

The Reserve  
at  
Springton Woods



NEIGHBORHOOD  
REGULATIONS



September 2023

[www.reserveatspringtonwoods.com](http://www.reserveatspringtonwoods.com)

Password: POBOX110

Dear Homeowners,

**All exterior architectural and landscaping changes must be submitted to the Architectural/Landscaping Committee (ALC) for review.** The ALC will send its recommendation to the RSW Board of Directors, who will act upon the request at the monthly Board meeting and inform the resident of the status of the request.

Send requests to the RSW email:

***rswboard@gmail.com***

**ATTENTION: Cindi Sullivan (ALC Chairperson)**

We thank you in advance for your cooperation.

**The RSW Board of Directors**

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### REGULATIONS FOR EXTERIOR MAINTENANCE OF RSW HOMES

- 1) **Front Entrance Door:** MAB semi-gloss, exterior, 100% acrylic latex - **Cedar Wood**  
**OR** Sherwin-Williams, semi-gloss exterior #6258 – **Tricorn Black**
- 2) **Exterior Trim Surfaces and Garage Doors:** MAB semi-gloss, exterior 100% acrylic latex - **Weller Tan\***
- 3) **Shutters:** MAB semi-gloss, exterior 100% acrylic latex - **Grizzle Gray**  
**OR** Sherwin-Williams, semi-gloss, exterior 100% acrylic latex – **Tricorn Black**
- 4) Door handles, knockers, and kick plates on front doors must be one of the following: bronze, black, brushed nickel or brass. The kickplate is optional. **(Approved June 12, 2023)**

#### IMPORTANT INFORMATION: PLEASE READ:

*\*The MAB colors are custom color formulas which are available at **Sherwin-Williams**, 3559 West Chester Pike, Newtown Square – Telephone **610.353.0440**. You can contact Meredith Denovan at [mbd820@gmail.com](mailto:mbd820@gmail.com) for a copy of the formula for paint colors.*

#### Screen Door:

The only model permitted on front doors of RSW homes is **Andersen screen door #4000, full-view (glass and screen), almond color, 36"**. Available at Home Depot.

#### Roof Shingles:

Manufacturer	Style	Colors
	Heritage 11	Oxford Gray (original roof shingles)
GAF*	Timberline HD Architectural/Dimensional	Slate
<b>NOTE: The GAF shingles can only be used for full-roof replacement. They are not an exact match to the original shingles.</b>		

**Mailbox –** JANZER  
**Post Model –** Executive Post White  
**Box Model –** Stoney Brae with lettering – JB Gray (Janzer Mailbox)

*You can purchase the mailbox online through [GainesDirect.com](http://GainesDirect.com) or at Paoli Hardware*

**Please make sure that the number and letter placement is the same as on the mailbox you are replacing.**

### **Maintenance or Replacement of Rear Decks: (Revised 1/2022)**

A property owner may replace or repair and stain the existing deck on her/his property per these regulations:

- 1) The new deck must be the exact same style and size of the existing deck – any modification to the size and style must be approved by the Board, the Runnymede Farms Association, and Edgmont Township;
- 2) The new deck must be constructed of pressure-treated wood or a composite building material (e.g., a Trex-like material) – PVC and plastic materials are not permitted to be used; and,
- 3) The new deck must be an earth tone **approved by the Board**. The spindles of the deck may be either wood or aluminum. The spindle color is to match the deck material or may be black metal.
- 4) Existing decks may be refurbished with semi-transparent stains in earth tones.  
**Color must be approved by the Board.**

**ALL REQUESTS** for deck replacement and maintenance (i.e. restaining) must be submitted for review by the ALC and approval by the Board. Please send detailed plans to the attention of Cindi Sullivan, ALC chair, to [rswwboard@gmail.com](mailto:rswwboard@gmail.com).

### **Installation of Window Boxes on Exterior of a House:**

A property owner may replace or install window boxes on the exterior of her/his house per these regulations:

- 1) Window boxes may be constructed of wrought iron or copper – wooden, plastic, or ceramic boxes may not be installed;
- 2) The width of the window box must be suitable to the scale of the window, i.e., a box may not be less than 75% or greater than 100% of the width of the exterior window;
- 3) Only natural plantings may be placed in a window box, i.e., artificial flowers and plants may not be placed in a box;
- 4) The color of the insert for the box must be black or an “earth tone” color, and
- 5) The shape of a window box may be rectangular or oval and all boxes installed on a house must be of the same shape and dimensions.

**BEFORE** the window boxes are installed or refurbished, the resident may petition the Board in writing to have any or all of these requirements waived.

*General statement to accompany the resolutions:* If a resident fails to comply with these regulations for the maintenance or replacement of rear decks and/or window boxes, then the Board of Directors, Runnymede Farms Association, and/or the Township of Edgmont reserves the right to require the resident to remove the structure at her/his cost within 20 days of notice of failure to comply with these regulations.

### **Installation of Awning over Rear Decks:**

Request must be sent to the attention of Cindi Sullivan, chair of the ALC, at [rswboard@gmail.com](mailto:rswboard@gmail.com) along with a sample of the fabric to be used. Choice of awning fabric design and color is to be muted and should not detract from the appearance of the community. If the awning becomes stained, faded, tattered, or torn as determined by the judgment of the Board of Directors of RSW, the awning fabric must be cleaned, replaced, or removed at the expense of the homeowner, and if the resident decides to remove the awning, then its support must also be removed and the exterior of the residence must be returned to its original condition at the expense of the homeowner.

### **Installation of Railings and Pavers (Front Walk)**

(Revised 9.16.2019)

A property owner may install a railing on the front steps and landing of their property per these regulations:

- 1) **Railings must be purchased from and installed by the approved vendor:**  
A and R Iron Works, Trainer, PA 610.497.8770
- 2) **Railings must be black, and the style must be approved by the ALC.**  
Residents are to contact the vendor for catalogs and any additional information regarding installation. Railings should only be placed on one side of the front landing. If the homeowner wants railings on both sides, please submit the proposal to the attention of Cindi Sullivan, ALC chair, at [rswboard@gmail.com](mailto:rswboard@gmail.com) for review and Board approval prior to installation.

### **REGULATIONS FOR INSTALLATION OF DECORATIVE STONES/PATIOS (Approved 10.15.2017)**

#### **Use of Decorative Stones**

The Board of Directors will allow the placement of decorative, 1-3" river rock on RSW properties per these regulations:

- only a mixture of 1-3" gray river rock may be installed;
- decorative rocks must be placed at a location where they cannot be seen from the street; i.e., most installations will be at the rear of the property;
- the decorative rocks can be placed only on the border of flower beds and tree rings at the rear of the property;
- the homeowner will be solely responsible for the maintenance of the rocks; the landscaping contractor will not be responsible for re-positioning rocks, removing plant growth between the rocks, etc.

If the rocks are needed to correct a structural or water drainage problem on the property, the homeowner must submit the remediation plan to the attention of Cindi Sullivan, ALC chair, at [rswboard@gmail.com](mailto:rswboard@gmail.com) for review and written approval by the Board before any installation occurs.

Existing, approved installations of decorative rock that have been placed on the front and side yards of a property are grandfathered; i.e., they do not have to be removed, but any new installation at these locations is prohibited.

### **Walkway and Patio Refurbishment:**

The following "hardscaping" materials may be used on RSW walkways and existing patios:

#### **LIST OF OPTIONS: EP HENRY HARDSCAPING COLLECTIONS**

**Chiseled Stone – Pewter Blend**

**Bristol Stone – Avalon Blend; Golden Dakota**

**Coventry Stone – Charcoal; Pewter**

PLEASE CONTACT LINI KADABA, BOARD SECRETARY, at [rswboard@gmail.com](mailto:rswboard@gmail.com) FOR A COPY OF AN EP HENRY CATALOG.

### **Regulations for use of "hardscaping" materials on RSW walkways and patios:**

- the original structural material used on an existing patio must be removed and the new materials installed on a new foundation bed;
- only the material styles, hues, and sizes listed above may be used on any installation;
- the structural footprint of a walkway or a patio cannot be increased.
- only **existing patio structures** can be replaced using the prescribed materials - the Board of Directors is seeking clarification from Edgmont Township as to whether a virgin patio can be installed on RSW properties.

Until which time that Edgmont Township issues a policy statement re: installation of new patio structures, the Board has placed a moratorium on the installation of any new patio structure. As always, the homeowner must submit a written description of the proposed project and accompany said statement with a schematic drawing (if appropriate) to the attention of Cindi Sullivan, ALC chair, at [rswboard@gmail.com](mailto:rswboard@gmail.com). No work can commence until the Board of Directors has approved the project.

**If a resident fails to comply with these regulations, then the Board of Directors, Runnymede Farms Association, and/or the Township of Edgmont reserves the right to require the resident to remove the structure at her/his cost within 20 days of notice of failure to comply with these regulations.**

## REGULATIONS FOR PROPERTY MAINTENANCE

### Inspection Procedure for Weeding Violations (Approved 9.1.2009)

*All flower beds and shrubbery shall be weeded and trimmed by the Lot Owner...Only upon failure of the individual Lot Owner to reasonably so weed and trim shall the Association undertake to correct any such deficiency...The cost for such maintenance performed by the Association shall be assessed against the Lot or Lots upon which such maintenance is performed...Any exterior maintenance assessment shall be a lien on the Lot and the personal obligation of the Owner and shall become payable in all respects, together with interest and fees for the cost of collection. (Article X:2.0 and 5.a.ii)*

1. A volunteer group will inspect each RSW lot on the 15<sup>th</sup> and 30<sup>th</sup> day of each month during the growing season (May through October).
2. The flowerbeds, tree rings and area under the rear deck will be inspected for weed growth.
3. If, in the opinion of the inspection team, the Lot needs to be weeded, then a written NOTICE will be EMAILED to the homeowner.
4. The homeowner will have until the next inspection date (i.e., approximately two weeks) to correct the problem.
5. If the problem is not corrected by the time of the next inspection, the Board can instruct McCullough Landscaping to **immediately** weed the property at the Lot owner's expense – the cost will be billed to the homeowner.
6. Upon completion of the work the Board will issue an invoice to the Lot owner, which must be paid within fifteen (15) days of the date of the invoice.
7. A fine of \$5.00/day will be issued for late payment of this invoice.

### Removal and Replacement of Shrubs and Trees (Approved 4.21.2014)

To maintain the integrity of the community's landscaping and ensure the consistency and beauty that was established when the community was designed and developed, the following regulations have been approved by the RSW Board of Directors. They will be monitored by the Architectural Landscaping Committee (ALC). **All plans must be submitted to the attention of Cindi Sullivan, ALC chair, at [rswboard@gmail.com](mailto:rswboard@gmail.com) for review prior to Board approval.**

- 1) **A resident may replace dead trees or shrubs with the identical number and species without obtaining prior approval.** Any other change to perennial plantings requires submission of a plan to the ALC prior to Board approval.
- 2) Plans to remove trees and shrubs inside beds on the front or side of a house (street view) must be submitted to the attention of Cindi Sullivan, ALC chair, at [rswboard@gmail.com](mailto:rswboard@gmail.com) for review prior to Board approval. Plans must include species, height and location of replacement tree(s) or shrubs.

- 3) **Residents must submit plans for any tree removal on their property to the attention of Cindi Sullivan, ALC chair, at [rswboard@gmail.com](mailto:rswboard@gmail.com). Plans must include species, height and location of replacement trees.  
Please note the trees must be replaced with a species at least 6' in height unless the Board grants an exception.**
- 4) Any trees removed must have the stumps fully ground out and removed. The area must be seeded or sodded if a tree is not replaced in the same area.

If a resident fails to comply with this regulation, then the Board of Directors, Runnymede Farms Association, and/or the Township of Edgmont reserve the right to require the resident to remove the plantings at their expense within 20 days of failure to comply with this regulation.

### **REGULATIONS FOR CHANGES TO WOODLANDS (Approved 4.5.2011)**

- 1) Any request for changes to the woodland behind a RSW property must be submitted in writing to the Board at [rswboard@gmail.com](mailto:rswboard@gmail.com) and be accompanied by a detailed action plan.
- 2) Work cannot begin until written Board approval is received.
- 3) ALL residents who live adjacent to the affected area must approve the plan. This approval must be in writing and submitted with the plan.
- 4) If the changes are to be made for aesthetic reasons, then the requester must incur the cost for all the work. The Board will only consider using RSW Association funds to correct a safety hazard.
- 5) The requester may be required to place monies in escrow for a defined period of time to ensure that the work does not cause soil erosion, water run-off problems, and/or adversely affect the integrity of the perimeter wall.
- 6) In some instances, it may be necessary for the Board to consult with a certified arborist to ascertain the effect of the work on the ecology of the area; in such instances, the requester will have to incur this expense, which is likely to be in the \$100-\$200 range.

### **PARKING REGULATIONS FOR RESERVE AT SPRINGTON WOODS (Adopted 2.16.2009)**

Residents, or Unit Owners, of the Reserve at Springton Woods must park their vehicle in their garage or driveway at all times of the day or night, i.e., they are prohibited from parking on a RSW street at all times.

Street parking during daylight hours is limited to non-resident guests and invitees of the Resident.

**Overnight street parking is strictly prohibited for Residents and guests, alike.** In the event of a short-term situation, which makes it impossible to utilize the Resident's driveway or garage, it is the responsibility of the Resident to seek permission for overnight street parking from the Board by emailing [rswboard@gmail.com](mailto:rswboard@gmail.com). Examples of an extenuating circumstance are driveway resealing, construction work, or a large contingent of short-term guests.

**On-street parking by guests is not allowed on the side of the street where the NO PARKING signs are posted.** Please advise your guests to park accordingly.

**Penalties for parking on the street are as follows:**

First-time offenders will receive a reminder email from the Board about the policy. Second-time offenders will receive a letter, which outlines the Board's policy: the imposition of a **\$50.00 fine** for the

first offense, a **\$150.00 fine** for each subsequent offense and potentially, the **towing** of the vehicle at the owner's expense. Should the violator fail to pay the fine within twenty days of notice, the Board will reserve the right to impose a lien on said property.

**Residents are also reminded that, according to the Covenants of the Association:**

"No commercial vehicles shall be permitted to be parked on any Lot or adjoining roadway other than on a temporary basis.

Except in garages, overnight parking of recreational vehicles, trucks larger than pick-up trucks, commercial vans, boats, motorcycles, trailers and any and all similar vehicles shall be prohibited on or about any Lot or adjoining roadway or parking areas."

(Amendment 1, #22 and #23)

**REGULATIONS FOR INSTALLATION OF HOLIDAY LIGHTING (November 2018)**

All lights and decorations placed on residents' lawns, trees and exteriors of homes are to be put up no earlier than December 1. All lights and decorations, except for greenery, must be taken down by January 15.

**REGULATIONS FOR INSTALLATION OF GENERATORS AND AC UNITS:**

1. Generators and new AC units, **MUST** be placed on the same side of the house as the original air conditioning unit and must be fully on the homeowner's property. No units can be placed on common area.
2. Plans must be submitted to the Board **AND** Edgmont Township for approval.
3. If a homeowner places a generator or AC unit anywhere else on the property, the homeowner will be required to move the unit. Failure to do so within 60 days will result in a fine of \$500 per month thereafter until the unit is moved. (Approved Sept. 2023)

Feel Free to contact the Board at [rswwboard@gmail.com](mailto:rswwboard@gmail.com) if you have any further questions.

**REGULATIONS FOR INSTALLATION OF OUTDOOR LIGHTING (Approved 1.15.2018)**

The Board APPROVED the following guidelines for any outdoor lighting installations with the understanding that all outdoor lighting installations must be submitted to the ALC for review and to the Board for final approval:

1. Only incandescent color, LED bulbs with wattage of 7 watts or less may be used for illumination.
2. Lights may only be installed in landscaped beds and tree rings and must use at least a 50% shield to reduce horizontal light pollution.
3. No installation of lights along the driveway is allowed.



## **REGULATIONS FOR USE OF TEMPORARY BUILDING STRUCTURES (Approved 5.1.2018)**

Article VIII in the RSW Covenants states that a plan must be submitted to and approved by the Board before a POD can be placed on a property.

Based on articles from the Covenants, but recognizing that sometimes there is a legitimate need to have a POD placed on a property and a Dumpster placed on a RSW roadway, the Board has approved the following regulations:

1. A Plan must be submitted to the Board of Directors for any construction activity that requires the placement of a temporary storage and/or debris receptacle on a RSW property. The plan must describe the nature of the work; the duration of the project and estimated cost of the project; the size, number and placement location of storage units and/or trash receptacles; and, purpose and justification for the use of the temporary structure or trash receptacle. Within thirty (30) days of the receipt of said plan, the Board of Directors will review and approve or reject it.
2. The property owner will keep the construction site clear of debris and trash at all times.
3. The trash cans must be placed inside the garage at the property.
4. The trash receptacle, e.g., a Dumpster, will be covered, so that debris cannot be dispersed during inclement weather and the contents of the receptacle cannot be reached by children.
5. If placed on a RSW roadway, a trash receptacle cannot interfere with the normal passage of vehicular traffic on the roadway and cannot be an impediment to the passage of emergency response vehicles. The property owner will be solely responsible for any damages, whether to property or person, caused by the placement of the trash receptacle on a RSW roadway.