

Dear Homeowners:

An updated Architectural Review Committee Guidelines and Instructions Document accompanies this letter. These ARC Guidelines, which govern all exterior modifications to your home, have been approved by the Board of Directors. This document addresses each type of dwelling in the Community which is comprised of the following: Single Family Homes ("Singles"), Townhouses ("Towns") and Condominiums ("Flats").

The original governing document was issued over a year ago at the opening of Del Webb Florham Park, before our current governing Board was established. There are some important changes and we encourage all homeowners to take the time to familiarize themselves with the content. This is especially important if you are contemplating a modification to your home.

Some important process highlights include

- Refundable compliance deposits will be required for most exterior modifications.
- A post modification inspection has always been part of ARC Guidelines but up to now has not been completed. We are beginning inspection of future and previously completed modifications shortly.
- Sections on penalties, fines and late fees for non-compliance with the guideline have been added, with the objective of eliminating non-compliance. Our hope is that instances will be few and far between. To that end, the HOA plans for a step-wise rollout of the ARC Guidelines, including periodic bulletins and reminders, to help ensure that everyone knows and follows them. Also, assistance is available to answer individual homeowner questions.

Additionally, please be aware of the following noteworthy content changes and additions:

- A section on the overall purpose of the ARC Guidelines has been added at the very beginning.
- A list of pre-approved plantings for existing planting beds is included in Appendix A7 which does not require pre-approval. Previously, all additions or modifications to an existing planting bed required approval.
- For townhomes, modification to existing planting beds is permitted. All modifications must be maintained by the homeowner.
- Where permitted, Initial maximum height for any added plantings cannot exceed 6 feet and must be at least 8 feet apart. All such plantings must be maintained at a height not to exceed 10 feet.
- For condominiums, the option to add a screened door has been included in the guideline with certain specifications.
- Decks must be constructed of composite materials with four-inch balusters. Wood is not permitted.
- All potted plantings must be placed on a paved or concrete surface. Potted plantings are not permitted in any planting bed.

- Plantings around common trees is prohibited (not new). We recognize that some homeowners have planted annuals around common trees. Enforcement will begin in 2022.
- No more than three (3) decorative items are permitted in planting beds provided that they do not individually exceed 12” by 12” (L&W) and 24” in height.
- One garden banner limited to a size of no more than 2 x 2 feet is permitted in the planting beds in front of homes. No banners should be hung from light fixtures.
- Wall hangings are not allowed on the front of homes.

The above is not an exhaustive list of all changes to the ARC Guidelines. Please familiarize yourself with the content of this important homeowners document and be on the lookout for bulletins and reminders.

When submitting a modification request, the following attachments checklist must be followed.

	Storm Door	Awning	Privacy Wall	Landscaping	Generator	Patio / Deck	Building Add.	Solar Panels
Signed Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Signed Declaration of Ownership Form	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Survey with Detail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Project Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Manufacturer Literature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Material List	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fabric/Paint/Color Samples	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proof of Insurance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Compliance Check	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Home Type Eligibility	S, T	S	T	S	S	S	S	S
ARC Guidelines and Instructions Section	10-D	10-H	10-P	11-A, 11-B, 11-C	10-O	10-K, 10-L	10-I	10-Q

You can view all ARC documents on our website under the ARC tab located at <https://delwebbfp.com/documents/>

Lastly, you may direct any questions regarding this document or anything related to this process by sending an email to arc@delwebbfp.com or contacting the Management Office.