

DEL WEBB FLORHAM PARK HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL MODIFICATION FORM

Dear Board Members:

In accordance with the Declaration document of Del Webb Florham Park Homeowners Association, Inc., I/we hereby apply for permission to make the following alterations to the premises.

Nature of Modification: _____

Owner's Name: _____

Owners' Address: _____

Owners' Phone: _____

Owners' Email: _____

NOTE: Modifications are subject to existing and future Resolutions adopted by the Board.

Date: _____

Signatures of all owners required: _____

NOTE: Attach appropriate sketches or drawings, and description of work to be done. Indicate materials to be used, color and other pertinent information, including name and telephone number of contractor. Please include a copy of the contractor's Certificate of Insurance naming the homeowner and Homeowner Association as additionally insured. You will also be required to submit a Certificate of Insurance for the homeowner as well. All modifications and any damages caused by the modification becomes the homeowner's responsibility.

ARC Approved: _____ Disapproved: _____ Date: _____

BOD Approved: _____ Disapproved: _____ Date: _____

Control Number: _____

APPENDIX A8



DEL WEBB FLORHAM PARK HOMEOWNERS ASSOCIATION, INC.

Landscaping Maintenance Agreement

This agreement must be submitted with any single family or townhome landscaping modification request.

I/We, the undersigned owner(s) of the property, which is subject of this application hereby, agree, consent, and certify to the following:

1. All trees and tree-shrubs will not exceed 6 feet at initial planting.
2. All trees will be maintained at a height not to exceed 10 feet.
3. All trees and tree-shrubs must be planted at least 8 feet apart.
4. All trees, tree-shrubs and shrubs must be maintained so as not to form a hedge or privacy barrier.

If I/we are townhome owners who have added landscaping to the adjoining common area, I/we further agree to the following:

- In the event that the townhome is sold, I/we will either have the new owners assume ownership of the common area landscaping and sign a new Landscape Maintenance Agreement OR remove all our common area landscaping ourselves and restore the property to the original condition.

Owner's Name: _____

Owners' Address: _____

Owners' Phone: _____

Owners' Email: _____

Date: _____

Signatures of all owners required:

ARC Planting Guidelines for Project Shrub

1. All townhome owners participating in Project Shrub must submit an ARC request and receive approval before any planting can begin.
2. Concorde Land Care is the sole landscape vendor authorized to participate in Project Shrub.
3. Payment should be made directly to Concorde Land Care in accordance with their requirements upon ARC approval.
4. All plant specimens should be selected from the pre-approved list. (See Attached)
5. The townhome owner is responsible for all costs of material and labor. This includes any changes needed to move sprinkler heads or lines as well as the necessary ongoing care for plants not yet fully established.
6. For the first three years after the date of planting and only when properly cared for by the townhome owner, Concorde agrees to maintain periodic care for trees and shrubs which includes mulching, pruning and weeding for as long as they are employed to care for the HOA grounds.
7. After the 3-year period, it is the responsibility of the townhome owner for mulching and pruning of the area(s).
8. Trees are to be placed at least 8 feet apart and smaller shrubs are to be appropriately spaced.
9. A maximum of 5 trees and 6 shrubs is permissible.
10. The mature height of all plants is limited. For trees, a mature height cannot exceed 15 feet. For shrubs, a mature height cannot exceed 5 feet.
11. To maintain the harmony of our community, Concorde will offer 3 basic designs to be used as a guide by the townhome owner. The chosen design can be modified if mutually agreed to by the homeowner and Concorde Lawn Care.
12. Planting beds must be at least 5 feet from the patio or sunroom. This is to allow enough space for lawn mowers to mow the grass along the patio.

APPROVED PLANT LIST – PROJECT SHRUB (AUGUST 2025)

<u>Trees – 5 feet and over</u>	<u>Shrubs – up to 4 feet tall</u>
Arborvitae	Panicle Hydrangea
Dwarf Spruce (blue, white)	St. John's Wart
Red Bud	Dwarf Lilac
Holly – various varieties	Spirea
Dogwood	Viburnum
Japanese Maple	Rhododendron
Magnolia – various varieties	Azalea
Weeping Cherry	Boxwood
Cypress Gold Thread	Ilex
	Dwarf barberry