / A84T00054
Batch Info: ULTRADEEP - 640334173

SHER-COLOR FORMULA

BAC COLORANT	OZ	32	64	128
W1-White	-	54	1	-
B1-Black	2	4	1	1
R2-Maroon	4	7	1	-
R3-Magenta	-	60	1	1

3. Dark Blue:

Manufacturer: SHERWIN-WILLIAMS.
Brand Name: SuperPaint®
Paint Type: Exterior Acrylic Latex
Finish: Gloss
Color: Dark Blue
#'s: (Arch.) IFC 7012 / A84T00054
Batch Info: ULTRADEEP - 640334173

SHER-COLOR FORMULA

BAC COLORANT	OZ	32	64	128
W1-White	-	43	1	1
B1-Black	2	62	1	-
L1-Blue	4	21	1	-

4. Belmont Blue:

Manufacturer: SHERWIN-WILLIAMS.
Brand Name: SuperPaint®
Paint Type: Exterior Acrylic Latex
Finish: Gloss
Color: Belmont Blue
#'s: (Arch.) IFC 7012 / A84W00053
Batch Info: DEEP - 640334157

SHER-COLOR FORMULA

BAC COLORANT	OZ	32	64	128
W1-White	-	4	-	-
B1-Black	2	20	-	-
L1-Blue	-	34	-	-
N1-Raw Umber	-	5	1	-

SHUTTERS

1. Raven's View Green:

Manufacturer: SHERWIN-WILLIAMS.
Brand Name: SuperPaint®
Paint Type: Exterior Acrylic Latex
Finish: Satin
Color: Green
#'s: (Arch.) IFC 7012 / A89T00054
Batch Info: ULTRADEEP - 640333977

SHER-COLOR FORMULA

BAC COLORANT	OZ	32	64	128
W1-White	-	42	-	-
B1-Black	-	52	-	1
G2-New Green	2	43	1	-
N1-Raw Umber	2	53	1	1

2. Congress Hall Red:

Manufacturer: SHERWIN-WILLIAMS.
Brand Name: SuperPaint®
Paint Type: Exterior Acrylic Latex
Finish: Satin
Color: Congress Hall Red
#'s: (Arch.) IFC 7012 / A89T00054
Batch Info: ULTRADEEP - 640333977

SHER-COLOR FORMULA

BAC COLORANT	OZ	32	64	128
W1-White	-	18	1	-
N1-Raw Umber	4	50	1	1
R2-Maroon	-	58	-	1
R3-Magenta	2	-	-	-

3. Dark Blue:

Manufacturer: SHERWIN-WILLIAMS.
Brand Name: SuperPaint®
Paint Type: Exterior Acrylic Latex
Finish: Satin
Color: Dark Blue
#'s: (Arch.) IFC 7012 / A89T00054
Batch Info: ULTRADEEP - 640333977

SHER-COLOR FORMULA

BAC COLORANT	OZ	32	64	128
W1-White	-	43	1	1
B1-Black	2	60	1	1
L1-Blue	4	23	-	1

4. Belmont Blue:

Manufacturer: SHERWIN-WILLIAMS.
Brand Name: SuperPaint®
Paint Type: Exterior Acrylic Latex
Finish: Satin
Color: Belmont Blue
#'s: (Arch.) IFC 7012 / A89W00053
Batch Info: DEEP - 640333951

SHER-COLOR FORMULA

BAC COLORANT	OZ	32	64	128
W1-White	-	7	-	-
B1-Black	2	20	1	-
L1-Blue	-	33	1	-
N1-Raw Umber	-	2	1	-

GARAGE DOOR

1. Raven's View Wicker:

Manufacturer: SHERWIN-WILLIAMS.
Brand Name: SuperPaint®
Paint Type: Exterior Acrylic Latex
Finish: Satin
Color: Wicker
#'s: (Arch.) IFC 7012 / A89W00051
Batch Info: EXTRA WHITE - 640514873

SHER-COLOR FORMULA

BAC COLORANT	OZ	32	64	128
B1-Black	-	21	1	1
R2-Maroon	-	5	1	-
Y3-Deep Gold	-	41	1	1

BACK DOOR

1. Raven's View Wicker:

Manufacturer: SHERWIN-WILLIAMS.
Brand Name: SuperPaint®
Paint Type: Exterior Acrylic Latex
Finish: Gloss
Color: Wicker
#'s: (Arch.) IFC 7012 / A84W00051
Batch Info: EXTRA WHITE - 640514840

SHER-COLOR FORMULA

BAC COLORANT	OZ	32	64	128
B1-Black	-	22	1	-
R2-Maroon	-	6	-	-
Y3-Deep Gold	-	40	-	1

Manufacturer / Product Information

SHERWIN-WILLIAMS / SuperPaint®

SuperPaint® Exterior Acrylic Latex

Count on SuperPaint Exterior Acrylic Latex to protect against the elements. Cold and frosty or hot and humid, this exterior acrylic latex paint goes on fast and provides excellent protection against mildew, fading and peeling. And thanks to its advanced acrylic resin formula, you'll enjoy superior adhesion and color retention that lasts and lasts.

SHERWIN-WILLIAMS.

- Use on wood and aluminum siding, plywood, masonry and metal
- VinylSafe® color technology lets you paint darker colors on vinyl siding without warping or buckling
- Resists peeling, blistering, fading and chalking
- Low VOCs
- Available in a complete range of finishes including flat, satin, gloss and high-gloss

SHERWIN-WILLIAMS | **PAINTING GUIDE** | **PAINTING FAQS**

SHERWIN-WILLIAMS Local Dealer

SHERWIN WILLIAMS • 2050 S EAGLE RD • NEWTOWN, PA 18940
VILLAGE OF NEWTOWN SHOPPING CENTER
(Former Pizza Hut building behind Wendy's)
(215) 579-2946 / John Edmund: (215) 579-1995

APPENDIX C

SPECIFICATIONS FOR STORM DOORS (AMENDED 5/2005)

The color of the storm door must be white or match the color of the door it fronts. A full glass panel storm door is the preferred type of storm door. Storm door may have a four (4) inch bar across the center in white or in the matching color of the door it fronts. Although the full glass panel is preferred, residents may also choose a glass insert panel that has minimal decoration with brass or nickel mullions, etched grooves, or frosted accents, provided that no more than 5% of the surface is obscured. Design must be a standard integrated feature offered by the manufacturer.

All proposed designs require ERB approval.

SPECIFICATIONS FOR GARAGE DOORS (AMENDED 5/2005)

Garage doors may be made of wood or wood product, steel, or fiberglass. All doors must match the original installed door by having 4 raised panels across and 4 raised panels down.

If you are installing a new wood garage door or repairing and/or repainting the existing door, please see Appendix B for the proper color to paint the door.

If you are installing a new steel or fiberglass door, it must match as close as possible to the builder's original color of "wicker". **It is recommended that a sample color be provided with your ERB request to eliminate a potential problem.** Ivory, white, or any other color is not acceptable and you will be asked to remove the door and replace with the appropriate color door.

DRIVEWAYS (AMENDED 5/2005)

Medians between driveways must be maintained as to width, length, visual appearance, and texture. Grass, stones, paving blocks, bricks, and other water absorbing materials may be used in combination with the median. **All changes to a median will require an ERB approval, and in some instances may need Township approval.**

Note: *The Board is currently reviewing this section of the architectural policy. Should a homeowner wish to make a change to their driveway different than what is described above, said homeowner must submit an ERB request form describing changes. The Board will review each ERB request case-by-case. If changes are made and an ERB request form has not been submitted and approved, the homeowner will be responsible for removing all changes and must restore the driveway to its original condition. Cost will be the homeowner's responsibility.*

SPECIFICATIONS FOR FENCES (AMENDED 5/2005)

An ERB form must be completed and submitted with a site plan for the proposed fence.

Wood Fencing

Two types of wood fencing are permitted in Raven's View: five (5) foot board on board shadow fence with good side facing out and two (2) or three (3) post and rail fence. Green wire may be attached to the 2 or 3 rail fence. No chain link fence is permitted. ***Upon installation of all fencing a clear preservative or a natural wood stain must be applied within 6 months. Under no circumstances may any fence be painted or colored stained. Any homeowner who paints or color stains their fence will be required to strip the fencing of all paint or color stain and then apply the appropriate clear preservative or natural wood stain. All fencing requires a township permit as well as approval from the ERB. A sample of the clear preservative to be used or a sample of the natural wood stain to be used must be submitted to the ERB at the same time the request to install a fence is made.*** Fencing may not extend forward beyond the rear wall of the house. Prior to proceeding, homeowners must verify property lines and/or easements.

All fencing requires a township permit.

Vinyl Fencing

A five (5) foot high white vinyl fence or five (5) foot with one (1) foot lattice vinyl fence as pictured below will be accepted in Raven's View I. These will be the color and styles accepted.

SPECIFICATIONS FOR DECKS/PATIOS (AMENDED 3/21/2005)

An ERB form must be completed and submitted with a site plan for the proposed deck or patio.

Wood Decks

All decks upon completion of installation must be treated with a clear preservative or a natural wood stain within 6 months of installation. Decks are not permitted to be painted or color stained. Any homeowner who paints or color stains their deck will be required to strip the deck of the paint or color stain and then will be required to apply a clear preservative or a natural wood stain. Samples of the clear preservative or natural wood stain must be submitted to the ERB when the request for a deck is submitted.

Composite or Vinyl Decks

Composite decks will be permitted in a wood tone finish.

Vinyl decks or decks consisting of polyethylene or laminated vinyl will be permitted in a wood tone, white or tan color with a wood grain finish. An ERB form must be completed and submitted along with a site plan and proposed deck color. See Appendix B for specifications (including colors).

Vinyl overlays for existing decks will be permitted in a wood tone, white or tan color with a wood grain finish. An ERB form must be completed and submitted with a site plan and proposed deck overlay color.

Cement, Brick, or Paver Patio

A patio may be of cement, brick, or pavers. Cement patios may not be painted. All brick and paver patios must be in the color of muted shades of earth tones.

A township permit is required for all fences, decks, and patios.

SPECIFICATIONS FOR ROOFS

An ERB form must be completed and submitted for all roof replacements.

Roofs

Approved Roof Shingles: All roof replacements shall utilize architectural asphalt shingles in the color Weathered Wood. No alternative colors or styles are permitted. Prior Architectural Review Committee (ARC) approval is required before work begins. Homeowners and contractors are responsible for obtaining all required township permits before construction. All roof surfaces visible from the exterior must be completed using matching materials and colors. During installation, contractors must take reasonable measures to protect existing landscaping, trees, lawns, driveways, and neighboring properties from damage caused by roofing materials, debris, equipment, or related construction activities. All contractors must comply with applicable township noise ordinances and other local regulations governing construction activities. Construction dumpsters, debris containers, and similar equipment shall not be placed on public streets unless required by permit and approved by the Association and must be removed within seventy-two (72) hours of project completion. Upon completion, all debris, materials, and nails must be removed from the property and surrounding common areas.

A township permit is required for all roofs.

Appendix D

FINES AND ENFORCEMENT:

Failure to comply with the Declaration of Covenants, Bylaws, and Rules and Regulations of the Newtown Grant Master Association and Raven's View I Homeowners Association will result in the imposition of fines as set forth herein.

A. REPORTING COMPLAINTS OF VIOLATIONS

All complaints concerning violations of the Declaration, By-Laws, or Rules and Regulations must be made in writing, signed by the Unit Owner or the resident, and submitted to the Association or the managing agent. The complaint must be specific in detail to enable the Association to determine whether an investigation is warranted. Complaints may also be initiated by the Association or by the managing agent. Complaints submitted by Members or residents will only be treated as confidential if the violation can otherwise be independently verified. Anonymous complaints are not accepted.

B. INVESTIGATION

The complaint will be investigated by a member of the Board of Directors or the managing agent to determine if a violation exists and if abatement is necessary.

C. REMINDER LETTER

When an authorized person determines that a violation requires correction, the Association will send (or email) a first reminder letter (Reminder Letter/Warning Letter) to the Member and a copy to the resident, where applicable, requesting that they correct the matter within ten (10) days (or sooner depending on the circumstances) in order to avoid any further action or proceedings. No additional Reminder Letter/Warning Letter is necessary for ongoing or repeated violations of the same kind.

D. VIOLATION NOTICE

If the violation stated in the Reminder Letter/Warning Letter is not corrected within the time period set forth in the Reminder Letter/Warning Letter, the Association will send (or email) a violation notice (Violation Notice) to the Member and a copy to the resident, where applicable, stating that because the violation was not corrected, a fine has been assessed. The Violation Notice shall provide the Member with an opportunity for a hearing, if requested in writing within ten (10) days of the delivery of the Violation Letter. The Violation Notice shall also caution of the consequences which may ensue if the violation is not corrected, including but not limited to additional fines, suspension of privileges, and legal action. No additional Violation Notice is necessary for ongoing or repeated violations of the same kind.

E. HEARING

If the Member submits a written request for a hearing within ten (10) days of the delivery of the Violation Letter, the Board of Directors will schedule a hearing at the convenience of the parties, but no later than thirty (30) days after receipt of the request for hearing. All parties shall be entitled to be represented by counsel. Within ten (10) days after the date of the hearing, the Board of Directors shall render a written decision making a determination of whether a violation took place and what remedies or actions the Association intends to pursue (if any). Failure to appear at the hearing will result in a finding of violation and appropriate fine or action.

F. FINES AND PENALTIES

If the Member or resident does not request a hearing, does not appear at a requested hearing, or a determination of violation is made by the Board of Directors subsequent to a hearing, a fine will be assessed and the Association will mail a letter advising of the amount of the fine. Generally, fines shall be in the minimum amount of $100 for a first violation, $200 for a second violation, and $300 for a third violation. If the violation is not corrected, is ongoing, and/or continues, the Association reserves the right to assess daily fines, in an amount established by the Association, until the violation is fully abated. For each day a violation continues after notice it shall be considered a separate violation. The Association also reserves the right to assess higher fine amounts for more serious violations if the circumstances warrant. No additional opportunity to cure a violation shall be required for subsequent identical violations which occur within one year of the first Reminder Letter/Warning Letter. The fine (amount assessed) is due and payable upon delivery of the notice and will be collected in the same manner as common expense assessments.

G. SUSPENSION OF PRIVILEGES/SELF-HELP

In addition to the imposition of fines and the right to pursue legal action as set forth herein, as provided in Article III, Section 3 (a) of the Declaration, the Association may, after notice and an opportunity for a hearing, suspend the Unit Owner's (or resident's where applicable) rights, including, without limitation, the right to vote, the right to access to Recreational Area, the right to serve on the Board of Directors or committees, and the right to seek and be granted architectural approval. In addition, in the event an Owner of any Lot or Home in the Cluster Properties shall fail to maintain the Lot or Home and the improvements situated thereon, as provided herein, the Cluster Association, after notice to the Owner as provided in the Cluster Bylaws and approval by two-thirds (2/3) vote of the Board of Directors, shall have the right to enter upon said Lot or Home to correct damage and to repair, maintain, and restore the Lot or Home and the exterior of the Building and any other improvements erected thereon. All costs related to such correction, repair, or restoration shall become a Special Assessment upon such Lot or Home.

H. LEGAL ACTION

In the event that a violation is not corrected and/or the fine(s) is/are not paid, the Association may take legal action to obtain payment of the fine(s) and/or compliance with the Declaration, the By-Laws, and/or the Rules and Regulations. The Association may also resort to filing immediate (emergency) legal action for injunctive relief and/or damages if the circumstances warrant. The following costs will be assessed: enforcement and repair costs, administrative/management fees, and expenses, including court costs, attorney's fees, etc. Fines are collected in the same manner as assessments and constitute a lien on the Unit.

Appendix E

Purpose

Trees are an important part of the appearance, character, and environmental health of Raven's View I and Newtown Grant. Healthy trees should generally be preserved and not removed absent a reasonable justification approved by the Board. Homeowners are encouraged to replace removed trees when practical.

Tree Removal

Prior written approval is required before removing any tree.

Removal may be approved when a tree:

1. Is dead, dying, or unlikely to recover;
2. Has significant disease, insect infestation, or structural defects;
3. Has sustained substantial storm or physical damage;
4. Is causing or is likely to cause significant damage to sidewalks, driveways, foundations, utilities, drainage facilities, or other improvements; or
5. Cannot reasonably be preserved in connection with an approved improvement project.

Homeowners may also present other circumstances supporting a request for tree removal. The Board may consider the condition, location, health, and impact of the tree, as well as the overall character and appearance of the community, when evaluating a request.

The Board may require an evaluation from a qualified arborist when the condition of a tree is uncertain.

Tree Replacement

When a tree is removed, the homeowner shall plant a replacement tree unless the Board determines that replacement is not practical or appropriate due to lot size, utilities, proximity to structures, drainage conditions, environmental constraints, or other site-specific factors.

To the extent practical and appropriate for the site, replacement trees should be reasonably comparable in mature size and canopy value to the tree being removed. For example, a removed large canopy tree should generally be replaced with another large canopy tree where adequate space exists. The Board recognizes that lot size, utilities, proximity to structures, drainage conditions, and other site-specific factors may make a smaller replacement tree more appropriate in certain circumstances.

Recommended Replacement Trees Include:

Large Canopy Trees

1. White Oak
2. Northern Red Oak
3. Swamp White Oak
4. Black Gum (Black Tupelo)
5. Hackberry
6. Tulip Tree

When a large canopy tree is removed, homeowners are encouraged to select a replacement from the Large Canopy Tree list whenever practical and appropriate for the site.

Medium or Smaller Trees

1. Eastern Redbud
2. Serviceberry
3. Flowering Dogwood
4. American Hornbeam
5. American Hophornbeam
6. Black Gum

Medium or smaller trees may be more appropriate where space limitations, utilities, drainage conditions, or proximity to structures make a large canopy tree unsuitable.

Planting Considerations

Replacement trees should generally be nursery-grown trees with:

1. A trunk diameter of at least 1 inch, or an equivalent trunk circumference of approximately 3.1 inches; and
2. A minimum height of 4 feet.

When selecting a replacement tree, homeowners should consider:

1. Mature size and canopy spread;
2. Distance from homes and structures;
3. Utility lines;
4. Sidewalks and driveways;
5. Sunlight and drainage conditions; and
6. Available rooting space.

Not Recommended

The Association does not recommend planting:

1. Bradford or Callery Pear trees; or
2. Ash Trees.

Species Diversity

Homeowners are encouraged to select a variety of tree species rather than repeatedly planting the same species. A diverse tree canopy helps promote the long-term health and resilience of the community landscape.