

Architectural Review Committee
Updated Standards

Page 11 A.4 Color Changes/Approved Colors

A4.1 – Only approved trim color paint may be used. These colors can be obtained from the Management Office.

Page 19 A.10 Vehicle Parking (Prohibited Vehicles)

Third paragraph – Bicycles and tricycles must be stored in the garage of home.

Page 30 C.6 – Trees

Hanging flower baskets, bird houses or bird feeders are strictly prohibited on ANY trees located at the front of the property.

Revision of ARC Rule

A.8 Temporary Structures

No structure of a temporary character, or any outbuilding or similar structure including but not limited to, a trailer, tent, shack, garage barn, storage shed, whether manufactured or constructed, shall be built, or used on any lot at any time either temporary or permanently, EXCEPT AS DESCRIBED BELOW FOR OCCUPANCY DURING RELIGIOUS HOLIDAYS.

A.8.a: Permitted Temporary Structure

Temporary structures that are part of the religious observance of a holiday or event ("Religious Observance") are permitted to be erected 4 days before a ("Religious Observance") begins and must be taken down no later than 4 days after the Religious Observance concludes with exceptions for special circumstances to be considered by the ARC.

An ARC Application is required to be submitted to ARC at least one month prior to the start of the Religious Observance period each time a temporary structure under this policy is proposed to be constructed. If a pre-fab structure is used, the manufacturer's product description must be included with the ARC application as well as a picture of the fully erected structure. If the identical structure proposed and approved in the immediately preceding year is proposed to be constructed in the then current year, the applicant may submit the same application as previously approved together with the written approval of the ARC. The ARC shall approve such application unless any issue concerning the previous structure resulted in any health or safety concerns or negatively impacted the welfare of residents on adjoining lots.

The ARC Application shall set forth how and where the temporary structure or materials used to construct the temporary structure will be stored when not in use and may be stored only inside at house or garage, or off-site.

The ARC Application must include proof of insurance from the applicant's insurance company stating that the applicant has

sufficient insurance coverage for any damages caused by the temporary structure.

Applicant must agree to all ARC terms, conditions, or restrictions in any approval that is granted under this policy. Any temporary structure erected must be in all material respects the size and details submitted. Failure to adhere to the approved plans will be a violation of these rules and subject to all the remedies available to the LR HOA. The applicant shall adhere to all Toms River Township noise abatement regulations and Lake Ridge quiet hours (10 pm to 8 am).

The temporary structure may be constructed only in the rear yard of the lot with no infringements of side yards. "Rear yard" means that portion of the lot that lies between the rear of a home and extends to the rear lot line but doesn't include that portion of the lot that is defined by an imaginary line coincident with the side of the dwelling that extends from the front lot line to the rear lot line and is bounded by the side lot line. The temporary structure is only permitted on the homeowner's property and may not encroach on common property. Only one (1) temporary structure is permitted per property.

The temporary structure must be at least 3 feet from the back of the home (as required by Fire Code) to allow safe ingress/egress from the back door. The maximum size of a temporary structure is 12ft x 12ft.

The temporary structure must be of sturdy construction and built or manufactured for the intended use. Permanent in-ground (in patio) or outside wall anchoring devices are permitted and preferred. Light, fabric type temporary structures that use weighted objects (25 lbs. weight bags place at the corners) are permitted but must be sufficient to withstand wind gusts.

Materials must be fire-retardant or equivalent. IF WOOD IS USED, IT MUST BE STAMPED WITH A FIRE-RETARDANT EMBLEM. Fabric color must be neutral such as beige or light green.

Plumbing is not permitted.

Electric power source for lighting and other electric powered devices are permitted provided the power source is a permanent GFI outlet or GFI protected extension cord. Electric powered ceramic heaters are

permitted. Heaters with an open flame or fueled by propane or natural gas are not permitted.

Notwithstanding any statement contained herein, this policy is not intended to apply to those temporary combinations of materials used solely for decoration and in no event for occupancy, such as, but not limited to a manger or menorah, provided that any rules or regulations pertaining to holiday decorations now or hereafter adopted are otherwise observed.

The following are the approved baked-on enamel garage door colors and the required matching Sherwin-Williams and Benjamin Moore paint colors...

| Baked-on Garage Door Color | Matching Sherwin-Williams Color | Matching Benjamin Moore Color |
|----------------------------|---------------------------------|-------------------------------|
| White | Extra White SW7006 | Brilliant White |
| Almond | Antique White SW6119 | Lancaster White |
| Sandstone | Tavern Taupe SW2029 | Cabot Trail BM998 |
| Hunter Green | Rock Garden SW6195 | Lafayette Green BM HC-135 |
| Desert Tan | Natural SW2080 | Coastal Fog BM976 |
| Gray | Cosmopolitan Gray SW2274 | Sweatshirt Gray BM2126-40 |
| Chocolate Brown | Otter SW6041 | Incense Stick BM2115-20 |

ARC PAINTING AND BAKED-ON ENAMEL COLOR STANDARDS

A.4 COLOR CHANGES/APPROVED COLORS

Garage doors, front and rear entry doors, shutters and exposed wood surfaces may be painted or repainted after approval from ARC. Garage doors, front and rear entry doors and shutters on a house must all be the same single approved color and same flat, satin or high gloss finish. See Sections A5.5a and A5.5b for exception for rear entry door.

ALSO, BAKED-ON ENAMEL GARAGE DOORS ARE PERMISSIBLE. HOWEVER, IF A BAKED-ON ENAMEL GARAGE DOOR IS INSTALLED, THE FRONT AND REAR DOORS AND SHUTTERS MUST BE PAINTED OR REPAINTED IN A CURRENTLY APPROVED COLOR TO MATCH.

A homeowner CANNOT use the same garage color as the one (1) adjacent house on either side. ALSO, THE COLOR MUST BE A CURRENTLY APPROVED COLOR.

Currently approved PAINT colors as well as currently APPROVED BAKED-ON ENAMEL GARAGE DOOR COLORS AND THE REQUIRED MATCHING FRONT/REAR DOOR AND SHUTTER COLOR can be obtained from the Management Office.

Since ARC, with the approval of the Lake Ridge Homeowners Board of Directors may periodically add or eliminate colors, it is recommended that the homeowner review the most recent set of approved colors, available at the Management Office, before starting any exterior painting.

Also, all homeowners are reminded that ALL EXTERIOR painting requires ARC APPROVAL .