

# **Lafayette Watch Architectural Guidelines**

## **1. Introduction**

The purpose of this document is to familiarize owners in the Lafayette Watch neighborhood with:

- Existing rules affecting their properties
- Procedures for requesting approval of an architectural improvement

These guidelines are not designed to exact arbitrary control over what residents and owners can and cannot do to their homes. They are intended to protect the investment that each property owner has made by insuring that changes are safe, structurally sound and esthetically unobtrusive to neighboring homeowners.

Detailed explanations of the restrictions imposed on all residents of the Hills Highlands can be found in the Hills Highlands Master Declaration of Covenants, Conditions and Restrictions. Each homeowner should acquaint themselves with Section 5, Description of Improvements and Section 6, Statement of Restrictions, in that document.

Any violation of HHMA Declaration of Covenants, Conditions and Restrictions with respect to exterior modifications shall require the owner to restore the building/property to its original condition at his/her own expense. Failure to comply with any notice to remove a violation within 30 days will result in the HHMA removing said violation at the owner's expense, plus a fine of 100% of the cost of said removal.

## **2. Variances**

The Hills Highlands Master Association has delegated to the Lafayette Watch Architectural Committee the responsibility of approving any changes to the exterior of any property within the neighborhood.

Therefore, no owner may make or contract to have made any alteration, change or modification (including paint color) to the exterior of buildings or common elements within the neighborhood without the approval of the Architectural Committee.

An owner may request a variance by furnishing the Committee with a Variance Request. Where applicable, the variance should include a pictorial attachment (i.e.; architectural drawing or plan, and lot map with location of proposed variance request). It is required that all contiguous neighbors be notified of the improvement. Any objection they may have should be directed to the Committee in writing. Provided that the request is complete and that the Committee has no additional questions regarding it, the Committee will respond within a reasonable amount of time (expected to be within 30 calendar days) in the form of a letter stating the approval or disapproval of the variance request.

All Variance Requests should be emailed to [arch\\_hhma@hillshighlands.com](mailto:arch_hhma@hillshighlands.com) or mailed or dropped off to:

Hills Highlands Master Association  
75 Hansom Road  
Basking Ridge, NJ  
07920

If the Committee grants approval of a request for variance, it will in no way waive any requirements established by the State of New Jersey, the County of Somerset, the Township of Basking Ridge, or any other governmental authority. The owner should submit plans and specifications to the Bernard's Township Planning Board for a building permit, which must be in the owner's possession prior to the start of construction.

# Lafayette Watch

## Architectural Guidelines

### 3. Illustrative Exterior Improvements

The following types of improvements WILL REQUIRE architectural approval:

- Paint or stain color (trim, siding, doors, shutters, etc.) will be restricted to the original colors offered by Pulte.
- Elevation changes (i.e. Front storm doors)
- Fascade changes (i.e. porches, porticos)
- Hot tubs
- Accessory Equipment
- Children's play equipment
- Hot tubs, Spas
- Gazebos, Decks, Patios
- Trellis'
- Solar Panels
- Landscaping (trees, ponds, retaining walls, etc.)
- Structural modifications/additions/deletions
- Fencing
- Detached Structures
- Permanent Sports Equipment (basketball hoops, etc.)
- Satellite Dish/antenna
- Weathervanes
- Curbing/Driveway
- Land disturbance (i.e. driveways, front walks)

### 4. Improvements that will not require approval by Lafayette Watch Architectural Committee

The following will NOT require architectural review:

- Planting of shrubs, ground cover, perennials and annuals
- Wooden play sets placed in the rear yard
- Storm doors -Rear
- Retractable Awnings -Rear of house
- Planting of trees -Rear yard
- Replacement of dead trees/shrubs

Note: The Committee strongly urges each homeowner to discuss these plans with their contiguous neighbors to address any concerns prior to installation.

### 5. Restrictions

Under NO circumstances will any of the following be considered for Architectural review:

- Tool sheds
- Garbage Containers (should not be visible from front, except for on pick-up days)
- Dog houses
- Chain link, stockade (or any other solid) fencing
- Front Lawn Ornaments (i.e. pink flamingoes, garden gnomes)
- Permanent flag poles

### 6. Holiday Lighting

No December holiday lights, wreaths, garlands, etc. shall be permitted to be placed OUTSIDE before Thanksgiving Day. All decorations or lights must be taken down by the following January 31st.