

Sturbridge Lakes Association

IMPORTANT NOTICE

December 22, 2021

Mr. Brian Smith & Ms. Donna Brown
14 Henley Lane
Voorhees, NJ 08043

Dear Mr. Brian Smith & Ms. Donna Brown:

The board has reviewed your appeal and has made the decision to allow the fence to remain. Please be aware having a fence in front of the home is a township violation and Voorhees Township could ask for the fence to be moved.

Sincerely,

Board of Trustees
Sturbridge Lakes Association
trustees@sturbridgelakes.com

Community Manager - Sharon Strange – Associa Mid Atlantic - Sharon.Strange@associa.us



14 Henley Lane
Voorhees, NJ 08043
December 13, 2021

To Whom It May Concern:

We would like to appeal the decision by the Architectural Committee with respect to the contingency placed on the approval permit # 2110. The submission and contingency appear as follows:

“Add any comments here In May our neighbor at 12 Henley took down his shrubs and ivy which had grown over and obscured the fence between our houses. This fence was rotted and unsafe. It was installed in 1979 when the house was built by the original owners of our home the Grisacks. The fence is designated on our survey, a picture of which is being submitted. After removal of the shrubs the fence was repaired between the length of our properties. The rest of the fence surrounding our property has not been repaired yet. Nothing in the dimensions, materials, footprint, etc has been changed. Just old wood replaced with new.

Work is now complete

Chairperson Comments: This application is contingent only upon the fence being moved so that it is no farther forward than the rear corners of the house. The fence needs to moved [sic] by January 7th.”

We purchased our home at 14 Henley Lane in March of 2002. The original owners the Grisacks purchased the home from Scarborough when it was built, via deed dated 2-26-1979. Phase 1 Section 2 of The Lakes of Kenilworth. Book 3622 pg 419 of the Camden County Clerk's Office.

At the time of purchase the developer Bob Scarborough was responsible for approving all decisions regarding fencing. The original bylaws in effect as recorded at the Camden County Clerk's office on 6-20-1978 were as follows regarding fencing:

“ARTICLE IV ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected, or maintained on any of the lots, nor shall any exterior addition to or change or alteration thereto be made until the plans and specifications showing the nature, kind, shape, height, materials, and locations of the same **shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Developer until all lots are sold to individual owners. At such time, the Board of Trustees of the Association, or an architectural committee composed of three (3) or more representatives appointed by the Board, shall assume this function.** In the event the Developer, and as hereinabove provided, said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.”

June 14, 1978 Book 3566 pg 306 of the Camden County Clerk’s Office.

This first amendment to the original Declaration was not until February 5, 1981, almost 2 years after the Grisacks purchased their home and installed said fence.

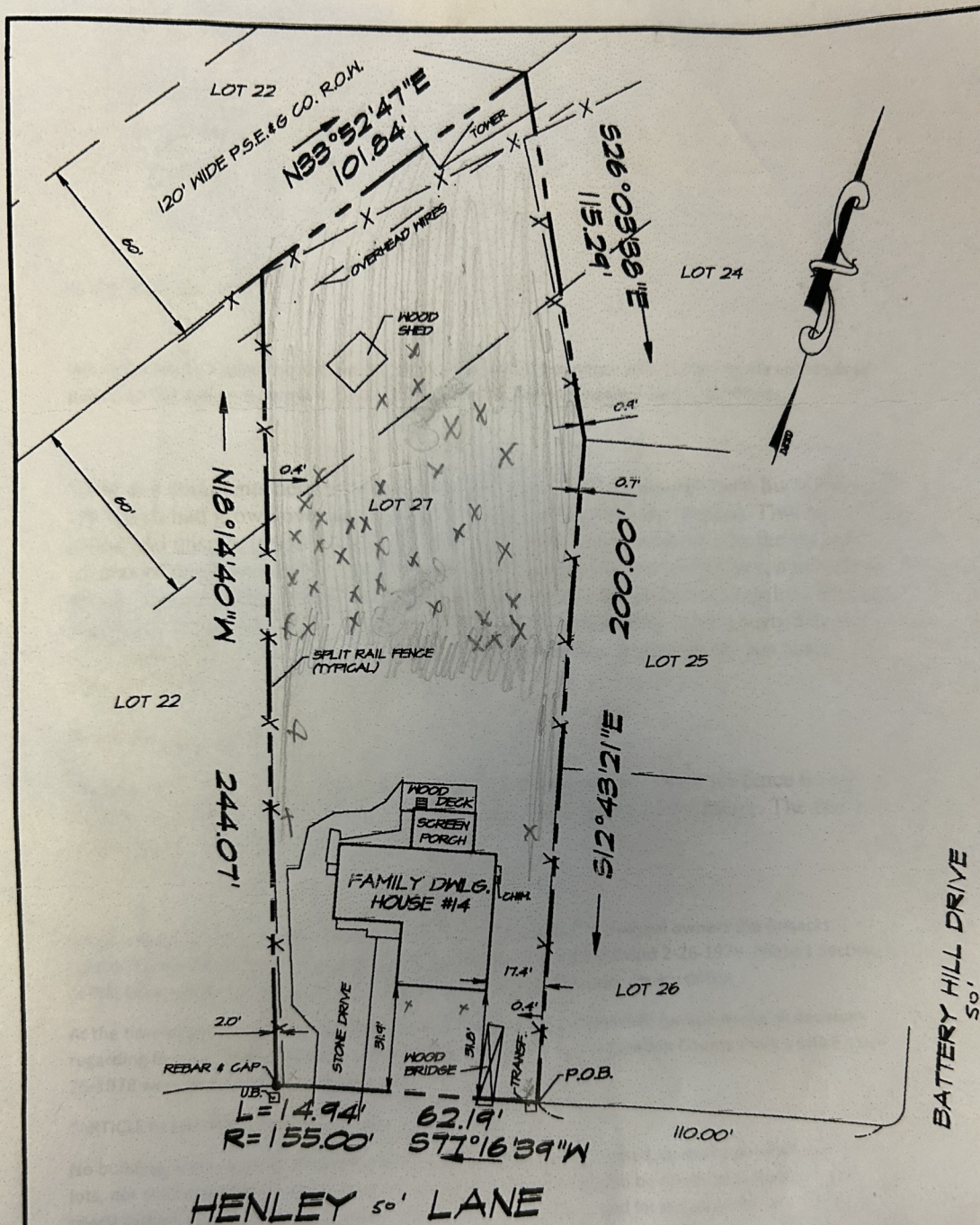
The fence around our property frames five contiguous lots including the PSE&G right of way. It is composed of approximately 660 linear feet of fencing and is broken into 60 plus sections of three split rail fencing.

This fence has stood on this property for almost 41 years. The fence is designated on our Plan of Survey dated 3-12-2002 completed when we purchased our home 20 years ago. This same 2002 survey was submitted with the architectural application. While this fence no longer conforms to current day Sturbridge Lakes standards, it was in full compliance at the time the home and fence were built.

For these reasons we are requesting to file an appeal so this situation can be presented to the full Board of Trustees at the next scheduled Sturbridge Lakes Association meeting.

Thank you,

Donna and Brian Smith



CERTIFIED TO: BRIAN C. SMITH & DONNA BROWN

THAT THIS SURVEY IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE
"STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS". THIS CERTIFICATION IS
GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS:

A. TITLE INSURER: CHICAGO TITLE INSURANCE CO. & UNIVERSAL ABSTRACT SERVICES

B. MORTGAGE HOLDER: AMERICA'S WHOLESALE LENDER,
ITS SUCCESSORS AND/OR AGENTS AS THEIR INTEREST MAY AFFECT