

THE VILLAGE GRANDE AT CAMELOT HOMEOWNERS ASSOC., INC.,  
C/O MAMCO, Inc.  
P.O. Box 415  
Mantua, NJ 08051  
(856)415-9777

**ACC APPLICATION -REQUEST FOR APPROVAL OF EXTERIOR IMPROVEMENT**

Homeowner (Print): \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Housemodel: \_\_\_\_\_ Elevation/Roofline: \_\_\_\_\_  
Siding Color: \_\_\_\_\_ Door color: \_\_\_\_\_

**INSTRUCTIONS**

**Please submit one application per improvement for example if you are going to install landscaping and a storm door we would want two applications submitted.**

Proper completion of this application will expedite processing. Incomplete applications will be returned without approval; therefore, it is suggested you review your documents before filling out application.

**Application MUST be accompanied by a copy of the FINAL SURVEY** (issued to each homeowner at the time of settlement) showing location and dimensions of proposed improvements to scale. Please attach additional sketches/pictures when necessary.

The application must be signed by homeowner in the space below and under liabilities on the reverse side. Work **MUST BEGIN** within six (6) months of approval. If work is not started within six (6) months, the approved application will be null and void. **Township approval is required for all construction. Prior ACC approval is necessary before submission to Township. All outside improvements/modification/changes require ACC approval.**

**DESCRIPTION OF IMPROVEMENT**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**I request approval of the ACC Committee to undertake the above improvement to my property at the address shown above in THE VILLAGE GRANDE AT CAMELOT HOMEOWNERS ASSOCIATION.**

Homeowner's Signature \_\_\_\_\_ Date \_\_\_\_\_

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**THIS SPACE FOR USE BY THE OFFICE AND THE ACC ONLY**

Date application received: \_\_\_\_\_ Application is "Approved": \_\_\_\_\_

Date of first review by ACC: \_\_\_\_\_ Application is "Not Approved": \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Chairman, ACC Committee

Completion Inspection Date: \_\_\_\_\_ Completion Inspected By: \_\_\_\_\_

Homeowner please sign the back

Homeowner please read information on the back  
**(OVER)** Revised 3/1/04

**Liabilities:**

ACC approval of a project is valid to the extent that such project complies with Architectural guidelines. It does not relieve the homeowner of responsibility for maintaining the original drainage pattern required by Township and delivered to the homeowner by the builder.

Before undertaking improvements, the homeowner and/or his contractor should ascertain that the improvement will not interfere with proper drainage of the property. Any deviation of existing drainage and/or drainage to common property due to changes listed in the homeowner's application that effect drainage must be repaired at the expense of the homeowner. The homeowner assumes all responsibility for any adverse effect on drainage caused by improvements and will not hold the builder, The Village Grande at Camelot Homeowners Association, Management or the Architectural Control Committee responsible. ACC approval of any improvement shall not relieve or indemnify the homeowner of or from any liability of any kind. This is in accordance with and does not replace the agreement signed by each homeowner at time of settlement, which reads:

I/we, the buyer/buyers of the above-referenced property, do hereby acknowledge that any exterior improvements to my/our property such as, but not limited to, patios, landscaping, and additions must comply with The Village Grande at Camelot Homeowners Association Architectural guidelines and approvals, as well as any necessary Township requirements regarding same prior to the work being started. Furthermore, any of these improvements must not affect the engineering design relating to but not limited to drainage on my/our property or any neighboring property. If any of the above-stated requirements are not adhered to, I/we, the buyer/buyers, shall take full responsibility to remedy any such condition as is determined by The Village Grande at Camelot Homeowners Association and or Elk Township.

Agreed to by: \_\_\_\_\_ Date: \_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Address  
\_\_\_\_\_

## **ACC Instructions**

The purpose of the Architectural Control Committee is to regulate the external design, appearance, and maintenance of the properties and of improvements thereto in such a manner as to preserve and enhance property values and to maintain a harmonious relationship among structures and natural surroundings.

### **Information needed when submitting ACC application One application per improvement**

- Awnings**.....plot plan with location, siding color, door color, sample of fabric and size
- Screen door**.....picture of door, color and style (full view, no external grillwork ornamentation)
- Landscaping**.....plot plan with location, size of beds, type of trees and shrubs and size of trees
- Patios** .....plot plan with location, size, type of materials used and color (picture of stones)
- Antennae/Satellites**.....plot plan with location, size of dish/pole
- Garage door lights**.... picture of lights, color and size
- Fences**.....plot plan with location, size, color and style picture of fence
- Sheds**.....plot plan with location, size, color, material picture if available

When submitting ACC application please make sure you have all the information requested and that you have signed the front and back of the application. Proper completion of this application will expedite processing. Incomplete applications will be returned without approval; therefore, it is suggested you review your documents before filling out application. All ACC applications need to be sent to the Mamco office (Po Box 415 Mantua, NJ 08051).

**If you have any questions or you need help filling out your application please call Mamco at  
856-415-9777 x 207**

## **VILLAGE GRANDE AT CAMELOT EXTERIOR IMPROVEMENT GUIDELINES**

### **GENERAL**

- (1) All structural or landscaping improvements must not infringe upon any wetland buffer areas or easements and meet the zoning and set back requirements of Glassboro Township. They must also be constructed to meet the building code of New Jersey and be properly permitted through Glassboro Township.

### **STRUCTURAL ADDITIONS**

- (2) All structural additions must be architecturally compatible with the existing home and the surrounding community.
- (3) A detailed plan must be submitted showing both the plan view and three elevation views of the addition.
- (4) Storm doors shall be full view aluminum; their color shall coordinate with the exterior colors of the door or door frame.

### **LANDSCAPING ADDITIONS**

- (1) All requests for landscaping improvements must be submitted showing a plan of the property and detailing the requested improvements. The plan must show the dimensions of the planting beds, the location and specific species of plant material, the expected height of the proposed plant when they reach maturity, and the location, size and illustration of any railings, trellises of other hard-scape materials. IF YOUR PLAN REQUIRES THE MOVING OF ANY IRRIGATION HEADS OR ANY ADJUSTMENTS TO THE SYSTEM, YOU MUST CONTACT LIPINSKI TO DO THE WORK. YOU WILL VOID THE WARRANTY IF ANYONE OTHER THAN LIPINSKI WORKS ON THE IRRIGATION SYSTEM.
- (2) Landscaping improvements are not permitted to change the grade of the property.
- (3) All landscaping improvements must be installed in such a way as to not interfere with the lawn maintenance operation.
- (4) All landscaping improvements must be maintained in good condition, with beds routinely edged and mulched, plant material pruned, and dead plants expeditiously removed and replaced. Keep in mind the irrigation system was design to water the lawn only. It not designed to water all garden beds.
- (5) No more than two (2) trees may be in the front of each home. No more than two (2) trees may be planted in the rear of each home. No trees may be fruit bearing nor exceed 20 feet at maturity.
- (6) No fences of any kind are permitted. This includes any plantings that in effect would create a hedge-like barrier.

- (7) Patios or decks may be buffered with landscaping beds. However, these should be no deeper than three feet (3') from any edge of the patio except for the corners where a radius of four feet (4') from the corner is permitted. All landscaping beds surrounding a patio or deck must be contiguous with the patio and deck. No isolated lawn area requiring maintenance is permitted.
- (8) Patios, decks and stoops are not to be used for general storage. No trashcans or containers are permitted to be permanently located on patios or stoops.
- (9) Hoses must be neatly stored (i.e., coiled after use or on a hose holder) within two feet (2') of the rear or side of the home. No hoses shall be permitted to be stored in the front of the home.
- (10) Patios and decks are not to exceed 200 sq. feet with a maximum dimension of 10 X 20.

#### DECORATIVE ADDITIONS & LIGHTING

- (1) Exterior lighting must be placed within landscaping beds. Lighting is not to be placed in the lawn area or in such a way as to interfere with lawn mowing or snow removal services. All lighting should be low voltage and directed towards the ground. Height is limited to 18". Landscape lights are prohibited in the rear yard.
- (2) All decorative additions must be maintained in good "new-like" condition. Broken, peeling, leaning decorative additions should be repaired, replaced or discarded.
- (3) Each home is permitted to display 1 wind chime of no more than 12" in height and within 5' of an exterior wall of the home. Chime must be placed in a planting bed, a deck or patio. Nonetheless, should the wind chime become a nuisance to neighbors, it must be immediately removed upon direction from the Homeowners Association.
- (4) Each home is permitted to display 1 bird feeder of the type that attracts small birds such as humming birds or finches. These feeders must be placed in the rear yard only and within eight feet (8') of the rear wall of the home. Feeders must be placed in a planting bed, on the deck or patio. Nonetheless, should the bird feeder become a nuisance to neighbors it must be immediately removed upon direction from the Homeowners Association.
- (5) Only four lawn or garden ornaments are permitted for each home. Ornaments may be in planting beds or front porch area and not to exceed 24" in height.
- (6) American Flags can be displayed but can not exceed three foot by 5 foot (3' x 5') in size. Flag must be mounted to the home and placed adjacent to the garage.

#### RETRACTABLE AWNINGS

- (1) Installation of an awning requires an Application for Exterior Change form be submitted.

- (2) Retractable, self-storing fabric awnings are permitted to be installed over the rear patio or deck areas. Color, size and quality of the awning must be pre-approved in writing by the Association. No awning can exceed 20 feet.

Solid color awnings may be earth tones. Stripes are permitted but they are limited to either a white or earth tone (preferably the siding color of the home requesting the modification) plus one color, those choices being black, burgundy, blue or green. These colors are the colors of the shutters and doors that are being offered by D. R. Horton.

## PAVERS

- (1) Pavers are allowed for the rear yard patios. Application for Exterior Change Form is required. Pavers may be multiple colors providing they are earth tones.

## **EXHIBIT A**

### **THE VILLAGE GRANDE AT CAMELOT HOMEOWNERS ASSOCIATION, INC.**

#### **RULES AND REGULATIONS**

1. Common Area shall be used only for the purpose they are intended.
2. No obstruction of the Common Elements, nor anything stored upon the Common Area, unless expressly agreed to in writing by the Board of Directors.
3. No portion of the Property shall be used or maintained for the dumping of rubbish or debris. The Board of Directors may designate a committee to police and patrol, and to ensure that this item, and item number 4 below, are enforced. Regular maintenance of the Property shall include the removal of litter, debris, etc.
4. No owner shall build, plant, or maintain any matter or thing upon in, over, or under the Common Area.
5. No storage of chemicals, etc. on the Property.
6. Each owner will be responsible for damage to the Common Area caused by the owner, their guests, etc.
7. No Signs, including without limitation real estate for sale signs or open house signs (other than those posted by the Developer for marketing purposes), shall be posted in the Community.
8. No owner shall chop or burn anything on the Property.
9. No hazardous, noxious or offensive activities shall be carried out on the Properties.

10. No trailer, boat, recreational vehicle or camper; commercial vehicle; or unregistered vehicle to be parked on the Property or on any Lot or driveway, unless a specific area for any such vehicles is established by the Board of Trustees, or unless it is in a garage.

11. Satellite Dishes. Under regulations adopted by the Federal Communications Commission ("FCC"), the Association may not ban the installation of satellite dishes, but the FCC regulations allow the Association to regulate the location of and to impose other restrictions concerning satellite dishes. The installation and maintenance of satellite dishes by Unit Owner(s) is thereby subject to the following restrictions:

- A. the dish may not be more than one (1) meter in diameter, however, if a smaller dish will achieve the same reception at a comparable cost, then the smaller dish must be installed;
- B. the dish must be installed on the floor surface, but in no event shall the dish be installed more than seven (7) feet above the floor surface;
- C. the dish must be installed at the point furthest away from any adjoining Unit's patio and in the rear of the Home unless a signal is not achievable in that location;
- D. the dish must be installed securely and by a professional installer;
- E. wiring for the dish shall be run into the Unit in the least destructive manner possible, and any penetration of the building shall be sealed so as to avoid any water infiltration into the building; and
- F. when the Unit Owner either moves or ceases to use the dish, it shall be removed and any damage done to the Common Elements or Limited Common Elements shall be repaired.

Prior to installation of the dish, Unit Owner(s) shall notify the Association, through the Managing Agent, of their intention to install a satellite dish and of the specifics of the installation. Prior approval of the Association is not required if the requirements set forth in this paragraph are followed. Prior Association approval is required if the Unit Owner intends to deviate from any of the

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requirements set forth above. The Association reserves the right to inspect a Unit Owner's installation of a satellite dish at any time in order to monitor compliance with the provisions of this paragraph.

12. There shall be no conversions of garage to living areas.
13. There shall be no obstruction of access to Common Area.
14. All Borough and Township ordinances must be observed.
15. No laundry lines or poles on any of the Properties.
16. The modification to the exterior of any Home or Lot, or the construction or installation of external structures such as hot tubs, fences decks, sheds or patios, require the prior approval of the Board of Trustees or the ACC.
17. No pools, fences or sheds of any kind shall be constructed or placed anywhere on the Lots or Homes.
18. No more than 2 dogs or cats in the aggregate shall be permitted in any Home. In no event shall outdoor shelters, pens or runs be permitted. All Owners, guests, invitees, agents and others shall accompany the pet or animal in their charge at all times, shall keep the pet on a leash when it is not on the Owner's Lot, and shall carry with them at such time devices necessary to remove the pet excrement, which removal shall be done immediately.
19. No weeds, vegetation, rubbish, debris, garbage or waste materials shall be placed or permitted to accumulate on any Lot which would be unsanitary, unsightly or offensive.

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**ARTICLE VIII**  
**RESTRICTIONS**

**Section 1. Restrictions on Use of Lots.** The following initial restrictions are imposed as a common scheme upon all Lots:

- (a) The Common Property shall be used only for the furnishing of the services and facilities for which they are reasonably intended and suited and which are incident to the use and occupancy of the Homes.
- (b) No Owner shall have the right to mortgage or encumber his Home, unless such mortgage or encumbrance is a Permitted Mortgage. No other mortgages or encumbrances shall be permitted without the prior written approval of the Board of Trustees.
- (c) No Home except those Homes utilized by the Developer as sales offices, administrative offices or models, shall be used for any purpose other than as a private residence. Except for construction, sales, marketing and repair or replacement of Homes, no business, trade, profession or occupation shall be conducted in any Home, nor elsewhere on the Property. In spite of anything to the contrary in this subsection, the Homes may be utilized for business, trade, professional or occupational purposes provided such use complies with zoning and any other applicable municipal ordinances and is undertaken with the prior written consent of the Board of Trustees. The Board shall have the authority to

adopt such rules and regulations governing the conduct of a business, trade, profession or occupation within a Home including, but not limited to, such regulations which may be necessary to govern vehicular and pedestrian traffic, deliveries to the Home, and any other activities that result in interference with the use and enjoyment of any Home or the Property within the Community.

- (d) There shall be no obstruction of the Property, nor shall anything be stored in or upon the Property unless expressly permitted in writing in advance by the Board of Trustees of the Association.
- (e) No portion of the Property shall be used or maintained for the dumping of rubbish or debris. Trash, garbage and other waste shall be disposed of in containers as deemed appropriate by the Board of Trustees. Owners shall comply with any and all recycling regulations that are developed by the Board of Trustees and all recyclable material shall be disposed of in containers designated as deemed appropriate by the Board of Trustees.
- (f) No Owner or occupant shall build, plant or maintain any matter or thing upon, in, over or under the Property.
- (g) No Owner shall use or permit to be brought into or stored in any Home or in or upon the Property any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzene or other explosives or articles deemed hazardous to life, to limb or property without in each case obtaining written consent of the Board of Trustees.

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- (h) Every Owner shall be liable for any and all damage to the Property which shall be caused by said Owners, their respective family members, employees, servants, agents, tenants, visitors, licensees or household pets.
- (i) Nothing shall be done or stored in any Home or in or upon the Property which will increase the rates of insurance of any Home or for the Property or the contents thereof or which will result in the cancellation of insurance on any Home or the co
- (j) Nothing shall be done in or to any Home or on, in or to the Property which will impair the structural integrity of any Home or which will structurally change any Home. In addition, no Owner shall have the right to paint, decorate or otherwise change the appearance of the exterior of his Home, or any portion of the Property without the prior written consent of the Board of Trustees, which consent shall include provisions to ensure that adjacent homes are reasonably different in the appearance.
- (k) No Owner shall cause or permit any clotheslines, poles or clothes trees, clothes, sheets, blankets or laundry of any kind or other articles to be hung or displayed on the outside of windows or placed on the outside windowsills, walls, patio, deck or balconies of any Home, or other outside area of the Property.
- (l) No noxious, offensive or unlawful activity shall be carried on, in or upon the Property or in any Home nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance

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- (l) No noxious, offensive or unlawful activity shall be carried on, in or upon the Property or in any Home nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance

to the other Owners within the Property. All laws, zoning ordinances and regulations of all governmental bodies having jurisdiction over the Property shall be observed.

- (m) Each Owner shall keep his Home in a good state of preservation and cleanliness.
- (n) No Owner shall install any floodlights on the exterior of a Home, patio or deck without prior written consent of the Board of Trustees.
- (o) No bird, animal or reptile of any kind shall be raised, bred or kept in any Home, except that dogs (other than trained attack or guard dogs) and cats not to exceed in the aggregate two per Home may be kept in Home, provided however they are not kept, bred or maintained for any commercial purposes, are housed within the Home and the Owner having such pet abides by all applicable Rules and Regulations. No outside pens, runs or yards shall be permitted.
- (p) No commercial vans or trucks, which shall be deemed to include any vehicle bearing commercial signs, lettering or equipment, may park overnight on the Common Property or any Lot, except within a garage, and no vehicles over 20 feet in length, boats, trailers, campers, recreation vehicles, mobile homes, motorcycles, motor scooters, or recreational vehicles may be parked on any part of the Property except (i) for vehicles servicing the Common Property itself or one of the Homes; (ii) except in areas designated or to be designated by the Developer; (iii) for those vehicles temporarily on the Property solely for purposes of loading or

unloading or servicing the Common Property itself or one of the Homes; and (iv) this restriction shall not apply to Developer, its employees, contractors and servants. The Board of Trustees, through the promulgation, adoption and publication of Rules and Regulations, may and is hereby empowered to further define those vehicles, which are prohibited from being on the Property.

- (q) No servicing or maintenance of any vehicle, boat or other item of personal property shall be performed anywhere on the Property, including driveways appurtenant to Homes.
- (r) Garage doors shall be kept closed at all times when a vehicle(s) or person(s) is not entering or leaving the garage.
- (s) Draperies, blinds or curtains must be installed by each Owner on all windows of his Home and must be maintained in said windows at all times.
- (t) No sign or signs shall be placed on any part of the Property advertising the Property for sale, rent or lease, or for any other purposes whatsoever except as provided in this Declaration. No sign of any type visible from the exterior of a Home shall be placed on the window surface of any Home, except by the Developer for marketing purposes during the ordinary course of business.
- (u) In order to provide an orderly procedure in the case of title transfers, and to assist in the maintenance of a current, up to date roster of Owners, each Owner shall give the Secretary of the Association timely notice of his

intent to list his Home for sale, and upon closing of title shall forthwith notify such Secretary of the names and home addresses of the purchasers.

- (v) No bicycles, baby carriages, wagons or similar non-motorized vehicles or toys, nor mopeds, motorcycles or similar motorized vehicles shall be parked or otherwise left unattended in the Property, except that a licensed motorcycle may be parked in any marked parking space.
- (w) No Owner or tenant thereof shall erect or maintain an exterior antenna on any Home within the Property unless it is permitted by the Board of Trustees. Satellite dishes are allowed, subject to Board approval, if they are no larger than one meter in diameter and located in a location that will not interfere with the enjoyment of adjoining owners.
- (x) No vehicles shall be parked adjacent to or in any location which impedes access to any mailbox.
- (y) No pools, fences or sheds of any kind shall be constructed or placed anywhere on the Lots or Homes.
- (z) An Owner may add planting beds, shrubs, and trees with the submission of a landscape plan to and approval by the Board; however, the planting of annuals shall not require the approval of the Board. The Owner of the Home shall be responsible for the maintenance of any approved plantings. No Owner shall remove any planting installed by the Developer within the Common Property. The planting of fruits and vegetables is



prohibited. The installation, maintenance and removal of permitted plantings shall be subject to the rules and regulations of the Association.

- (aa) No planting beds, shrubs, trees or other landscaping shall be installed that interferes with or has the potential to interfere with sight triangles, walkways, sidewalks, driveways, parking areas, or utilities.
- (bb) The Home and the Common Property shall be subject to all applicable federal, state and municipal laws, statutes, regulations and ordinances.
- (cc) Portions of the Property contain freshwater wetlands, wetland buffers and area designated as within stream encroachment lines. These portions of the Property are regulated by the New Jersey Department of Environmental Protection ("NJDEP") and shall not be disturbed, altered or impacted in any manner without the express written approval for NJDEP.

None of the restrictions contained herein shall be construed to prohibit the reasonable adaptation of any Home for use by any eligible person pursuant to any applicable State and/or Federal law establishing such rights for the physically challenged, disabled and/or handicapped.

Nothing shall be done to any Home or on or in the Property which will impair the structural integrity of any Home or which will structurally change any Home.

## **WHO IS RESPONSIBLE FOR DOING WHAT?**

There are three responsible parties in a homeowner's association:

1. The Homeowner
2. The Association
3. The Managing Agent

It's important to understand the responsibilities of all, particularly as they apply to maintenance.

**Please refer to: Declaration of Restrictive and Protective Covenants, Easements, Conditions, Charges & Liens, Article VII, Beginning on page 32 of your Public Offerings Statement.**

**The following is a condensed version and may not contain all information.**

## **YOUR RESPONSIBILITIES AS A HOMEOWNER**

The Owner shall be responsible for maintenance and repairs of all improvements, including the Home located on the Owner's Lot, structural or otherwise, including, but not limited to, exterior and interior walls, foundation, roofs, fences, equipment, appliances, mechanical and other systems, fireplace and chimney, front and rear yards (excluding lawn area), front service walks, driveways and painting.

## **THE ASSOCIATION'S RESPONSIBILITY**

Your Association is responsible for maintenance and upkeep of all common areas throughout the development. It is responsible for conducting the Association's business in general. Finally, it is responsible for administration of the By-Laws of the Association and any regulations established by the Association.

In practice, these responsibilities are borne by the Board of Trustees, supported by committees elected or appointed to advise the Board on particular aspects of the operation.

## **BOARD OF TRUSTEES**

The Association is governed by a three-member Board of Trustees. According to the Master Deed/DCR'S and By-Laws, the Board is responsible for the administration and management of the property, including but not limited to: operation and maintenance of

the common areas owned by the Association, collection of the dues, creation and enforcement of rules for the good of the community and its property, enforcement of the Declaration of Covenants, By-Laws and Regulations, entering into contracts to provide for the necessary services required, hiring of employees, keeping adequate books and records.

Trustees serve on the board without compensation and meet on a quarterly basis. General business is conducted and members of the Board of Trustees are elected at the Annual General Membership meeting. All meetings are open to the residents and attendance is welcome. Meetings are held at local halls or the township buildings when available. Please contact the management office for the current meeting schedule.

The Board of Trustees may establish various committees to assist in the conduct of its business, including the Social Committee, Welcome Committee and Trip Committee. Each committee is made up of interested resident volunteers.

### **RESPONSIBILITIES OF THE MANAGING AGENT**

Routine operations are usually delegated to a professional management agent retained by the Board on behalf of the Association within already established guidelines. The Managing Agent is accountable to the Board of Trustees.

The Association retains a management company to carry out the day-to-day operations. Their responsibilities include supervising the personnel required for all building operations, bookkeeping, monitoring adherence to regulations, making site inspections, reporting violations or problems with the protective covenants to the Board, and carrying out other duties as instructed by the Board of Trustees.

They respond to all telephone calls or correspondence relating to such items as work orders, account inquiries, and informational requests. Their financial management services assure control and overall fiscal integrity.

All deposits that are made for the monthly assessments & move in fees are deposited into the association's bank account in the association's name. Funds are expensed from this account to various vendors to run the day to day operations. The budget is a guide for what the Board & Management thinks it will take to run the association for that calendar year. Any money that is not spent in that calendar year will be addressed at the following year's budget meeting as per the IRS Revenue Ruling 70-604 and the Association documents.

The Village Grande at Camelot  
2009 Approved Budget  
Based on 125 Homes

Account no.	Description	2009 APPROVED BUDGET
4630-000	Resident Assessment	225,000.25
5500-020	Committee Income- Social	0.00
5645-000	Late Fees	0.00
5655-000	Non-Refundable Move In fee	0.00
5700-000	Developer Maintenance Bonded Improvements (as necessary)	44,510.00
5730-000	Legal Fees Collected	0.00
5750-000	Operating Interest	0.00
<b>TOTAL INCOME</b>		<b>\$269,510.25</b>
<b>Operating Expenses:</b>		
<b>Common Area Expenses:</b>		
6210010	Manager Payroll	0.00
6241020	Payroll Taxes	0.00
6251010	Electric/Lighting-CA	10,000.00
6251020	Electric-Irrigation CA	3,000.00
6251060	Water-CA	48,000.00
6253150	Lake/Pond Maintenance aerators	2,200.00
6253176	Miscellaneous Maintenance Repairs	2,200.00
6253230	Porter/Grounds Person	0.00
6255020	Landscaping Contract-CA	21,830.00
6255040	Lawn Sprinkler/Irrigation repairs CA	3,000.00
6255060	Snow Removal Contract-CA	0.00
6256050	Fire Sprinkler system CA	425.00
6300010	Electric-CH	7,500.00
6300020	Gas-CH	5,000.00
6300030	Water CH	1,875.00
6300040	Sewer-CH	150.00
6300050	Trash Removal-CH	525.00
6300060	Cable-CH	625.00
6320120	Cleaning-Custodial/Janitorial contract	5,000.00
6320200	Exterminator & Pest control -CH	375.00
6320320	HVAC contract-CH	375.00
6340020	Landscaping Contract CH	7,500.00
6340060	Snow Removal Contract-CH	3,750.00
6350010	Alarms & Monitoring - CH	375.00
6380020	Landscaping Contract SF	64,000.00
6380060	Snow Removal Contract SF	20,000.00
6470300	Exercise Equipment Service Agreement	750.00
6470450	Pool & Spa contract	3,000.00
6470510	Pool & Spa - Repairs	500.00
6470800	Tennis Court Repairs & Maint.	300.00
6520100	Accounting Service/Audit	1,300.00
6520169	CAI Expenses	250.00
6520270	Legal Counsel Fees	1,250.00
6520300	Office Supplies	2,000.00
6520320	Postage	1,500.00
6520330	Printing,Copying, Fax	1,500.00
6520400	Telephone- CH	480.00
6530100	Management Fee Contract	15,000.00
6610000	Property Insurance	10,000.00
6640000	Other Insurance	2,500.00
7650100	Operating Contingency	2,304.00
8000100	Reserve Additions Capital Reserves	12,500.00
8100100	Deferred Maintenance Other	6,671.25
<b>TOTAL EXPENSES</b>		<b>\$269,510.25</b>

<b>TOTAL INCOME/EXPENSE</b>		<b>\$0.00</b>
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MONTHLY ASSESSMENT FEE

\$ 150.00