

**CHATHAM CIVIC ASSOCIATION, INC.**  
**Application for Property Improvement**

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_  
**E-MAIL** \_\_\_\_\_  
**DATE** \_\_\_\_\_

*Please read the Chatham Restated Restrictions and Maintenance Declaration  
Section C Restrictions (Page Four) prior to filling in the application for property improvement.*

Type of Improvement: (Check)  
Fence\_\_ Pool\_\_ Porch\_\_ Patio\_\_ Addition\_\_ Exterior Change\_\_ Wall\_\_ Alteration\_\_ Other\_\_  
Explain on Reverse

Nature:

Shape:

Total Height including lattice, posts or other (if fence):

Floor Plans (Copy submitted to County):

Color Scheme:

Material Composition:

Location:

Approximate Cost:

Location of Streets:

Location of Driveways:

Location of Walks:

Grading Plan (Copy submitted to County):

Landscaping:

Photos of area for improvement:

Please list the names, addresses, and signatures of neighbors adjacent or abutting that have been notified on page three of this application.

Plans and specifications (attach in duplicate – one set and one application will be returned when approved).

All improvements are subject to plan approval by the Zoning Committee and /or Deed Committee.

Inspection or further review by the relevant Chatham Committee may occur on site prior to approval.

Any alterations or modifications to approved improvements are subject to review and approval by the Zoning and/or Deed Committee.

Upon completion of the improvement, I agree the Zoning Committee may visit the property to verify compliance with the approved application.

Improvements not complying with an approved application may be subject to removal at homeowner's expense.

Expected completion date: \_\_\_\_\_

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Homeowner on Deed

\_\_\_\_\_  
Print your name here

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_ Chatham Civic Association, Inc. Zoning Committee

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Post-completion inspection date:

Project compliant: Yes No (Please circle one)

Notes:

Signature and date of Homeowner on Deed:

Zoning Committee Member's signature and date:

Please forward the application to:

Jim McMackin  
Zoning Committee Chair  
Chatham Civic Association  
[jmcmackin@morrisjames.com](mailto:jmcmackin@morrisjames.com)  
1112 Brantin Rd.  
Wilmington, DE 19803

**CHATHAM CIVIC ASSOCIATION, INC.**  
**Application for Property Improvement**

**Neighbor Contact Project Approval**

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_  
**E-MAIL** \_\_\_\_\_  
**DATE** \_\_\_\_\_  
**SIGNATURE** \_\_\_\_\_

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_  
**E-MAIL** \_\_\_\_\_  
**DATE** \_\_\_\_\_  
**SIGNATURE** \_\_\_\_\_

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_  
**E-MAIL** \_\_\_\_\_  
**DATE** \_\_\_\_\_  
**SIGNATURE** \_\_\_\_\_

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_  
**E-MAIL** \_\_\_\_\_  
**DATE** \_\_\_\_\_  
**SIGNATURE** \_\_\_\_\_

CHATHAM  
Restated Restrictions & Maintenance Declaration

Section C. Restrictions.

1. Each Lot shall be used only for private residence purposes and no building of any kind whatsoever shall be erected or maintained thereon, except a private, single family, detached dwelling house, a private garage and such other outbuilding(s) typically ancillary to a private residence (e.g., a tool house or greenhouse), all of the foregoing being for the sole use of the Owners or occupants of such Lot.
2. Any person not under a legal disability and occupying the residence on any Lot as a tenant shall do so only pursuant to a written lease agreement, executed by such person, which shall obligate such person (and, through such person, all others occupying such residence and for whom such person has legal responsibility) to abide by the terms of these restrictions and covenants. However, the ultimate responsibility for compliance with these restrictions and covenants shall rest with each Owner.
3. No building or other structure used for the purpose of carrying on any business or trade shall be erected, permitted, maintained or operated on any Lot and no noxious, dangerous or offensive thing, trade or business whatsoever be permitted or maintained thereon. The restriction imposed by this subparagraph shall not be interpreted, however, to preclude a casual garage sale conducted by (1) any Lot owner or occupant in the process of locating such owner or occupant's residence to or relocating such owner or occupants residence from such Lot or (2) one or more Lot owners or occupants doing so with a frequency of not more than two (2) such sales in any one (1) calendar year.
4. No Lot shall be used as a dumping ground for rubbish, trash, garbage or other waste (all household waste to be kept in sanitary containers maintained out of public view, subject only to curbside placement on the day when the same is scheduled for removal from within Chatham)
5. No detached garage comprising more than two hundred thirty (230) square feet of floor space or outbuilding larger than one hundred fifty (150) square feet of floor space shall be erected upon or placed on any Lot subsequent to the date of this Declaration.
6. No garage or other outbuilding erected or placed on any Lot shall at any time be used as a residence, either temporary or permanent, nor shall any structure of a temporary character be used as a residence.
7. Any residence erected on a Lot shall be connected at all times to the public sanitary sewer system servicing Chatham.
8. Subject to the final sentence of this paragraph, no television antennas, radio antennas, satellite dishes (maximum 18 " diameter) or similar devices shall be installed constructed, placed or maintained on any Lot unless the same is beyond public view or confined within the interior of a residence, garage or other outbuilding situated on such Lot The preceding sentence to the contrary notwithstanding, the preceding sentence shall be applicable prospectively only and shall not render any television antenna, radio antenna, satellite dish or similar device in place with respect

to any Lot on the date hereof violative of the restriction hereby imposed.

9. No commercial vehicles shall be parked on Chatham streets or in driveways overnight, except in the context of a temporary presence within Chatham incident to services being undertaken with respect to a Lot or the Common Facilities. All other vehicles located from time to time within Chatham shall be parked at all times on either a Chatham street or the paved portion of the driveway servicing a Lot or in a garage. No trucks, buses, travel trailers, boat trailers, boats, utility trailers, commercial vans, tractors or campers shall be parked at any time within Chatham unless the same occurs beyond public view or within a garage located on a Lot. The limitations imposed by the preceding sentence shall not apply to pick-up trucks up to and including three quarter (3/4) ton and enclosed vans up to 10,000 pounds G.V.W., provided the same do not exceed a height of seven (7) feet and do not display lettering or other advertisement referring to a commercial undertaking

10. No signs of any nature whatsoever shall be erected, placed or maintained on any Lot, except that: (a) a single real estate "For Sale" sign may be so placed and maintained, subject to removal within five (5) days after a non-contingency contract for sale and purchase for such Lot has been signed by all parties thereto; and (b) contractor signage, not to exceed 36" by 36" in size, may be displayed on a Lot during the period while such contractor is actively working on improvements or repairs to such Lot; and (c) security and safety signs are allowed.

11. No above-ground exterior swimming pool shall be constructed or maintained on any Lot; provided, however, that a children's wading pool not exceeding two (2) feet in height from the grade of such Lot may be maintained on a Lot during the months of May through September.

12. Each Lot Owner shall be responsible for the maintenance of grass and weeds on such Owner's Lot consistent with the standards in that context exhibited collectively by the other Lots.

13. No animals of any kind other than usual household pets shall be kept or maintained on any part or portion of Lots.

#### D. Lot Features.

1. Each Lot shall require a minimum area, as follows Lots Nos 1 to 6, inclusive, and Lots Nos. 69 to 235, inclusive - 15,000 square feet; Lots Nos. 7 to 68, inclusive, - 10,000 square feet (the foregoing Lot numbers referring to the numbering assigned pursuant to the Plan)

2. No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition to or exterior change or alteration be made with respect to any of the foregoing now or hereafter erected on a Lot, until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, location and approximate cost of location of driveways and other grading plan of the lot to be built upon, shall have been submitted to and approved in writing by the Association as hereinafter provided.

3. No fence or wall shall be erected or permitted on any Lot except to the rear of the residence situated on such Lot. If the Owner of a Lot erects on such Lot a fence to the rear of the residence situated on such Lot, such fence shall not exceed four (4) feet in height and shall require the prior approval of the Zoning Committee (as such committee is referenced in Section E) No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting those lines at points along

each of the same thirty (30) feet from the intersection of the street lines or, in the case of a rounded property corner, from the intersection of the street property lines extended. A 10 foot setback shall be maintained from the intersection of a street property line of each Lot relative to the edge of a driveway or alley pavement. Likewise, no tree shall be permitted to remain within such setbacks unless the foliage line of such tree is maintained at a sufficient height to prevent obstruction of such sight lines.

4.. No building, or part thereof, except as hereinafter provided, shall be erected or maintained on any Lot closer to any street or alley than the setback line applicable to such Lot pursuant to the Plan. The foregoing to the contrary notwithstanding, an unenclosed covered porch, the floors of which are not higher than the level of the first floor of the residence erected on a Lot, may encroach upon such setback area as long as such encroachment does not exceed five (5) feet. Steps and uncovered porches may be built and maintained on any part of a Lot.

#### E. Review Requirements.

1. Notwithstanding anything contained herein to the contrary, no structures of a temporary or permanent nature, swimming pools, fences, walls or other improvements (all of the foregoing being hereinafter referred generically as "Improvements") shall be constructed, erected, or externally modified upon any Lot (including, but not limited to, exterior facade modifications, and/or changes in grade or drainage to be made with respect to the same, whether or not currently existing) until the plans and specifications, with illustrations showing the proposed nature, kind, shape, height, materials and location of same, shall have been submitted to and approved in writing by the Zoning Committee of the Association.

2. The Zoning Committee shall consist of at least five (5) members and a quorum of such Zoning Committee shall require that at least three (3) such members be in attendance at the Zoning Committee meeting. Unless circumstances otherwise require, the Zoning Committee shall, after submission of an application for approval of proposed Improvements, meet for the purpose of reviewing such application and shall respond to such application within thirty (30) days following receipt of the same by the Zoning Committee. Such response may be subject to such conditions as the Zoning Committee elects to impose or be conditional subject to the receipt by the Zoning Committee of additional information. In connection with the Zoning Committee's review of plans, specifications and illustrations, the Zoning Committee shall have the right to approve or disapprove any such submissions which, in the opinion of the Zoning Committee, anticipate Improvements inconsistent with the architectural character of Chatham.