



OVERVIEW

MT LAUREL RULES AND REGULATIONS

The Mt Laurel Covenants, Codes and Restrictions (CCRs) protect the value of our homes and community by preserving the town’s character and promoting the quiet enjoyment of our unique neighborhood. This overview provides a guide to some of the most common areas of concern. The complete CCRs, including the Rules and Regulations, the Design Code, and the Landscape Regulations can be found at www.mtlaurelneighborhood.com.

THE MT LAUREL LOOK

The Mt Laurel Design Code and the Landscape Regulations apply to existing homes and yards to help preserve the character of Mt Laurel and maintain “the Mt Laurel Look.” These documents set standards for maintaining property in an “attractive and safe condition.” The Design Review Board (DRB) is in place to administer these requirements.

EXTERIOR APPEARANCE OF THE HOME

A homeowner must obtain DRB approval before beginning any work that alters the exterior appearance of the home.

DRB approval is required prior to beginning any maintenance work or improvement that alters the exterior appearance of an existing home. Even if exterior finishes are replaced with matching products, DRB review is advisable because the existing products may not comply. Examples include the following:

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| EXTERIOR PAINTING | NEW DOORS AND WINDOWS | AWNINGS OR SUNSCREENS | ANTENNAS OR SATELLITE DISH |
| REROOFING | REPLACEMENT SIDING | ADDITIONAL HVAC EQPT. | WINDOW AIR CONDITIONERS PROHIBITED |
| ADDITIONS OF ANY SORT | REPLACEMENT TRIM, RAILINGS | GENERATORS | ANY OTHER EXTERIOR ALTERATION |

YARDS: FRONT, SIDE AND BACK

DRB approval is required for any work that substantially alters the appearance of an existing yard: front, side, or back.

TREES DRB approval must be secured prior cutting any tree with a trunk diameter of two inches or more.

FRONT AND SIDE YARDS must be landscaped and maintained in a loose, natural style using only native trees and other plant materials listed in the Landscape Regulations. Examples of alterations that are acceptable in front and side yards with prior approval from the DRB:

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| SIGNIFICANT RE-GRADING, REPLANTING, OR RE-LANDSCAPING | NEW OR REPLACEMENT FENCES AND GATES |
| ALTERATIONS/ADDITION OF STONE WALLS OR RAISED PLANTERS | ALTERATIONS/ADDITION OF WALKWAYS, STAIRS, HARDSCAPES |

REAR YARDS requirements are less restrictive and certain non-native plants listed in the Landscape Regulations may be used. When properly screened from street views, the following types of work may be acceptable in rear yards only. Prior approval from the DRB is always required.

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| SWIMMING POOL, HOT TUBS, FOUNTAINS | PATIOS & DECKS WITH OUTDOOR FURNISHINGS |
| TURF GRASSES | OUTDOOR KITCHENS, BBQ GRILLS, FIRE PITS |
| VEGETABLE AND HERB GARDENS | DOG HOUSES AND DOG RUNS |
| PLAY EQUIPMENT | YARD ORNAMENTS, BIRD BATHS, SCULPTURE |

CONTAINER PLANTINGS Non-native plants are acceptable in front or rear yards when planted in a loose, natural style, and only when confined to pots or raised planters.

INVASIVE PLANTS listed in the Landscape Regulations are prohibited anywhere and must be removed.

YARD SIGNS/SEASONAL DISPLAYS Yard signs of all types are prohibited. American flags are acceptable. Spirit banners may only be displayed during game weekends. Seasonal holiday decorations may be displayed for a maximum of 30 days after the holiday.

EXTERIOR LIGHTING No exterior flood lighting of structures or landscaping is permitted. String lights are permitted only in rear and side yards. Residents are encouraged to turn off string lights when outdoor spaces are not in use.

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MT LAUREL STREETS, COMMON AREAS, AMENITIES RESPECT FOR NEIGHBORS

The Mt Laurel Rules and Regulations have provisions on how residents use the common areas and interact respectfully with their neighbors. This Overview highlights some of the most common areas of concern. The complete Rules and Regulations can be found at www.mtlaurelneighborhood.com.

SPEED LIMIT AND PARKING

SPEED LIMIT The speed limit in Mt Laurel is 15 MPH. Residents must observe the traffic laws as well as other government regulations. Golf carts may be operated in Mt Laurel by drivers 14 years or older.

ON-STREET PARKING On-street parking is permitted except where prohibited by yellow "No Parking Fire Lane" pavement markings. There are no assigned on-street parking spaces. Recreational vehicles, boats, trailers, machinery and inoperable vehicles may not be parked on the street and must be stored in an enclosed garage. Overnight parking for golf carts must be in a garage or rear yard.

MT LAUREL VEHICLE DECALS Residents' autos, light trucks, and golf carts must display a Mt Laurel decal issued by the Mt Laurel Neighborhood Association (MLNA). Contact the property manager to obtain a decal. *Off-road three and four wheelers, dirt bikes and go-carts are prohibited.*

PETS IN THE NEIGHBORHOOD

Residents are limited to a maximum of three dogs or cats. Dogs must be kept on a leash and may not roam freely. Poop must be scooped. Dogs must not be allowed to make an unreasonable amount of noise.

NUISANCES: TRASH AND DEBRIS, NOISE

Yard or construction debris must not be allowed to accumulate. Noise (music, etc.) may not be audible outside of homes between 10 PM and 9 AM. Noise-producing yard and construction equipment may not be operated before 8 AM.

MT LAUREL'S LOCKED AMENITIES

Mt Laurel's locked amenities are for the exclusive use of residents and their guests. All others, including guests not accompanied by a resident, may be asked to leave. A copy of a rental lease must be filed with MLNA in order for a renter to use the amenities.

SPOONWOOD LAKE, SWIMMING POOL, RACQUET COURTS, BASKETBALL COURTS, AND DOG PARK may only be accessed using a key issued by the MLNA. Residents must follow the rules posted at each amenity. Spoonwood Lake is open from dawn until dark and the pool from 8 AM until 8 PM. Lifeguards are not provided, so residents swim at their own risk. Lake users under 14 and pool users under 12 years must be accompanied by an adult. Boats at the lake must display a MLNA decal, which can be obtained from the property manager.

NOTES ON COMPLIANCE

Mt Laurel Town Management conducts regular inspections to check for compliance with the CCRs. Homeowners will be notified of any violation in writing and asked to correct the problem. Shelby County Sheriff's deputies conduct patrols to monitor the common areas and amenities during certain periods. Residents with questions or concerns should contact the property manager, Sherry Hill, at mtlaurel@nhmllc.org or call 205-877-9480.