

SUPPLEMENTARY ARCHITECTURAL REGULATIONS

May 25, 2016

1. FIREPLACES - are permitted and require prior approval.
 - a. The chimney portion extending above the roof of a fireplace is to have a masonry enclosure compatible in color with the unit's exterior.
2. FREE STANDING WOOD STOVES - are permitted and require prior approval.
 - a. The chimney of the free standing stove is to vent through the roof. There are to be no bends in the chimney.
 - b. The free standing wood stove must be installed following the manufacturer's specifications and the rules and laws of Monroe Township. The manufacturer's specifications and installation recommendations must be submitted with the application for installation. A copy of the Monroe Township permit must also be submitted with the application.
3. AIR CONDITIONER / HEAT PUMP COMPONENTS
 - a. Before any work is done, in the back of the unit, the water isolation valve must be physically located and shown on the plans with dimensions. The valve must remain permanently accessible with a 2 foot x 2 foot opening.
 - b. An air conditioner condenser replacement must be installed on a concrete pad or fire rated composite pad. A wood base is not permitted.
 - c. The air conditioner condenser, usually in the rear of a residence, may be moved to the side of the house as long as it does not block a window; full approval by the Architectural Review Committee, Section and the CCA Board is required.
 - d. Auxiliary air conditioner units and heat pumps are to be installed as close to the original equipment as possible.
 - e. Contractors may not cut support beams in the attic when installing new equipment.
4. ROOF VENTILATING FAN - may be installed with prior approval.
5. OUTDOOR ANTENNAS - Antennas used for radio, television, cellular or other signals are prohibited. (For dishes see "Satellite Dish Installation Regulations".)
6. FENCES - are not permitted except on rear patios. See "REGULATIONS FOR OPEN PATIOS" #6.
7. RAILINGS - are not permitted, except when installed on a rear open patio or for a compliant ADA ramp.
8. SIDING - must match as closely as possible and be an extension of the existing structure or unit and requires Section approval.
 - a. In sections 1 through 5 the residences may have wood siding. The may be recovered with aluminum or vinyl siding (to simulate horizontal 6" or 8" siding).
9. SHUTTERS - are permitted. The colors must coordinate with the unit and be approved by the Section and the CCA Board.
10. SHEDS - In Cambridge models only, a storage shed is permitted to be placed in the fenced in patio area provided it is mobile, free-standing, does not project above the top of the existing fence, and is not readily visible from the exterior. No electrical work and no storage of propane tanks will be permitted in the shed.
11. ADDITIONAL EXTERIOR LIGHT - may be installed with prior approval and a Monroe Township Permit provided it does not impede upon your neighbor.