

Oakgrove Violation Process and Fines

Violation Process Stages	Next Action Date	Fine Amount (Assessed at the stage)
Courtesy Notice	14	\$0.00
1st Fine Notice	14	\$25.00
2nd Fine Notice	14	\$50.00
3rd Fine Notice (Final)	14	\$75.00
Daily Fines	1	\$5.00

Animals Category

Violation Name	Required Action	From The Rules
Destruction Of Lawn Caused By Animal	Please repair any dead lawn areas and bare spots by filling in with soil and reseeding. Prevent future damage by the animal.	
Excessive Barking Or Noise	Please do your best to reasonably prevent the animal disturbance.	
Improperly Leashed Dog or Cat	Please directly supervise at all times, use a leash, and follow all state and local leash laws.	
Pet Waste Not Removed	Remove accumulated dog waste from the lawn and surrounding lawns or Common Area. In the future, properly dispose of the waste immediately.	
Unauthorized Pet Equipment	No dog house, fence, dog run, animal pen, shelter, shed, shack, garage, bam or other outbuilding shall be used or constructed on a Lot.	
Unauthorized Animal	No animals, livestock, fowl or poultry of any kind shall be raised, bred or kept on any Lot or in any Unit, except that dogs, cats or other household pets may be kept in Units, subject to the applicable laws and ordinances.	
Wildlife Feeding	Please discontinue putting food out for wildlife immediately, eg feeding ferral cats or deer	

Architectural Control Category

Violation Name	Required Action	From The Rules
Alteration Does Not Match Alteration Request	Please make changes so that they Alteration matches the approved request or submit a new Alteration Request Form for approval since the alteration deviates from the original request.	
Not Approved by Alteration Request	An exterior change was noted at your property for which no Alteration Approval record exists. Please cease construction, if ongoing, and submit an Alteration Request Form for potential retroactive approval.	

General Category		
Violation Name	Required Action	From The Rules
Damage to Property		
Lacking Current Rental Information	Please immediately provide the Management Company with a copy of the lease, Tenant Names, and Tenant Contact information. Please also include you current mailing address.	
Moving / Storage Pods	Please contact the Management Company to request permission to keep a moving / storage pod needed for the established period of time.	
Overall Upkeep of Property	e.g. Overgrown and unweeded beds.	

Home Exterior Category

Violation Name	Required Action	From The Rules
AC Unit Maintenance	Please inspect AC Unit for maintenance/appearance needs. If AC Unit is in disrepair, please have it serviced or cleaned.	
Artificial or Plastic Plants	Please remove artificial plants or silk flowers from home exterior.	
Asphalt Driveway Maintenance	Please crack fill and seal coat the driveway.	
Asphalt Driveway Replacement	Please make arrangements to replace (resurface) the driveway as it is deteriorated beyond a condition where crack filling and seal coating is useful. Submission of an Alteration Request Form is required prior to replacement.	
Awning	Please clean awning, replace any damaged fabric or components, or remove if not in season.	
Basketball Hoop	Please remove the basketball hoop (portable or installed) from the property.	
Bed or Lawn Ornaments	Please remove excessive ornaments and decor from lawn space and mulch/stone beds.	
Exterior Light Not Illuminated	Please ensure exterior lights (i.e. lampposts, porch lights, security lights) are illuminated in the evening in compliance with the rules.	
Fire Pit	Please remove the fire pit from the property.	
Flag(s)	Please remove the flag(s) other than United States of America flag from the property.	
Holiday Decorations	Decor is not in compliance with community rules. Please review the rules at www.rjcmgt.com . (Allowed for 30 days before and 30 days after holiday)	
Holiday Lighting	Lighting is not in compliance with community rules. Please review the rules at www.rjcmgt.com . (Allowed for 30 days before and 30 days after holiday)	
Lamppost	Repair or replace lamppost or components to ensure it is well-maintained (illuminated, clean, upright/solid, painted, undamaged, all pieces intact).	

Lamppost Leaning	Please ensure that your lamppost is upright and solid.	
Lamppost Needs Painting	Please ensure that your lamppost is cleaned and painted.	
Lamppost Needs Repaired	Please ensure that your lamppost is undamaged and all pieces are intact.	
Lamppost Items Hanging	Please remove any items hanging from the lamppost. Hanging flower baskets ok.	
Play Equipment	Please remove the play equipment or store indoors when not in use.	
Pool	Please remove illegal pool.	Declaration 9.1.L - No pools are permitted.
Potted Plants	Please remove excessive potted plants from the property.	
Retaining / Decorative Wall	Please inspect all retaining and/or decorative wall(s) on your property to ensure that is straight, clean, and in a stable condition.	
Satellite Dish(s)	Please move the satellite dish(s) to a compliant location determined by the submission of an Alteration Request Form.	Declaration 9.1.B - Exterior antennas and satellite dishes not greater than eighteen inches (18") in diameter are permitted. However, such antennas and/or satellite dishes shall not be installed on Common Property or in such a location on a Lot so as to deleteriously affect the aesthetics of the Plan or interfere with any adjoining Lot Owner's right to an unobstructed or nonintrusive possession. To the extent that it will not interfere with the reception or impose unreasonable costs, all antennas and/or satellite dishes shall be screened, shall not be visible from the street and shall be the same color as its background material.
Sidewalk Cleaning	Please pressure wash your sidewalk.	
Sidewalk Leveling	Please inspect all sidewalks to ensure that they are level, this includes sidewalks that are near the street. Please level all uneven sidewalks.	
Sidewalk Repair	Please repair or replace any and all sidewalk (including sidewalks near the street) that are damaged.	
Solar Lights	Please remove all solar lights from the property.	

Spa / Hot Tubs	Please ensure that your spa or hot tub is in usable maintained condition.	
Storm Door	Please ensure storm door is kept clean, painted, and repaired/working condition.	
Trampoline	Please remove the trampoline from the property.	
Wash Concrete Patio	Pressure wash patio to keep it free of mold/algae growth. Please consider sealing the concrete to extend the effectiveness of cleaning.	

Home Exterior Category

Violation Name	Required Action	From The Rules
AC Unit Maintenance	Please inspect AC Unit for maintenance/appearance needs. If AC Unit is in disrepair, please have it serviced or cleaned.	
Artificial or Plastic Plants	Please remove artificial plants or silk flowers from home exterior.	
Asphalt Driveway Maintenance	Please crack fill and seal coat the driveway.	
Asphalt Driveway Replacement	Please make arrangements to replace (resurface) the driveway as it is deteriorated beyond a condition where crack filling and seal coating is useful. Submission of an Alteration Request Form is required prior to replacement.	
Awning	Please clean awning, replace any damaged fabric or components, or remove if not in season.	
Basketball Hoop	Please remove the basketball hoop (portable or installed) from the property.	
Bed or Lawn Ornaments	Please remove excessive ornaments and decor from lawn space and mulch/stone beds.	
Exterior Light Not Illuminated	Please ensure exterior lights (i.e. lampposts, porch lights, security lights) are illuminated in the evening in compliance with the rules.	
Fire Pit	Please remove the fire pit from the property.	
Flag(s)	Please remove the flag(s) other than United States of America flag from the property.	
Holiday Decorations	Decor is not in compliance with community rules. Please review the rules at www.rjcmgt.com . (Allowed for 30 days before and 30 days after holiday)	
Holiday Lighting	Lighting is not in compliance with community rules. Please review the rules at www.rjcmgt.com . (Allowed for 30 days before and 30 days after holiday)	
Lamppost	Repair or replace lamppost or components to ensure it is well-maintained (illuminated, clean, upright/solid, painted, undamaged, all pieces intact).	

Lamppost Leaning	Please ensure that your lamppost is upright and solid.	
Lamppost Needs Painting	Please ensure that your lamppost is cleaned and painted.	
Lamppost Needs Repaired	Please ensure that your lamppost is undamaged and all pieces are intact.	
Lamppost Items Hanging	Please remove any items hanging from the lamppost. Hanging flower baskets ok.	
Play Equipment	Please remove the play equipment or store indoors when not in use.	
Pool	Please remove illegal pool.	Declaration 9.1.L - No pools are permitted.
Potted Plants	Please remove excessive potted plants from the property.	
Retaining / Decorative Wall	Please inspect all retaining and/or decorative wall(s) on your property to ensure that is straight, clean, and in a stable condition.	
Satellite Dish(s)	Please move the satellite dish(s) to a compliant location determined by the submission of an Alteration Request Form.	Declaration 9.1.B - Exterior antennas and satellite dishes not greater than eighteen inches (18") in diameter are permitted. However, such antennas and/or satellite dishes shall not be installed on Common Property or in such a location on a Lot so as to deleteriously affect the aesthetics of the Plan or interfere with any adjoining Lot Owner's right to an unobstructed or nonintrusive possession. To the extent that it will not interfere with the reception or impose unreasonable costs, all antennas and/or satellite dishes shall be screened, shall not be visible from the street and shall be the same color as its background material.
Sidewalk Cleaning	Please pressure wash your sidewalk.	
Sidewalk Leveling	Please inspect all sidewalks to ensure that they are level, this includes sidewalks that are near the street. Please level all uneven sidewalks.	
Sidewalk Repair	Please repair or replace any and all sidewalk (including sidewalks near the street) that are damaged.	
Solar Lights	Please remove all solar lights from the property.	

Spa / Hot Tubs	Please ensure that your spa or hot tub is in usable maintained condition.	
Storm Door	Please ensure storm door is kept clean, painted, and repaired/working condition.	
Trampoline	Please remove the trampoline from the property.	
Wash Concrete Patio	Pressure wash patio to keep it free of mold/algae growth. Please consider sealing the concrete to extend the effectiveness of cleaning.	

Home Improvement

Violation Name	Required Action	From The Rules
Construction Material	Please remove all construction material from the exterior of the home, this includes the driveway, side of the home, rear of the home, deck and/or patio.	
Construction Area	Please repair damaged common areas. Please keep construction area clean to avoid being a nuisance or hazard to neighbors. Please bring construction to close (past 60 day constuction window).	
Excessive Construction Noise	No earlier than 8 am and no later than 9 pm aligned with boro ordinance	
Unauthorized Dumpster	Please contact the management company, upon receipt of this letter, to request permission to keep the dumpster on your property, for a limited amount of time.	
Work Performed Outside of Permissible Times	Please performed work within the approved time frames: No earlier than 8 am and no later than 9 pm aligned with boro ordinance	

Landscaping Category		
Violation Name	Required Action	From The Rules
Dead Plant	Please remove dead plant, grind the stump completely, and remove all debris. If replacement is desired, replace with the same type of plant or other approved plant.	
Diseased/Dead Tree	Please remove diseased/dead tree, grind the stump completely, and remove all debris. All tree removals must include stump grinding and repair of turf. Submission of an Alteration Request Form is required prior to removal and/or replacement.	
Illegal Planting		
Lamppost Landscape Bed	Remove weeds, overgrowth, or grass encroachment from beds. Please edge the perimeter of the bed and restore with fresh mulch as needed to prevent weed growth. Please keep the beds in well-maintained condition throughout the season.	
Landscape Beds	Remove weeds, overgrowth, or grass encroachment from beds. Please edge the perimeter of the bed and restore with fresh mulch as needed to prevent weed growth. Please keep the beds in well-maintained condition throughout the season.	
Lawn Maintenance	Please regularly fertilize, apply weed control, and maintain your lawn to keep it green, healthy, and weed free. Please repair dead or barren areas.	

Overgrown and Unmaintained Shrub(s)	Please inspect all shrubs on the property. If the shrubs are overgrown, please trim them. A shrub is deemed overgrown if it is blocking view of the house number or lamp post.	
Overgrown and Unmaintained Tree(s)	Please inspect the front, rear, and side (if applicable) for overgrown tree(s). A tree is deemed overgrown if encroaching on the deck, siding, porch railing, or gutters. A tree is also deemed overgrown if it is blocking view of the house number or lamp post. Please trim (hard prune if necessary to drastically reduce size) any and all overgrown trees.	
Overgrown Grass/Not Regularly Maintained	Please trim grass immediately, and continue to do so on a weekly basis. Grass should not be taller than 10" per boro ordinance.	
Front Yard Tree Diseased/Dead	Please remove your diseased/dead Street Tree, grind the stump completely, and remove all debris. All tree removals must include stump grinding and repair of turf. Submission of an Alteration Request Form is required prior to removal and/or replacement.	
Street Tree Missing	Each Owner shall install a minimum of one (1) tree within the front yard of the Owner's lot.	

Street Tree Overgrown and Unmaintained	<p>Please remember to trim your Street Tree(s) to a height of no less than 9-feet above your sidewalk and a 14-feet above the street. This is for the safety of the residents using the sidewalks and allows the proper clearance as not to interfere with any large vehicles, especially the salt trucks in winter. Any severely overgrown Property Tree(s) should be pruned/shaping by a professional. If a tree removal is required, this must also include stump grinding and repair of turf. Submission of an Alteration Request Form is required prior to removal and/or replacement. Each Owner shall install a minimum of two (2) trees within the front yard of the Owner's lot.</p>	
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Nuisances Category

Violation Name	Required Action	From The Rules
Debris Under Deck	Please remove all items and debris from under the deck and consistently store the items inside the unit.	
Excess Noise	Please refrain from making loud noises, including but not limited to, outside radios, vocal or musical instruments, audio/video devices that would cause disruption to other members and residents from 8 am to 9 pm. Additionally, please follow the Borough's acceptable hours to perform construction, loud maintenance work, or social gatherings.	Declaration 9.1.C - No noxious or offensive activity shall be carried on upon any Lot or Unit nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
For Sale / Rent Signage	Please remove or adjust advertising signs to be compliant with the rules and regulations, available at www.rjcmgt.com .	Declaration 9.1.D - (i) The Declarant shall have the right to erect signs to advertise the Property, the sale of Lots or Units, and any other signs which the Declarant deems necessary for construction and sales of Lots or Units on any part
Improper Disposal / Dumping	Dispose of all waste, refuse, and debris in an appropriate manner. Dumping on Common Ground is prohibited.	
Light Extending Beyond Property	Please angle exterior lights so that their area of influence is within your property lines.	
Noncompliant Curtains	Please remove the noncompliant curtains and replace with a neutral color as required by the Rules and Regulations.	
Noncompliant Signage	Please remove yard signs except for those that are celebratory, not longer than 7 days. Security signs ok.	Declaration 9.1.D - (i) The Declarant shall have the right to erect signs to advertise the Property, the sale of Lots or Units, and any other signs which the Declarant deems necessary for construction and sales of Lots or Units on any part
Offensive Odors	Please cease the cause of the offensive odors or make attempts to mitigate odors.	
Pests/Bees	Please treat the exterior with preventative insecticide and follow-up that pests are no longer present.	

Sidewalk Not Cleared	Clear snow and ice from your sidewalk according to boro ordinances.	
Smoking	Please refrain from smoking in any unauthorized areas and control odors from smoking.	
Sport Equipment Stored Outside	Please move equipment inside the home or garage when not actively in use.	
Storage Of Items	Please reduce the number of items and store them neatly. Please do not store excessive items in front of the home or habitually in the lawn space.	Declaration 9.1.F - No lumber, materials, bulk materials, refuse or trash or debris shall be kept, stored, or allowed to accumulate on any Lot except building materials during the course of construction, including, but not limited to food and beverage containers. All construction sites shall be cleaned
Storage Of Items On Lawn	Furniture, toys, and other items must be stored on the rear patio or deck and not in the lawn space.	
Unauthorized Items Visible In Windows	Please remove the items from the windows so they are not visible from the outside of the Unit or home.	
Unauthorized Window Attachment (AC Unit)	Please remove the window attachment, such as an A.C. Unit. If a variance to this rule is desired, please submit an Alteration Request for potential approval.	
Visible Garments / Textiles	Please remove garments or towels that are hung outside.	Declaration 9.1.H - Laundry poles and lines are prohibited. Declaration 9.1.K - No rugs, clothes, sheets, blankets, laundry of any kind, or other article shall be hung from the balconies, decks and/or porches. Balconies, decks and/or porches and/or patios shall be kept free and clear of rubbish, debris and other unsightly materials.
Visible Wood Pile	Please store wood in rear of the property so it is not visible from the front.	
Visible Yard Equipment	Please store yard equipment inside garage or home at all times.	

Structure Of Home Category		
Violation Name	Required Action	From The Rules
Clean Gutters	Remove all debris from gutters and wash exterior.	
Deck Maintenance	Please wash deck.	
Exterior House Painting	Please make arrangements to repaint the home to correct faded or damaged paint/siding. Submission of an Alteration Request Form is required prior to repainting.	
Exterior Trim Painting / Repair	Repair or replace rotted trim boards or boards with holes. Please clean and paint the trim and/or moulding with an approved exterior paint.	
Front Door	Please ensure front door is painted, kept clean, and repaired/working condition.	
Garage Door Repair or Replacement	Please clean the garage door. If it is damaged in any way, please repair or replace deteriorated or damaged parts of the garage door. Submission of an Alteration Request Form is required prior to replacement.	
Moulding / Trim Above Doors	Please wash white moulding/trim above garage and/or front door.	
Privacy Fence Maintenance	Please ensure that the privacy fence is upright, in good condition, and cleaned.	
Rear Door	Please ensure rear door is kept clean, painted, and repaired/working condition.	
Repair Gutters / Downspouts	Inspect all gutters and downspouts for damage and leaks. Please replace any missing or damaged parts.	
Repair Siding	Please ensure that all the siding is properly attached, not dented, and well maintained.	
Roof Elevation Siding	Visible from either the front or rear of the home, your roof is higher than both neighboring roofs. There is a section of siding, belonging to your home, that makes up for the height difference of the roof elevations. Please inspect that siding for deterioration and damage. Please clean, repair, repaint, or replace that siding and trim in this described location.	

Roof Repairs or Replacement	Please make arrangements for the roof to be professionally inspected for defects. If roof needs to be replaced, submission of an Alteration Request Form is required prior to replacement.	
Shingle(s)	Please ensure that no shingles and roof is in good condition.	
Shutter(s)	Please ensure that the shutters are painted if they are faded or chipping. Please replace any missing and/or damaged shutters. Submission of an Alteration Request Form is required prior to replacement.	
Steps	Please ensure that all steps are well maintained.	
Trim Around Window	Please clean, repair, replace, and/or repaint trim around window. Please evaluate trim around all windows.	
Wash Siding	Please clean mold, algae, or dirt from siding and trim on all sides of the unit.	
Wash Siding (Front)	Please clean mold, algae, or dirt from siding and trim on all sides of the unit.	
Wash Siding (Rear)	Please clean mold, algae, or dirt from siding and trim on all sides of the unit.	
Wash Siding (Side)	Please clean mold, algae, or dirt from siding and trim on all sides of the unit.	
Window Maintenance	Please repair or replace broken window screens or components.	

Trash Containers Category

Violation Name	Required Action	From The Rules
Improperly Contained Trash	Trash was not bagged or secured properly and resulted in spillage and litter. Please immediately clean litter from property, roadway, adjacent common ground, and neighboring properties.	
Trash Container Stored Improperly or at Curb Outside Permissible Times	Please keep all trash items inside the unit until the garbage collection window, which begins on the evening prior to pick-up. Trash containers must be retrieved from the curb no later than evening of the day of pick-up. These rules apply to bulk items as well. Garbage cans must be stored inside the home at all times outside the garbage collection window.	Declaration 9.1.F - Trash, garbage and other waste shall be kept only in sanitary containers and shall be disposed of in such manner as may be prescribed from time to time by Marshall Township. Garbage containers must be kept out of public view except on collection days.

Oakgrove Trash Day

Use Category		
Violation Name	Required Action	From The Rules
Community Pool Usage	Please ensure that your household brings no more than 2 pool guests at a time, that all guests sign in, and each guest is paid for. Please refer to the pool rules or COVID-19 liability waiver for these requirements.	
Community / Meeting Room	Please follow all Regulations for the Community Room.	
Exercise Room	Please follow all Regulations for the exercise facility.	
Fireworks	Use of fireworks is strictly prohibited in the community, except in accordance with Franklin Park Boro ordinance.	
Improper Use of Garage	Please use garage for storage of safe/permitted items and vehicles only. No dangerous, illegal, or combustible substances should be stored on the premises.	Declaration 9.1.P - Garages may not be converted to living space and may only be used for storage of vehicles or personal property. Garage doors shall be kept closed except when automobiles are being moved or the garage is being used.
Unauthorized Business	Units are for residential use only. Please cease business operations at property address.	
Unauthorized Use of Property		Declaration 9.1.O - Lots and Units, except those used by Declarant for models or offices, may be used for residential purposes permitted by Franklin Park Boro zoning ordinance governing single family residential use. Notwithstanding the foregoing, Declarant and any builder have the right to use Lots or Units which they own for models, sales or administrative offices.

Vehicles Category

Violation Name	Required Action	From the Rules
Bicycles	Please park your bicycles and other sports equipment in an approved location.	
Inoperable Vehicle Storage	Vehicles that cannot be legally driven (unregistered, expired tags, or inoperable/damaged) may not be stored in the community.	
Prohibited Vehicle Type	Vehicle type (oversize, recreational, off-road, commercial, or heavy duty) is prohibited. Please make arrangements to store inside garage or in offsite storage facility.	
Trailer	Trailers are not permitted on site. Remove from premises immediately.	
Unauthorized Boat Storage	Parking/Storage of boats and trailers is prohibited on the street, in common parking, and in lawn space. Boats/trailers may only be stored in driveways for a limited time. Please make arrangements to store permanently in the garage or offsite storage facility.	
Unauthorized Parking	Please refrain from habitually parking/storage your vehicle in the street; Boro prohibits street parking between 2 am and 6 am.	Declaration 9.1.M - Except as provided herein, there shall be no outside storage upon any lot or common property of any commercial truck, tractor, tractor trailer, semi-truck, camper, trailer, all-terrain vehicle, mobile home, boat or other transportation device of any kind, unless approved by the Board of Directors. No unit Owner shall repair or restore any vehicle of any kind upon any lot or common property except for normal maintenance or emergency repair. No vehicle shall be parked overnight on the streets within the Plan. All vehicles shall be parked in driveways or designated parking areas.
Vehicle Parked on Grass	Vehicles may not be parked on the grass, on common ground or private property.	