

Whispering Wood Homeowners Association

Overview of Guidelines

The ERB and Board of Directors have the right to alter or interpret these guidelines in order to maintain the community standards.

Additions **ERB form submission and approval required**

- Before any work begins, homeowners are required to present their ERB for review.
- Homeowners must include any appropriate plans, drawings, engineering studies, samples and appropriate township approvals with the original ERB request.
- Within 30 days after completion of any building project, all building materials and debris must be cleared from the site, and excavations must be back filled and returned to original grade.

Animals / Pets

- Only 2 domesticated animals (dogs, cats or other common household pets) may be kept inside any home within the cluster.
- No breeding of animals is allowed for commercial purposes.
- All pets must be held or kept on a leash and may not be left outside unattended or allowed to run free except when in a fenced yard.
- All pet waste is to be collected and appropriately disposed of by the pet owner to preserve sanitary conditions throughout Newtown Grant.
- No undomesticated animals, livestock, pigs, fowl or poultry shall be raised, bred, or kept within the cluster community.

Awnings **ERB form submission and approval required**

- Attached retractable awnings will be considered with ERB approval.
- Permanent fixed awnings are prohibited.

Basketball Standards (see also **Recreation Equipment**)

- Portable basketball standards are permitted during daylight hours, but must be stored indoors nightly, with no exceptions. No permanent standards are permitted.

Clotheslines

- Clotheslines of any type are not permitted.

Complaints

A homeowner may submit a written, signed complaint to the management company to identify a violation of the Rules & Regulations. The management company will present the letter to the Board of Directors for it to be addressed appropriately. An attempt will be taken to protect the identity of the complainant to avoid neighborly conflicts.

Courtesy Quiet Time

- A Quiet Time Curfew is in effect from 9 PM to 9 AM daily.
- No power equipment (mowers, saws, etc.) may be used during this time.
NOTE: Individual private Landscapers should be advised of this rule.

Decks **ERB form submission and approval required**

- Decks may be added, revised or replaced only with prior approval.
- Decks must be maintained so they are structurally safe.
- Only “natural wood color” stains or treatments may be used on wood materials in compliance with the existing Whispering Wood Homeowners Association Color Codes.
- Decks may be constructed from natural wood, composite, or approved synthetics (Trex, etc.) in natural wood tones.
- Railings and spindles can be synthetic or powder coated steel with prior approval.

Driveways **ERB form submission and approval required**

- Driveways must be asphalt, with routine maintenance performed and replacements as required.

Dumpsters **ERB form submission and approval required**

- Temporary dumpsters may be placed on the property driveway with prior approval for a maximum of 7 days.
NOTE: The dumpsters located in the Society Place condominiums are ONLY for the exclusive use of the condo owners. Dumping illegally may result in fines.

Fences **ERB form submission and approval required**

- Rear Fences may be erected with approval as follows:
Maximum height: 5 feet
Material: Wood, Synthetic, Composite (in wood tones)
Style: Straight topped, with “good” side facing out.
- No fencing (decorative or privacy) is permitted in the front yard.
- No property boundary line is to be formed by stacked cinderblocks, bricks, masonry, structures. This includes the area between driveways.

- Homeowners are responsible for verifying property lines and/or easements. If a fence is mistakenly constructed on another homeowner's property, the owner of the fence is responsible for the repositioning or removal of that section of fencing.

Firepits **ERB form submission and approval required**

- Prior to installation/purchase, homeowners must obtain approval for the future location, size and type of firepit.
- Firepits may not be left unattended and must be extinguished completely no later than midnight.

Firewood

- No more than 1 cord of firewood may be stored (neatly stacked) on the homeowner's property.
- Wood piles shall not obstruct any existing drainage patterns or easements.
- BLACK, FOREST GREEN, or CLEAR tarps may be used to cover the wood pile.

Fireworks

- No fireworks are permitted anywhere within the Newtown Grant community.

Garage Doors **ERB form submission and approval required**

- Garage doors exhibiting chipping, warping or patching must be replaced with prior approval.
- Garage doors must have 4 solid wood grain panels.
- Garage doors must match the color required by the individual. Metal must be painted if necessary.
- Material for garage door may be wood, or woodgrain-look metal.

Garage Sales

- Signage may be displayed 48 hours preceding and must be removed at the conclusion of the sale.
- Unsold items must be removed from sight by sundown.

Grass & Yard Routine Maintenance (see also **Landscaping Revisions**)

- Homeowner's yard is to be maintained regularly – including seeding, weeding, cutting, fertilizing of lawns and care of shrubbery and trees surrounding the home.
- Garden areas must be neat and weed-free.
- Grass clipping must be swept up and may not be blown into the street or sidewalks. Streets & sidewalks are to be swept after mowing.
- Homeowners may add seasonal flowers to existing beds.

- Landscaping must be pruned periodically and may not block more than 25% of any window or door.
- Landscaping reinforcements (timbers and paver walls) to be maintained in good condition. NOTE: Installations or replacement must have prior approval.
- Properties with ornamental pear trees or other fragile trees are urged to exercise aggressive pruning every 5 years to prevent storm damage.
- Limbs encroaching on boundary lines should be trimmed with neighborly consideration.

Holiday Decorations

- All decorations may be installed 30 days before and then must be removed within two weeks following the event and stored inside during the off-season.

Hot Tubs **ERB form submission and approval required**

- Hot tubs must be locked and secured when not in use.

Interior

- Each owner shall be exclusively responsible for the repair, maintenance, replacement and decoration of the interior of his own home and shall keep it in a sanitary and good state of repair.
- The use and covering of the interior surfaces of windows (draperies/shades/blinds) shall be subject to review according to the community standards.

Landscaping Revisions **ERB form submission and approval required**

- Homeowners to obtain approval when removing or adding shrubs/trees.
- Any tree or shrub removed must be replaced with appropriate landscaping and requires approval.
- Overgrown landscaping may be removed and not replace, if prior approval is given.
- Expansion or addition of landscaping beds must have approval.
- Homeowners are responsible for verifying locations of all underground utilities/easements and bear total responsibility for all service interruptions caused by their work. Call "811" to request help marking service lines.

Lawn Ornaments (also see **Holiday Decorations)**

- No lawn decorations are allowed in the yard except during the holidays.

Mailboxes

- No posters or notices may be attached on the mailboxes. Parked cars cannot block boxes.

Painting

- The wood areas on each property shall be fully repainted with the appropriate colors (see Approved Color Chart) a minimum of once every five years. Properties are inspected every 5 years (2025, 2030, 2035, etc.) and homeowners will be informed if additional painting is required.

Patios / Walkways / Decks / Front Stoops or Porches **ERB form submission and approval required**

- Replacements, resurfacing and additions must have prior approval.

Ponds **ERB form submission and approval required**

- Fish or landscape ponds are only permitted with prior approval.
- Standing water must have a circulation system to deter mosquitos.
- Fencing may be required depending upon size and depth in accordance with Local and State regulations.

Pools (also see Hot Tubs)

- Only toddler pools are permitted.
- Toddler pools are acceptable but must be emptied and stored indoors nightly, with no exceptions.

Recreational Equipment **ERB form submission and approval required**

- Trampolines require prior approval and must be in a fully fenced yard.
- Pressure-treated wooden or synthetic wood (Trex, etc.) children's play sets are allowed with prior approval.
- Play sets must be a natural wood color and maintained in safe condition or removed at the request of the ERB when in disrepair.
- Molded plastic playhouses, bikes, tricycles, and similar toys must be stored indoors nightly, with no exceptions.

Roofing

- New roofs require prior approval.
- The specific shingle type and color must conform to the Approved Color Chart.
- No tarps or roof patches are allowed unless granted by emergency exception.

Satellite Dishes / Antennas / Solar Panels **ERB form submission and approval required**

- A homeowner may have a single dish, not larger than 1 meter in diameter, with prior approval.
- The dish must be professionally installed.
- The dish must be professionally installed on the rear of the home, out of view from the street. If the installing technician provides written explanation of the necessity to locate the dish elsewhere, a new ERB is to be submitted.
- At no time shall the satellite dish be installed on Common Ground, another homeowner's property, or in a location preventing emergency access.
- Solar panels for any purpose are not permitted in Whispering Wood.
- Antennas may only be installed with prior approval.

Sheds (also see **Storage**)

- Sheds or freestanding structures of any type are not permitted.

Signs

- For properties being marketed for sale, one FOR SALE sign is permitted per property during the time of sale.
- No signs shall be affixed to or placed upon the exterior walls, windows or roof.
- No contractors' signs, security company or other promotional signs are permitted.

Snow Removal

- If your property has a sidewalk along the street, it must be free of snow within 24 hours of the end of the snowstorm.
- Chemical ice melt should be used in lieu of salt (which damages concrete). NOTE: The sidewalk is part of the homeowner's property. Homeowner is responsible for replacements when needed.

Storage

- Modular storage units (PODs) may be placed on the property driveway with prior approval for a maximum of 7 days.
- ONE outdoor plastic storage box (140-gallon max. size) in muted earth tone color is allowed in the rear of the property.
- No owners shall place or store anything on the property that will create an appearance which is not in keeping with the standards maintained in the community.
- No storage on the patio or grounds is allowed other than outdoor furniture and firewood. (also see **Firewood**)
- No cans of gasoline or other flammable material are permitted to be stored inside the home or garage unless in Underwriters Laboratory approved container with "UL" identification evident.

- Yard or home maintenance equipment may not be stored outside.
- Property shall be free of rubbish, litter and debris.

Storm Doors / Exterior Doors / Sliding Doors **ERB form submission and approval required**

- All door replacements require prior approval.
- “Full View” glass storm doors (with screen insert) can be either white or custom matched to the house trim color
- “Mid View” storm doors (half solid) must be custom matched to the approved house trim color.
- Exterior front doors must be solid with panels.
- Sliding doors to have interior grids.

Tarps / Car Covers (also see **Firewood**)

- Tarps may be used on roofs with prior approval only under emergency situations.
- Car covers are allowed only for licensed & inspected vehicles parked in homeowner’s driveway.

Tenants

- Non-resident homeowners must provide the management company with a signed lease and details regarding the name and contact information for the tenant.
- Tenants must adhere to the Rules & Regulations of the community.

Trampolines

- Trampolines in good repair are allowed and must be enclosed in a fenced (rear) yard.

Trash Cans

- Trash receptacles of any kind are not permitted to stand along the outside wall of any building.
- Trash cans or 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.

Vehicles

- All homeowner vehicles must be licensed & inspected according to State law (except those stored in the garage).
- Commercial vehicles are not permitted to be parked outside anywhere in the Newtown Grant community from 10 PM to 8 AM. See Master Board Rules & Regulations for the definition of “Commercial Vehicle”. It is, however, permissible for them to be garaged at night.

- Vehicle maintenance may only be performed in the homeowner's driveway and must be completed during the course of one day (during daylight hours). However, all evidence of such must be removed (cleaned up) each day by dark.
- No unlicensed motorized vehicles (motorized scooters, ATV's, snowmobiles, etc.) may be used within the cluster community

Window Air Conditioners & Window Fans

- Neither of these items is allowed.

Residents of Whispering Wood Homeowners Association are also subject to the Rules and Regulations of the Newtown Grant Master Homeowners Association.

2021 edition

Peggy White, President

Pete Williams, Vice President

Katie Engelhardt, Secretary

Jack Melvin, member at large