

SUPPLEMENTARY ARCHITECTURAL REGULATIONS

March 22, 2023

1. FIREPLACES and FREE-STANDING WOOD STOVES – are permitted and require prior approval. They must be installed following the manufacturer’s specifications and the rules and laws of Monroe Township. The manufacturer’s specifications and installation recommendations must be submitted with the application for installation. A copy of the Monroe Township permit must also be submitted with the application
 - a. The chimney portion of a fireplace extending above the roof is to have a masonry enclosure compatible in color with the unit’s exterior.
 - b. The chimney of the free-standing wood stove is to vent through the roof. There are to be no bends in the chimney.
2. AIR CONDITIONER / HEAT PUMP COMPONENTS
 - a. Before any work is done in the back of the unit, the curb box must be physically located and shown on the plans with dimensions.
 - a. **The curb box must remain permanently accessible and be at least 2 feet from the air conditioner condenser pad.**
 - b. An air conditioner condenser replacement must be installed on a single, level concrete pad or fire rated composite pad. A wood base is not permitted.
 - c. The air conditioner condenser, usually in the rear of a residence, may be moved to the side of the house as long as it does not block a window or interfere with any neighboring unit; full approval by the Architectural & Landscaping Review Committee, Section and the CCA Board is required including notice to neighbors.
 - d. Auxiliary air conditioner units and heat pumps are to be installed as close to the original equipment as possible.
 - e. Contractors may not cut support beams in the attic when installing new equipment.
3. ROOF VENTILATING FAN – may be installed with prior approval.
4. OUTDOOR ANTENNAS – Antennas used for radio, television, cellular or other signals are prohibited. (For dishes see “Satellite Dish Installation Regulations”.)
5. RAILINGS – are not permitted, except when installed on a rear open patio.
6. RAMP – An ADA approved temporary portable ramp can be installed at the entrance of a unit. Permanent ramps are prohibited.
7. SIDING – must match as closely as possible and be an extension of the existing structure or unit and requires Section approval. Should your unit have wood siding, the siding may be covered with vinyl or aluminum siding.
8. SHUTTERS – are permitted. The colors must coordinate with the unit and be approved by the Section.
9. SHEDS – In Cambridge models only, a storage shed is permitted to be placed in the fenced in patio area provided it is mobile, free-standing, does not project above the top of the existing fence, and is not readily visible from the exterior. No electrical work and no storage of propane tanks will be permitted in the shed.
10. ADDITIONAL EXTERIOR LIGHT – may be installed with Section approval and a Monroe Township Permit provided it does not impede upon your neighbor.