

**CLUSTERS @ CLIFTON MILL**  
**RULES & REGULATIONS**  
**EXTERIOR CHANGES and GUIDELINES**  
*Revised and Updated - March 2009*

<b>Item</b>	<b>Description of Change</b>	<b>ECO / Permit</b>
Address Numbers	Existing house numbers may be replaced with brass or black only being 4 inches in height located where originally placed by the builder.	ECO required for any other location
Advertisements / Signs / Banners	Security signs permitted; 1 sign per side of house. No commercial advertising signs. “We Support Our Troops” banner is permitted as a decorative flag (revised July 2005) One Realtor For Sale Sign or For Sale By Owner Sign permitted. See Political Signs (revised June 2006)	
Attic Fans (roof mounted)	Mounted on rear sloping roof: not to be seen from street.	ECO required
Basketball Hoops / Stations	Portable basketball hoops only, no house mounted hoops allowed. <b>Hoops must be placed and kept against garages. Hoops are not allowed on the front grass area, grass area by sidewalks, or on sidewalks.</b> <b>Homeowners are responsible for any damage that may occur to a neighbor’s property caused by basketball hoop unit or the use of the unit.</b> <b>Residents are not allowed to play basketball in the street since this is a motor vehicle safety concern and the police will issue tickets.</b> <b>Non-adherence to the above rules will result in fines – NO warnings will be issued</b> (revised January 2009)	
Boulders / Rocks / Driftwood etc	Case by case basis.	ECO required, showing location and description
Bug Zappers	In courtyards may not be permanently mounted. Must be turned off by midnight.	

Exterior Change Order (ECO) must be submitted at least 14 days prior to the start of work to allow for appropriate review and approval. Eco approval must be granted prior to the start of work.

**CLUSTERS @ CLIFTON MILL**  
**RULES & REGULATIONS**  
**EXTERIOR CHANGES and GUIDELINES**  
*Revised and Updated - March 2009*

Commercial Vehicles	<p>Commercial vehicles are not permitted.  Commercial vehicles consist of any of the following: 1) any vehicle with commercial plates, 2) any vehicle with wording or lettering, 3) any vehicle with ladders that are used for business purposes, 4) any vehicle with a loading bearing capacity over ¾ ton, and 5) any vehicle that extends out of a parking area    (approved June 2006)</p>		
Door / Shutter (Colors)	<u>Shutters Color</u>	<u>Front Door</u>	
	Tuxedo Gray	MAB Smoke #480 – 8	
	Wedgewood Blue	MAB Concord Blue #573	
	Forest Green	MAB Bainbridge #609	
	Burgundy	MAB Ranch Red #471	
	Replacement shutters are available at Home Depot		
Door (Hardware)	<p>All hardware on doors must be brass / chrome / brushed nickel.    (revised July 2005)</p>		ECO required for any other finish
Door (Storm)	<p>Full view, clear glass only – no etching or ornamentation with the exception of etching around the perimeter of the glass to be no more than 1” wide, color of door must be white or the color of trim on unit.</p>		
Flag	<p>One flag per unit hung on a flagpole.    Non-patriotic/American flags cannot be larger than 3x5.    Torn discolored, faded flags not permitted.    (revised March 2006)</p>		

Exterior Change Order (ECO) must be submitted at least 14 days prior to the start of work to allow for appropriate review and approval. Eco approval must be granted prior to the start of work.

**CLUSTERS @ CLIFTON MILL**  
**RULES & REGULATIONS**  
**EXTERIOR CHANGES and GUIDELINES**  
*Revised and Updated - March 2009*

Flagpole	One flagpole per unit maximum length 6 feet. Mounted in front entrance or on right or left corner of garage. Above garage door. High enough to permit utility company and landscaper to walk under.  (revised July 2005)	
Flower/Plant hangers (free standing)	Permitted 1 per property with no more than 2 plants on a hanger on either the front or side of unit. No plastic or silk flowers permitted.	
Flower/Plant hangers (mounted)	Mounted on porch posts only.	
Flower Pots (freestanding)	Front porch and driveway; no plastic flowers.	
French Doors	Permitted on units with sliding glass doors. Doors must be white framed with grids.  (approved May 2005)	ECO required
Front/Side Entrance and/or Driveways	Existing front/side entrance walkways and driveways can be replaced with neutral color pavers.  ECO must include details on the exact materials to be used  (approved January 2009)	ECO required Township permit may be required.

Exterior Change Order (ECO) must be submitted at least 14 days prior to the start of work to allow for appropriate review and approval. Eco approval must be granted prior to the start of work.

**CLUSTERS @ CLIFTON MILL**  
**RULES & REGULATIONS**  
**EXTERIOR CHANGES and GUIDELINES**  
*Revised and Updated - March 2009*

<p>Garbage and Re-cycling containers</p>	<p>Garbage days are Tuesday and Friday and Re-Cycling is every other Monday – see township calendar for exceptions.</p> <p>Garbage and Re-cycling containers must be stored in garages.</p> <p>Garbage and Re-cycling containers can be placed at the curb after 6pm the evening prior to designated pickup and must be returned inside garages at the end of the designated pick-up day.</p> <p>If garbage/re-cycling is not picked up on designated days, garbage and re-cycling containers must be returned inside garages until the next designated pick-up day.</p> <p>Non-adherence to the above rules will result in fines – NO warnings will be issued          (added January 2009)</p>	
<p>Hose</p>	<p>Must be coiled and stored when not in use.</p>	
<p>Hose Reels (mounted)</p>	<p>Mounted near exterior faucets – no higher than 2 feet off the ground. Hose coiled when not in use.</p>	
<p>Hose Reels (portable)</p>	<p>Must be stored near faucet; flush with house. Hose coiled when not in use.</p>	
<p>Lawn furniture</p>	<p>Not to be left on lawns or in driveways if not in use.</p>	
<p>Lawn Ornaments (front/side yard)</p>	<p>Not allowed. See holiday for exceptions.</p>	
<p>Lights (replacing)</p>	<p>Exterior light fixtures may be replaced with fixtures of similar size and shape. Finish must be brass / chrome / brushed nickel / Pewter / Bronze.          (revised October 2008)</p>	
<p>Lights (spotlights)</p>	<p>Not permitted. See holiday for exceptions.</p>	
<p>Overhang (Dickenson Model)</p>	<p>An over hang is permitted for front door. The preliminary drawing is on file with the Management Company.</p>	<p>Township construction permit and ECO required</p>

Exterior Change Order (ECO) must be submitted at least 14 days prior to the start of work to allow for appropriate review and approval. Eco approval must be granted prior to the start of work.

**CLUSTERS @ CLIFTON MILL**  
**RULES & REGULATIONS**  
**EXTERIOR CHANGES and GUIDELINES**  
*Revised and Updated - March 2009*

Play Equipment	In courtyards not taller than the height of the fence 6 feet.  All play equipment/toys must be removed from lawns or driveways by nightfall.	ECO required for all other play equipment
Plaques	Plaques no larger than 12x16 are permitted in the door entrance area.	ECO required for other locations or sizes
Political Signs	One political sign, 2x3 in size is permitted in front flower-bed. Can be displayed 2 weeks prior to election and must be removed the day after the election  (approved June 2006)	
Satellite Dish	Recommend that they be mounted on rear sloping roof – not to be seen from street.	ECO required for all other locations
Stepping Stones / Pavers	Case by case basis.	ECO required, showing location and description
Windows	Replacement windows may be purchased as needed. The windows must be white framed with grids. Similar in style and function to the window being removed.  (approved May 2005)	ECO required
<b><i>Courtyards/Backyards</i></b>		
Awnings	Retractable, colors sand/beige or sand with beige stripes. Awnings to be kept closed (recommended by manufacturer) when not in use.  (approved May 2005)	ECO required  Township electrical permit required if motorized
Courtyard Plantings	Shrubs and vines are permitted within the courtyard/backyard not to exceed the height of the fence or deck. Vines cannot be allowed to grow up the siding of units. Any type of flowers is permitted within the courtyard/backyard.	

Exterior Change Order (ECO) must be submitted at least 14 days prior to the start of work to allow for appropriate review and approval. Eco approval must be granted prior to the start of work.

**CLUSTERS @ CLIFTON MILL**  
**RULES & REGULATIONS**  
**EXTERIOR CHANGES and GUIDELINES**  
*Revised and Updated - March 2009*

Courtyard Tress	Not to exceed 12' in height.	ECO required, showing location and description
Decks / Patio	Installation of patios or decks cannot extend outside of courtyard area or deck area of walk-out units.  All underground electrical work needs a permit and has to be inspected by the township.	Township construction permit and ECO, with survey and drawing, required
Deck Stains	Decks to be stained clear transparent water base or semi transparent Antique Brass – Behr (Home Deport or equivalent manufacture color).	
Fences (wood or vinyl)	Existing fences cannot be removed.  Replacement fences can have a 12” lattice  Replacement fences can be wood or solid white vinyl. Fence with lattice must be 72-73 inches high. ECO must be submitted and approved prior to installation. If the fence is shared with a neighbor, the neighbor must sign off agreeing to this change.  A one foot edging on the exterior of the fence is permitted as a buffer between fence and grass.  (Revised June 2006, September 2008, January 2009)	ECO required
Fences - Enclosing or Opening	Fences can be fully enclosed along the back with additional panels and a gate.  OR  Fences can be opened to include only a single panel on each side of the back (consistent with what was standard by the builder).  (added January 2009)	ECO required for changes  Zoning Permit required for enclosing fences
Fence - Stains	Wood fences to be stained clear transparent water base or semi transparent Antique Brass – Behr (Home Deport or equivalent manufacture color).	

Exterior Change Order (ECO) must be submitted at least 14 days prior to the start of work to allow for appropriate review and approval. Eco approval must be granted prior to the start of work.

**CLUSTERS @ CLIFTON MILL**  
**RULES & REGULATIONS**  
**EXTERIOR CHANGES and GUIDELINES**  
*Revised and Updated - March 2009*

Lawn Ornaments (courtyard)	Lawn ornaments are allowed in the courtyard as long as they don't protrude above the fence.  Wind chimes permitted in courtyards only. As long as they don't disturb other homeowners.	
Lighting	Lighting within courtyards is not to exceed the fence height. Wattage is to be low 25 volt	
Synthetic Decking	Trex Decking or similar synthetic decking allowed. Color as close to cedar as possible. Hand railings and spindles similar to those in existence can be pressure treated lumber or synthetic.  (approved July 2005 – revised January 2009)	Township construction permit and ECO required
<b><i>Front/Side Flowerbeds</i></b>		
Adding/Changing Existing Flower Beds	Case by case basis.  <b>Damage to or movement of irrigation system is the responsibility of the homeowner.</b>	ECO, with sketch, and property survey, required
Borders/Decorative Edging on Existing Flower Beds	Case by case basis.	ECO, with sketch, and property survey, required
Existing Flower Beds	No restrictions in existing beds provided windows are not obstructed. No silk/plastic flowers permitted in flowerbeds. No vegetables are to be grown in the front/side yard.  Shrubs must be maintained below windows  Trees will not be permitted in front of windows. All trees in existence as of Sept 1, 2008 are grandfathered.  (revised October 2008)	
Lawn Ornaments (flower beds)	Small ornaments are permitted within the existing beds. No birdbaths, statues or fountains permitted. Wind chimes permitted in courtyards only (as long as they don't disturb other homeowners).	

Exterior Change Order (ECO) must be submitted at least 14 days prior to the start of work to allow for appropriate review and approval. Eco approval must be granted prior to the start of work.

**CLUSTERS @ CLIFTON MILL**  
**RULES & REGULATIONS**  
**EXTERIOR CHANGES and GUIDELINES**  
*Revised and Updated - March 2009*

Lighting (landscape)	Maximum 15 watt/bulb: lanterns in flower bed no closer than 3 feet in any direction. No higher than 8 inches above ground. Pagoda lanterns only.	
Maintenance of Flower Beds	Edging and weeding of all beds is the responsibility of homeowner.  Weeding: “removal” of any and all growth not included in the original plantings by the builder and/or those plantings previously approved on an ECO.  Edging: “removal” of excessive growth resulting from the addition of borders or border-like material around flower beds; which is not included in the homeowner’s association lawn maintenance contract.	
Mulch	Double or triple shredded virgin hardwood and root blend, natural wood (no demolition) by products, dark brown/black, no red dyed material.	ECO required for all other mulches
Stone	River Rock/Stone or 3/8” to 1” red rock (approved July 2005, revised October 2008)	ECO, showing location and description of stone, required.
<b><i>Holiday</i></b>		
Decorations (Holiday/Seasonal)	Spring – Should not include Easter, Mother’s Day, April Fools Day or Memorial Day type of decorations/ornaments.  Summer – Does not include July 4th, Father’s Day and Labor Day  Fall – May include hay, scare crows, non carved pumpkins, corn, gourds and corn stalks.  Winter – Does not include Presidents’ Birthday, Valentine’s Day, St Patrick’s or Martin Luther King’s Birthday.	

Exterior Change Order (ECO) must be submitted at least 14 days prior to the start of work to allow for appropriate review and approval. Eco approval must be granted prior to the start of work.

**CLUSTERS @ CLIFTON MILL**  
**RULES & REGULATIONS**  
**EXTERIOR CHANGES and GUIDELINES**  
*Revised and Updated - March 2009*

Lawn Ornaments (holiday)	Lawn Ornaments can be displayed for holidays. – 2 weeks prior to the holiday and removed 1 week after the holiday except for weekend of Thanksgiving through January 31st.	
Lighting (holiday)	Thanksgiving weekend through January 31st only: 1 spotlight per house to shine on the front door only. Exterior holiday lighting is permitted to be lit from dusk until 1 AM. All other holidays, decorative lights are permitted 2 weeks prior to the holiday and taken down 1 week after the holiday.	
<b><i>Snow/Ice Removal</i></b>		
Street Parking during a Snow storm	Cars are not permitted to be parked on streets during a snow storm. Parking should be limited to overflow parking until streets are plowed by the township.  Cars that are left on the street during a snow storm, with accumulations of 3 inches or more, will result in fines – NO warnings will be issued.  (added January 2009)	
Street Plowing	Bordentown Township is responsible for clearing the following roadways in Clifton Mill: Clifton Mill Drive, Tenby Chase Drive and ALL roadways in the single family home section and ALL roadways in The Clusters  If there is a problem with snow clearing on any of the above streets, please contact Public Works at (609) 291-2133	
Snow/Ice Removal by Association	<ol style="list-style-type: none"> <li>1. Clearing snow/ice on all <b>common area</b> walkways</li> <li>2. Clearing storm drains and fire hydrants</li> <li>3. Clearing of mail box clusters</li> <li>4. Clearing overflow parking areas</li> </ol>	

Exterior Change Order (ECO) must be submitted at least 14 days prior to the start of work to allow for appropriate review and approval. Eco approval must be granted prior to the start of work.

**CLUSTERS @ CLIFTON MILL**  
**RULES & REGULATIONS**  
**EXTERIOR CHANGES and GUIDELINES**  
*Revised and Updated - March 2009*

<p><b>Snow/Ice Removal by Homeowners</b></p>	<ol style="list-style-type: none"> <li>1. Clearing of walkways that lead up to front door and porch</li> <li>2. Clearing all walkways that border your property of snow/ice</li> <li>3. Clearing of driveways</li> </ol> <p>Arrangements need to be made by the homeowner if they are not available during a snow/ice event.  <b>ALL WALKWAYS MUST BE CLEARED AND PROPERLY TREATED OF SNOW / ICE UPON CONCLUSION OF SNOW/ICE EVENT.</b></p> <p>Non-adherence to the above rules will result in fines – No warnings will be issued.</p>	
--	--	--

Exterior Change Order (ECO) must be submitted at least 14 days prior to the start of work to allow for appropriate review and approval. Eco approval must be granted prior to the start of work.