

ARCHITECTURAL



STANDARDS

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Architectural Review Committee (ARC) is appointed by the Board of Directors and charged with the responsibility of assuring that the exterior of resident homes and surrounding property (not including the common grounds) shall always be maintained in a manner that:

1. Avoids activities deleterious to the aesthetic or intrinsic value of the property; providing for visual harmony;
2. Furtheres the comfort of the Lot owners, their guests, invitees, and lessees; and
3. Promotes the general welfare and safety of the community.

Consistent with these responsibilities, the committee has developed standards which permit homeowners to personalize the exterior of their homes and the surrounding area (not including the common grounds), while at the same time maintaining the visual harmony, ambiance and aesthetic nature of the community as a whole. These standards replace and super-cede those contained in our governing documents, resident handbook and the previous standards.

Upon the recommendation of the ARC Committee, the Lake Ridge Board of Directors formally approved this updated document at an Open Board Meeting held on August 27, 2020.

ARC:



CHARLIE ROTT, ARC COMMITTEE CHAIRPERSON

BOARD:



JERRY ROSEMAN, PRESIDENT, BOARD OF DIRECTORS

LAKE RIDGE ARCHITECTURAL STANDARDS

This document is organized as follows:

- I. PREAMBLE/HOMEOWNER RESPONSIBILITY
- II. GENERAL REQUIREMENTS
- III. HOMEOWNERS REQUESTS FOR CHANGES
- IV. STANDARDS INDEX
- V. DETAILED STANDARDS

I. PREAMBLE

It is the policy of the Lake Ridge Homeowners' Association, Inc. to comply with all applicable provisions of the Federal Fair Housing Act as well as the Americans with Disabilities Act in considering applications and requests for exterior alterations and improvements to lots within Lake Ridge.

Lake Ridge is a community subject to recorded covenants and restrictions administered by an incorporated association. The property within Lake Ridge was made subject to these covenants and restrictions for the stated purpose of enhancing property values, amenities and opportunities which contribute to the personal health, welfare, and safety of residents. All residents benefit from the planning and design that have been an important part of the development and character of the Lake Ridge community. In an effort to carry on this tradition of excellence, the Lake Ridge Homeowners' Association, Inc. Architectural Review Committee Architectural Standards ("Standards") have been developed and implemented. The purpose of design control is to assure residents that the standards of design quality will be maintained.

Design controls also help to minimize the effects of dense living. These standards, in turn, protect property values and enhance the overall environment of the community. These standards are designed to address exterior improvements and alterations made by Lake Ridge property owners. Interior alterations are outside the scope of the Standards except when such interior alterations affect the exterior appearance of a property (for example, window mullions - the dividers in the windows).

The authority for the adoption and maintenance of rules and standards for architectural control by the Board of Directors of the Lake Ridge Homeowners' Association is found in Article IX of the By-laws of the Lake Ridge Homeowners' Association, Inc.

These Architectural Standards are not intended to amend or replace Toms River Township ordinances, or the laws and regulations of Ocean County, the State of New Jersey or the federal government with respect to building, zoning, occupancy, housing or other areas within governmental jurisdiction.

These Standards may be modified at any time as the need to modify current standards or add additional standards is defined. Any modifications of this document are subject to approval by the Board of Directors of the Lake Ridge Homeowners' Association, Inc.

Copies of the current Architectural Standards are available, with one copy per Lot available free of charge at the Lake Ridge Management Office.

HOMEOWNER'S RESPONSIBILITIES

The following are the required responsibilities of any homeowner requesting approval for and proceeding with exterior alterations to any Lot in Lake Ridge. Homeowners must ensure:

- That any and all modifications on their Lot are in compliance with all local, state, and federal statutes and regulations.
- That New Jersey's "One Call" system is contacted at 811, by the contractor, for a free mark-out of underground gas, water, sewer, cable, telephone, and electric utility lines before any outdoor construction or digging. Making this call before digging will help prevent property damage and potential injuries. Plus, it's the law in New Jersey.
- That all required permits and approvals are obtained. Toms River Township authorities should be contacted prior to beginning any work in order to identify the procedures that must be followed to obtain required permits, including but not limited to Toms River Township Building Permits and Toms River Township Zoning Permits. Toms River Township may choose not to grant approval for any permit without written approval from the ARC. Nevertheless, Toms River Township approval does not preclude the need for compliance with these Standards and ARC approval.
- That within the lines of the Utility and Shade Tree easement, no new structure, above or below ground shall be placed or be permitted to remain that may damage or interfere with the installation, operation, maintenance, removal or repair of said utilities or drainage facilities.
- That no new plantings are to be made within ten (10) feet of the front (street-side) of a large utility box and no new plantings are to be made within three (3) feet of the back and sides of said boxes.
- That any proposed exterior alterations on their Lot will not change the existing drainage pattern on the property or its impact on adjacent properties.
- That exterior alterations on their Lot will not extend beyond the Lot's property line. This applies to all adjacent properties, including Association Common Property, Easements and Conservation areas.
- That proposed alterations are completed within 180 days of receipt of Application approval. A new ARC Application must be submitted to request an extension of the completion date.

- That construction activity on the homeowner's Lot, connected with any approved alteration, does not start before 8:00 AM Monday to Friday or before 9:00 AM on weekends.
- That trash containers must be kept in a clean and sanitary condition and be stored in the garage.

II. GENERAL REQUIREMENTS

All requests for changes must include a definitive sketch (plot plan) showing the proposed changes, additions (i.e., number, location, and types of trees, etc.):

- relationship to property lines, right of way, swales, nearest homeowners' areas and sight lines,
- impact on maintenance,
- Impact on mowing and snow clearing,
- safety issues,
- impact on maintaining the intended plan at Lake Ridge

For additional information, see Attachment A on Page 39.

III. HOMEOWNERS REQUEST FOR CHANGES

ALL EXTERIOR CHANGES TO HOMES REQUIRE THAT AN APPLICATION BE SUBMITTED TO THE ARC COMMITTEE FOR APPROVAL PRIOR TO ANY WORK BEING UNDERTAKEN.

THE ONLY EXCEPTION IS FOR THE FLOWER/SHRUB PLANTINGS WITHIN THE THREE (3) FOOT PERIMETER ADJACENT TO THE HOUSE (REFER TO SECTION C).

THE OFFICIAL ARC APPLICATION FORM IS INCLUDED IN THIS BOOKLET ON PAGES 36 and 37, IS AVAILABLE ON THE LAKE RIDGE HOA WEBSITE AND THROUGH THE MANAGEMENT OFFICE.

FOR THE REPLACEMENT OF MAILBOXES, AN EXPEDITED ARC FORM IS INCLUDED IN THIS BOOKLET ON PAGE 38, IS AVAILABLE ON THE LAKE RIDGE HOA WEBSITE AND THROUGH THE MANAGEMENT OFFICE. THIS FORM MUST BE COMPLETED PRIOR TO INSTALLING THE NEW MAILBOX BUT DOES NOT REQUIRE PRIOR ARC

APPROVAL. AFTER INSTALLATION, ARC WILL INSPECT TO ENSURE THE NEW MAILBOX MEETS LAKE RIDGE AND US POST OFFICE SPECIFICATIONS.

All completed projects are subject to review by ARC after the job is completed. If the final work differs from that approved, ARC will notify the Lake Ridge Homeowners Association Board of Directors in order to have the homeowner make such modifications as required to meet the approval requirements.

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IV. DETAILED STANDARDS

A. HOUSE CHANGE

A.1 IMPORTANT GENERAL INFORMATION

All exterior repairs or replacement by the owner including, but not limited to, roofs, siding, trim, etc. must be accomplished utilizing materials having the same color, shape, size, dimensions and general appearance as replaced item or items, unless specifically defined otherwise in the sections below. Any and all dwellings constructed or erected upon any Lot shall be of workmanship and materials substantially the same or better than those constructed or erected by the Sponsor. The owner may use better grade materials.

For purposes of this document, the side of the house with the driveway and mailbox has been defined as the "FRONT" of the house. This designation shall apply to all sections and descriptions within these STANDARDS.

If, after approval of the Initial Application by ARC, the work described requires a local building permit from the Township and/or utility companies, it is the responsibility of the Homeowner to obtain ALL required permits. Permits must be displayed in compliance with township requirements. ARC permits must also be displayed.

Before deciding to proceed with any major work such as house addition, changing of any utility lines (add, move or remove water, gas or electric lines), it is recommended that the homeowner contact their insurance company to see what impact, if any, the proposed change will have on their insurance. Also, to determine what requirements the insurance company may have regarding who does the work (e.g., licensed, or certified contractor).

Any in-ground installation will require the homeowner or contractor to arrange for the marking of all existing in-ground utility pipes and wires PRIOR to the initiation of work. This can be done by calling 811.

Also, note that all gas line installers must obtain permits and arrange for the Township testing of any gas line installation.

A.2 DRIVEWAYS

Driveway construction shall be limited to the use of asphalt and shall, as a minimum, match the existing driveway in thickness. A driveway may be widened on either or both sides but may not extend beyond the width of the footprint of the garage, in no case wider than twelve (12) feet for a one-car garage. Changes to curb cuts must be approved by the ARC committee and the Township.

A.3 WALKWAY TO PATIO

Additional walkways to the patio are permitted only on one side of the house, the same side as the front entry sidewalk. Walkways shall be of concrete construction and shall match the width of and be as near in color and finish as the front entry sidewalk. The walkway outboard edge shall align with and be in the same plane as the front entry sidewalk. The curb adjacent to walkway's outboard edge is not permitted. The addition of walkways shall not impede grass cutting and lawn maintenance.

Schematics are available in the Management Office for each model house.

A.4 COLOR CHANGES/APPROVED COLORS

Garage doors, front and rear entry doors, shutters, and any 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. Trim around garage door, window(s) of a different color is not permitted. See Sections A5.5a and A5.5b for exception for rear entry door. Painting of utility boxes and pipes attached to the house is allowed but the color must match the siding color.

Also, baked-on enamel garage doors are permitted. However, if a baked-on enamel garage door is installed, the front and rear doors and shutters must be painted or repainted in an 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.

No ARC Applications for painting any exterior surface will be permitted between November 15 and March 15.

Currently approved paint colors, as well as approved baked-on enamel garage door colors and the required matching front/rear door and shutter color, can be obtained from the Management Office.

A.5 ADDITIONS/MODIFICATIONS

The intent of this description shall be limited to additions, modifications and/or any other changes or improvements to the exterior of the house.

Applicant must submit a scale drawing, drawn to ¼ inch to one (1) foot, fully dimensioned showing in detail the building addition, sub-structure (foundation), framing, roofing, siding, gutters, and leaders, screen design, windows and doors and setbacks to adjacent property. A copy of a survey or plot plan must also be submitted with the application.

The roof pitch of all additions must match the existing roof pitch. Windowsill heights must be the same as existing windows. Siding, roof shingles, soffits, trim, gutters, and leaders must match existing. All additions shall not extend beyond the sides of the existing house.

Additions must adhere to the ten (10) foot setback from the property line and may not be more than twelve (12) foot deep (rearward). Any two adjacent (back to back) additions must not be closer than twenty (20) feet from each other.

A.5.1 SCREENED PORCHES

Screen porch construction shall be similar to the photos shown in Attachment B.

The sill height must match the outside sill height of existing windows. The overall height of the screen porch must be such as to allow future installation of permanent five (5) feet high windows with the outside sill height the same as existing windows.

In addition to the specifications and drawings required as per paragraph A.5, homeowner must submit with the application details of the type of screen, profile, color, frame, and subdivision of screen.

A.5.2 ROOM ADDITION

(This section excludes screened porches which are covered in A.5.1; it does, however, include screened porches where screens are replaced with permanent windows.)

The construction of the addition shall be similar in appearance to the existing residence as shown in Attachment C.

In addition to the specifications and drawings required as per paragraph A.5, the application must show in detail the type of windows and doors.

Windows must match in color, shape, profile, sill height, and general appearance the existing windows of the residence. Windows must be five (5) feet high and thirty-two (32) to thirty-eight (38) inches wide. Bay and Box Windows are allowed as described in Section A.5.4.b.

An exception to sill height and window height is granted for requests to replace screens with windows, in screened porches approved prior to June 14, 2001. These screened porches might have a sill height that does not match the existing windows of the residence and might not have an overall height to install five (5) feet high windows.

Doors can be similar to existing rear entry doors or storm/screen or sliding glass doors, as per section A.5.5.

A.5.3 SHUTTERS

Exterior raised panel shutters, additions and/or replacements are permitted.

Replacement/additional shutters must match existing shutters in size and profile.

Replacement/additional shutters must match all existing external doors in color.

A.5.4 WINDOWS

Additional or replacement windows shall be strictly limited to those that are identical in size, profile, and color. The homeowner has the option to use replacement windows that are double hung. All other specifications and appearance of the window shall match the existing windows of the residence (including grids).

A.5.4a KITCHEN WINDOW OVER SINK

The window over the sink in the kitchen may be replaced with an awning type window with grids to match existing window. As an alternate, a sliding type window with grids is permitted. The kitchen window may also be replaced with a crank-out casement window with grids to match. If a crank-out window is used, it must be over a three-foot mulched garden area or over a shrub that extends three feet to eliminate any possible hazard. The replacement window must conform to the dimensions of the existing window.

A.5.4b BAY AND BOX WINDOWS

Existing six (6) foot wide by five (5) foot high double windows may be replaced by Bay or Box Windows. They must be the same in width and height as the replaced windows and must not extend out more than eleven (11) inches from the exterior siding of the residence.

Approved Bay and Box Windows are shown in Attachment D. No other type of Bay and Box Windows are permitted except those shown in Attachment D.

Bow Windows are not permitted.

A.5.4c MASTER BATHROOM WINDOW OVER BATHTUB

Existing four (4) foot by four (4) foot double window over the bathtub in the master bathroom may be replaced by an identical size awning or casement window with grids type double window or sliding type window. Replacement window must match in color, profile, grids, and general appearance of replaced window.

A.5.4d EXTERIOR WINDOW BOXES

Exterior window boxes are not permitted.

A.5.5 DOORS

Additional or replacement doors, except as defined in this section, shall be strictly limited to those that are identical in size and approved color. Replacement doors can be constructed of fiberglass, wood, or steel. A combination door with glass on the upper half, which may be smoked, stained, and/or etched, is also permitted. Stained wood doors are not permitted. Also, as noted in Section A.5.5f, glass panels around the front door must remain if the front door is replaced.

NOTE: If the existing door's color is not an approved one, the additional or replacement door must be a color that conforms to these STANDARDS. Also, all other external doors and shutters must match the new door's color, which may require them to be painted or repainted (See Section A.4).

A.5.5a SLIDING GLASS DOORS

Replacement of existing hinged patio doors with a sliding glass door is allowed with the following restrictions:

The NEW DOORS

- shall be same height as the existing exterior opening and shall not exceed seven (7) foot in width.
- shall have same profile, approved color, and mullion trim as existing replaced hinged patio doors.
- if vinyl clad, may be white or ivory rather than the same approved color as the door being replaced.
- may be without grids or with white grids to match existing door or with internal Venetian blinds.

A.5.5b HINGED PATIO DOORS

Replacement of existing hinged patio doors with similar hinged patio doors is allowed with the following restrictions:

The NEW DOORS -

- shall be the same height and width as the exterior opening of existing door.
- may either be identical to the replaced door with the same profile, mullion, grids and approved color (same factory model) or may be a single panel unit (e.g. Devon Model) hinged on either side; or a double panel unit (e.g. Lake Ridge Model) with both doors hinged or one hinged door and one fixed door.

- if vinyl clad, may be white or ivory rather than the same approved color as the door being replaced.

- may be without grids or with white grids to match the existing doors or with internal Venetian blinds.

A.5.5c COMBINATION STORM/SCREEN DOORS

Storm and screen doors are permitted; doors shall be either white or almond color. Door design is limited to either full panel of glass, cross buck style or half panel glass over glass.

A.5.5d GARAGE DOORS

A windowed panel may be installed in the top panel of the garage. Replacement doors must be similar to existing garage doors and must have short or long raised panels. As noted in Section A.4, trim around garage door window(s) of a different color is not permitted.

A.5.5e SCREEN PANELS UNDER GARAGE DOORS

Screen panels under the garage doors shall be limited in height to two (2) feet and are to be used for ventilation of garage. The screen trim must be painted the color of the garage door.

A.5.5f GLASS PANELS AROUND FRONT DOOR

The glass panel around the front door must remain even if the front door is replaced. Smoked, stained and/or etched glass is permissible material for these panels.

A.5.5g DOOR ATTACHMENTS

Brass name plates, kick plates, and door knockers are permitted. Name plates shall not exceed three (3) inches x seven (7) inches, kick plates shall not exceed eight (8) inches in height.

A.5.6 ROOF

REPAIR of the existing roof - must be accomplished using the same type of strip shingle. Color, shape, size, and dimensions must be the same as the existing roof; however, the homeowner may use better grade materials.

REPLACEMENT of the entire roof - the homeowner has the option to have the same original style shingle installed or to upgrade to the dimensional high definition shingle. Size and shape of the shingle must be the same as the roof being replaced.

The color of the replacement roof may be the same as the roof being replaced or one of the roof colors approved. Shingle samples with available colors can be obtained from the Management Office.

A.5.6a SOLAR PANELS

Solar electric panels are permitted and can be installed only on the roof of the residence. Solar panels (modules) must be arranged in one or more continuous arrays. The upper surface of the entire array must be parallel to the surface of the roof and not more than six (6) inches above the surface of the roof. The panels must be black color only and must not extend past the edges or the peak of the roof. The electrical wiring and junction boxes must be installed in a manner to be hidden from view.

A.6 ENTRY PORTICO

It is expected that the homeowner shall use discretion in the selection of items of a decorative nature for display in the entry portico.

Display items shall be in good taste, not oversized, of loud colors, too cluttered, or create a hazardous condition. The display shall be consistent with the overall general ambiance of the community. Examples of items that are considered as appropriate for display in the entry portico area include chairs, benches, planters, floral displays, and milk cans.

The main entry door and the wall adjacent to it can each have one (1) plaque or one (1) wreath. The plaque shall not exceed twelve (12) inches by twelve (12) inches and the wreath shall not be larger than twenty-six (26) inches in diameter. They shall be in good taste and color coordinated with the door or the wall as applicable.

A.6.1 OUTDOOR TILE IN ENTRY PORTICO

Outdoor non-skid porcelain or ceramic tile overlay may be added on top of existing concrete in the main entry portico. The tile overlay must not extend into the walkway and shall be in good

taste and color coordinated in neutral tones with the color of the siding. Tile size shall be twelve (12) x twelve (12) inches or sixteen (16) x sixteen (16) inches only. No mosaic or abstract patterns are permitted.

A.7 FENCES

No Lot Owner within the property shall be permitted to erect, construct, install or maintain a perimeter or non-perimeter fence on an individual dwelling lot of any kind, type, or nature whatsoever. For this purpose, the term “perimeter fence” or “non-perimeter fence” shall include, but not be limited to, any contiguous barrier of any height or thickness and constructed of any material.

A.8 TEMPORARY STRUCTURES

No structure of a temporary character, trailer, tent, shack, garage, barn, storage shed or gazebo, whether manufactured or constructed, or any other outbuilding shall be built or used on any Lot at any time, either temporarily or permanently.

A.9 TEMPORARY CONTAINERS, REFUSE OR STORAGE

Temporary containers for storage or refuse are permitted. However, Lot owners must notify the Management Office and obtain approval prior to the use of any such temporary container. The following criteria apply:

1. Temporary containers must be located on the driveway only and may not be on the grass, street, or Common Property.
2. Temporary containers may not be in place for more than seven (7) days. Timeframe may be extended upon approval by Management Office.
3. The emergency use of temporary containers is permitted without the need for prior Management Office approval but all other criteria apply. In an emergency, an ‘After-the Fact’ request for Management Office approval must be submitted.

A.10 VEHICLE PARKING (PROHIBITED VEHICLES)

No vehicle other than a passenger automobile shall be permitted to be parked on any Lot or the Common Property, except in an area or areas, specifically designated by the Board for parking or storing any one or more types of prohibited vehicles.

No vehicle can park on any street overnight (between midnight and 7am) nor within ten (10) feet of a hydrant.

Without limiting the generality of the foregoing, the following “prohibited vehicles” are strictly prohibited to be parked, stored or remain on the Property or the Common Property – abandoned vehicles, disabled vehicles, stored vehicles, motorcycles, mini-bikes, snow mobiles, boats, canoes, kayaks, jet skis, boat trailers, golf carts, campers, trailers or any kind of recreational vehicles, trucks, pick-up trucks exceeding 4.0 ton, vehicles primarily used for commercial purposes, and vehicles with commercial writing on their exteriors and/or commercial plates.

Despite the above, trucks and commercial vehicles shall be allowed temporarily on the Property or Common Property during normal business hours for the purpose of serving any Lot or the Common Property; provided that no such vehicle shall be authorized to remain on the Property or Common Property overnight or for any purpose except serving a Lot or Common Property.

A.11 POOLS

The installation or use of temporary or permanent swimming pools, hot tubs, and/or temporary plastic pools, commonly known as ‘kiddie’ pools, on the patio or anywhere else on the property is prohibited.

A.12 PETS

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that a maximum of two (2) dogs and/or cats or other usual household pet may be kept, provided however, that they are not kept, bred or maintained for any commercial purpose.

No pets shall be permitted to run free at any time. All pets must be kept on a leash with a maximum length of six (6) feet. Pet droppings must be picked up and disposed of in appropriate trash receptacle.

A.13 ANIMAL PENS, CAGES, RUNS OR EXTERNAL STRUCTURES

Outside animal pens, cages, runs are prohibited. No external structure for housing animals is permitted.

A.14 REPLACEMENT OF AIR CONDITIONERS

Replacement of air conditioning units requires ARC approval. The replacement air conditioning unit, located outside the residence, must be in the same location as the existing unit.

Each owner, tenant or occupant of a Lot shall be prohibited from utilizing or installing air conditioning units through exterior modifications of the dwelling or through window openings. The only air conditioning units that will be permitted are those units which are considered central in nature and installed on a slab outside the actual residential structure.

The height of the top of the new unit from the ground (including a 6" to 8" pad underneath the unit) shall not exceed (sixty) 60 inches. The pad must be painted to as closely as possible match the color of the unit. Electrical wiring and plumbing shall be enclosed in a conduit or downspout and painted the same color as the house siding.

A.14.a SPLIT SYSTEM AIR CONDITIONERS – LAKE RIDGE II MODELS

The Lake Ridge II model home may include a split system installed on the second floor of the home. It must be located on the same side as the existing unit. The new unit shall be installed on a pad similar to the existing one. The wall unit must be installed through an existing wall in the loft on the second floor. Installation on the exterior wall of the bedroom/office is strictly prohibited. An ARC application must be submitted and approved BEFORE any work may commence.

A. 14.b SPLIT SYSTEM AIR CONDITIONERS – ALL OTHER MODELS

Homes in Lake Ridge, other than the Lake Ridge II models, may include a split system installed in a 3-season room. A drawing showing the exact location where the units will be installed must be included and attached to the ARC Application when submitted. The new unit shall be installed on a pad similar to the existing one, if applicable. An ARC application must be submitted and approved BEFORE any work may commence.

A.15 SKYLIGHTS

Skylights are permitted without restriction to location. Skylights may not exceed twelve (12) square feet in face area. Color of trim shall match the color of the roof fascia or as approved by the ARC Committee.

In addition to the specifications and drawings required as per paragraph A.5, homeowner must submit with the application a copy of the skylight specification, and a drawing showing the proposed skylight location.

A.16 AWNINGS

Retractable awnings are the only type of awning allowed. The placement of an awning is restricted to the rear of the residence over the patio area. The color scheme must reflect house colors.

Approval of application for an awning is contingent upon the homeowner agreement to maintain the appearance of the awning (No tears or torn awnings shall be allowed). Tents, portable screen rooms or gazebos are not permitted.

A.17 WELLS

No potable water supply system or sewerage disposal system shall be permitted on any Lot and each residential structure on every Lot shall be connected to public water supply and sewerage disposal system provided in the area. Wells for irrigation are allowed, subject to local, county, state and federal requirements and approvals.

In addition to the specifications and drawings required as per paragraph A.5, homeowner must submit with the application a survey or plot plan indicating the location of the proposed well on the homeowner's property. No wells are permitted within the six (6) foot utility and Shade Tree easement.

After approval by ARC, the homeowner or the installer must obtain a permit from the Township and place in the front window during installation. If an expansion tank is installed, it must be the same color as, or be painted to match, the color of the siding; or it must be hidden from view by landscape material. Spigots are not permitted.

All new wells must meet the requirements of the State of New Jersey DEP, Division of Water Supply (N.J.A.C. 7:9 D-1 and D-2), in that "all well casings shall extend a minimum of twelve (12) inches above grade." When repairs are made to existing wells, including those installed prior to 2010, this requirement also applies.

As noted in Section A.1 IMPORTANT GENERAL INFORMATION, any in-ground installation will require the homeowner or contractor to arrange for marking of all existing in-ground utility pipes and wires PRIOR to initiation of work. This can be done by calling 811.

Permission to cover the exposed well casing with an artificial rock is included as part of ARC's approval of a well. Use of any other covering requires a separate ARC application.

A.17.1 MULTIPLE HOME HOOK-UPS

Multiple home hook-ups of well water pumps will be permitted for no more than three adjacent homes. Multiple home hook-ups will not be permitted that will require the crossing of common grounds or a neighbor's property that is not being connected.

The Lake Ridge Homeowners Association will assume no responsibility or liability for multiple hook-ups, and a waiver to this effect must be signed by all parties involved and submitted with the application.

As noted in Section A.1 IMPORTANT GENERAL INFORMATION, any in-ground installation will require the homeowner or contractor to arrange for marking of all existing in-ground utility pipes and wires PRIOR to initiation of work. This can be done by calling 811.

A.18 UNINTERRUPTED POWER SUPPLY (STANDBY NATURAL GAS GENERATOR)

A natural gas generator to provide uninterrupted power to the residence is permitted.

As noted in Section A.1 IMPORTANT GENERAL INFORMATION, any in-ground installation will require the homeowner or contractor to arrange for marking of all existing in-ground utility pipes and wires PRIOR to initiation of work. This can be done by calling 811.

Installation of the generator is allowed with the following ARC restrictions/requirements.

- The generator shall be located between the gas line hook-up and the electric meter opposite the breaker box located in the garage.
- The generator must be located on the same side of the house as the utility meters (i.e., gas/electric)
- For the Devon model only- Due to space limitations, the generator must be located on

the opposite side of the house and the utility meters.

- The generator installation must be in compliance with Toms River Building and Code Enforcement Ordinances.
- All gas lines shall be underground (where applicable).
- Electric lines must be enclosed in conduit or equivalent and shall blend with the house siding.
- The maximum height of the generator shall be forty eight (48) inches.
- The generator must be enclosed in a noise reducing shroud or cowling.
- The decibel levels may not exceed seventy seven (77) decibels when running at high speed.
- Landscaping of the area shall be the full responsibility of the homeowner.

JCP&L recommends that when using a generator to follow the manufacturer's installation and operation instructions. Never connect generator directly to your electrical system without an insulation device installed by an electrician. Plug lights/appliances in the outlets on the generator unit.

See the ARCHITECTURAL STANDARDS document, Section 1. PREAMBLE and Section A.1 IMPORTANT GENERAL INFORMATION for information regarding Township/utility company permits, possible implication to homeowner's insurance, use of licensed/certified contractors and display of permits in compliance with ARC/governmental requirements.

A.19 SATELLITE DISH

Installation of satellite dishes for TV reception is permitted. The size and location shall be determined by the supplier of the dish. However, the size may not exceed one (1) meter in diameter.

Any electrical wiring on the side of the house must be enclosed in a downspout or conduit that shall blend with the house siding.

A.20 SIGNS – EXTERIOR OF HOUSE OR PROPERTY

No signs are permitted on the exterior of the residence or anywhere else on the homeowner's property or adjacent common ground, except for one security agency sign which may be placed in the flower/shrub area adjacent to the main entry portico.

A.21 GAS LINE

Natural Gas line installation for barbecue grill as well as additional gas line for interior gas fireplace installation is permitted.

See Section A.1 IMPORTANT GENERAL INFORMATION of this document for information regarding Township/utility company permits, possible implication to homeowner's insurance, use of licensed/certified contractors and display of permits in compliance with ARC/governmental requirements.

As noted in Section A.1 IMPORTANT GENERAL INFORMATION, any in-ground installation will require the homeowner or contractor to arrange for marking of all existing in-ground utility pipes and wires PRIOR to initiation of work. This can be done by calling 811.

A.22 GUTTER LEAF PROTECTION

Gutter leaf protection can be added to the top of existing gutters, provided it only covers the gutter itself or covers the gutter and extends either over or under the lowest course of shingles. The part of the leaf protection cover which extends over the lowest course of shingles must closely match the color of the roof shingles.

A.23 IN-GROUND DRAINAGE PIPES

Installation of In-Ground Drainage pipes and the connection of downspouts and other residential 'water runoff' pipes to the In-Ground Drainage Pipe is allowed.

However, no In-Ground Drainage Pipe will be permitted that discharges water into a street or storm sewer.

In addition to the specifications and drawings required as per paragraph A.5, homeowner must submit with the application a survey or plot plan indicating the location of the proposed drainage pipe on the homeowner's property.

As noted in Section A.1 IMPORTANT GENERAL INFORMATION, any in-ground installation will require the homeowner or contractor to arrange for marking of all existing in-ground utility pipes and wires PRIOR to initiation of work. This can be done by calling 811.

A.23.1 MULTIPLE HOME HOOK-UPS

Multiple home hook-ups of In-Ground Drainage Pipes will be permitted for adjacent homes. If the installation of the In-Ground pipe crosses common ground, approval of the Grounds Committee, in addition to ARC, is required. The Lake Ridge Homeowners Association will assume no responsibility or liability for multiple hook-ups, and a waiver to this effect must be signed by all parties involved and submitted with the application.

B. PATIOS

B.1 CHANGING PATIOS

Any changes to a homeowner's patio require ARC approval.

See Section A.1 IMPORTANT GENERAL INFORMATION of this document for information regarding Township/utility company permits, possible implication to homeowner's insurance, use of licensed/certified contractors and display of permits in compliance with ARC/governmental requirements.

A Township permit is required if the addition is more than 149 square feet.

In addition to the specifications and drawings required as per paragraph A.5, a detailed drawing and copy of plot plan is required noting patio layout and proximity of the changes to adjacent neighbors' property.

Patio changes will be approved based upon layout with respect to property lines, nearness to neighboring properties, impact on drainage, ability to mow adjacent areas, etc.

The patio drawing must show the overall size and depth of materials to be used for construction. A minimum of four (4) inches of concrete shall be required with proper reinforcement materials (i.e. Rebar) and with proper foundation. This normally consists of tamped sand or crushed gravel.

Patio additions may be constructed of concrete, stamped concrete, or pavers.

The change or extension must be level and match the existing patio. Provision must be provided so that the drop-off from the patio to the lawn meets the requisite safety requirements. The extension must be laid out in such a manner that it does not hamper lawn mowing.

Construction must conform to all local construction code requirements.

No permanent structures such as planters or retaining walls are permitted on the patio.

B.2 SHRUBBERY AROUND PATIOS

Shrubbery around patio areas requires ARC approval.

B.3 PATIO OBJECTS

B.3.1 NON-PERMISSIBLE PATIO OBJECTS

Open burning is prohibited within Lake Ridge. The use of outdoor fireplaces, chimeneas and any other device that has an open flame, with the exception of gas fired barbecue grills, are prohibited for use on any patio.

The New Jersey Fire Code states:

307.4.2 Recreational Fires – Recreational fires shall not be conducted within 25 feet (7620 mm) of a structure or combustible material. Conditions which could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated prior to ignition. Violations of 307.4.2 are subject to enforcement by the Toms River Township Fire Inspectors.

See Section A.11 for prohibitions of pools.

B.3.2 PERMISSIBLE PATIO OBJECTS

It is recognized that homeowners will utilize the patio for various purposes. However, the patio is not a storage area. Therefore, in order to maintain the desired home quality, items placed within the patio should not be unsightly or offensive to the community nor to the neighbors. For example, large amounts of firewood for stoves shall not be stored in this area. A small amount, consisting of 1/8 cord, can be stored if contained off the ground.

Propane gas tabletop firepits are permitted after an ARC Application is submitted and approved. Manufacturer's suggestions for placement on the patio, away from any structures must be followed. The firepit shall contain lava rocks, an ember screen, and a dome. No wood, charcoal or any other ignitable material is permitted.

B.4 OUTDOOR CARPET ON PATIO

A good quality indoor/outdoor carpet is permitted provided its color closely matches the color of the existing concrete/cement/pavers or is green so that it closely matches the grass.

C. LAWN/TREES/FLOWERS

C.1 ARTIFICIAL PLANTS, STONES, GRAVEL

No artificial grass, flowers, plants or other artificial vegetation, or alternative ground cover, such as decorative stone, impervious material, gravel or other similar landscaping material, shall be placed or maintained upon the exterior portion of the Lot.

C.2 RELIGIOUS STATUES

Religious statues are not permitted in any area of the property.

C.3 LOT MAINTENANCE

No unsightly weeds, underbrush or other vegetation shall be permitted to grow or remain upon any Lot, and no refuse pile or unsightly objects shall be allowed to be placed, remain, or accumulate thereon.

In the event any Lot owner shall fail or refuse to keep his Lot free of unsightly weeds, underbrush or refuse piles or other vegetation or objects, then the Homeowners Association may enter upon any Lot to remove the same at the sole cost and expense of the Lot Owner.

C.4 FLOWER/SHRUB BEDS

All flower/shrub beds shall be within a three (3) foot perimeter adjacent to the house. While the homeowner is free to design and plant flowers/shrubs/bushes within this three (3) foot area, it is expected that the homeowners will use discretion in the design and material and will conform to all rules

defined in this document. Any deviation from the three (3) foot area must be submitted to ARC for approval.

C.4.1 ARTIFICIAL/PLASTIC MULCH

Artificial plastic/rubber mulch may be used in the flower/shrub area.

C.4.2 PLANTERS/FLOWER POTS

Planters and flower pots are permitted in the flower/shrub area; for a one (1) car garage, two (2) flower pots are permitted, one on each side of the driveway. For a two (2) car garage, three (3) flower pots are permitted, one between the garage doors and one (1) on each side of the driveway. Permitted materials include plastic, terra cotta, treated wood and concrete.

C.4.3 FLOWER-SHRUB BED DECORATIONS – FRONT OF HOUSE

The flower-shrub bed and freestanding flower bed areas at the front of the house may only contain living plants, large decorative rocks (as defined below), planters, flower pots and shepherd's crook(s).

One milk can is permitted in this area. This can shall not exceed twelve (12) inches in diameter and twenty-six (26) inches in height.

No bird baths, bird houses, or bird feeders are allowed.

For the Ashford Model ONLY, decorations are permitted on the concrete area at the front of the home. These are limited to 1 plaque, 1 wreath and 1 bench.

C.4.4 FLOWER-SHRUB BED DECORATIONS – SIDE AND REAR OF HOUSE

The flower-shrub bed at the side or rear of the house may contain garden items of choice that are customarily associated with outdoor placement within the garden area. Wire or plastic supports for flowering plants is permitted.

Approved items include birdbaths, birdhouses, bird feeders, shepherd's crooks, sundials, small benches and small garden flags not to exceed twenty-four (24) inches in height.

Small figurines, statues or objects of art shall not exceed twenty-four (24) inches in height. It is expected that such decorations be selected of a high-grade material and that they will be maintained in a proper condition.

Trellises are permitted at the sides and rear of the house and shall be located parallel to and within six (6) inches of the side and/or rear walls of the residence. The trellis cannot exceed six (6) feet in height and no more than two (2) trellis units are permitted at any wall.

All trellises must be plastic or metal, no wood is permitted.

C.4.5 VEGETABLE PLANTINGS – REAR OF HOUSE

A resident shall be permitted to have vegetable gardens at the rear of the house not to exceed three (3) feet by six (6) feet in total size.

Wire or plastic supports for vegetables plants are permitted.

C.4.6 FLOWER-SHRUB/TREE RETAINING BORDER

Flagstones, blocks, and other retaining borders surrounding the flower-shrub area around the house and trees shall not exceed fourteen (14) inches in height and must not interfere with the mowing of the lawn. Placement of borders requires ARC approval.

C.5 PATIO SHRUBS

Shrubs installed around patios must be contained within a mulched bed.

C.6 TREES

Planting of additional trees on homeowner's property is allowed, subject to ARC approval.

Removal or replacement of trees on homeowner's property, other than a Shade Tree (see below) is permitted, subject to ARC approval. When a tree is removed or replaced, it is the homeowner's responsibility to have any stump ground and removed entirely or cut below ground level so not to impede any and all future lawn maintenance.

When new tree(s) are to be added, a drawing must be submitted showing the type of tree, the number of trees being added and the location. All trees must be planted at least three (3) feet from property lines.

Planting of trees in the common area adjoining or bordering on homeowner's property requires additional approval from the Grounds Committee.

C.6.1 SHADE TREES

Shade Trees along street side of the property, within the six (6) foot wide Shade Tree and utility easement, are the responsibility of and must be maintained by the homeowner. The homeowner shall not do any acts which are detrimental to Shade Tree health or cause damage to the tree.

Determination of dead or dying Shade Trees will be made by the ARC Committee upon receipt of a written application from the homeowner.

A dead, dying, or missing Shade Tree must be replaced by the homeowner with one of the trees listed below:

1. Greenspire linden; *tiliacordata*
2. Sweet Gum (Seedless) *liquidambar styraciflua*
3. Maple, red; *acer rubrum styraciflua*
4. Black Gum (Tupelo); *nyssa sylvatica*
5. American Hophornbeam; *ostrea virginiana*
6. Scholar Tree; Japanese Pagodatree) *stiphnolobium japonicum*

A healthy Shade Tree can only be cut down with written approval from both ARC and the Township of Toms River (the township may charge a fee for the permit). The removed healthy Shade Tree must be replaced with one of the trees listed above.

An ARC Application form for the removal and replacement of a Shade Tree must be accompanied by a signed contract between a landscaper/tree service and the homeowner that states that the removal and replacement of the Shade Tree will be completed within six (6) months of the date of the ARC application or prior to the sale of the home.

A replacement Shade Tree should be located one (1) to three (3) feet from the spot of the tree being replaced and must have a minimum diameter of two (2) inches and a minimum height of twenty-four (24) inches.

If the contractor or homeowner feels that planting the replacement Shade Tree within the three (3) foot area noted above would be too close to the existing utility installations, the driveway, or an existing tree, the replacement Shade Tree can be planted on the opposite side of the driveway.

The replacement Shade Tree must be planted within the six (6) foot utility and Shade Tree easement.

Given that the Shade Tree is likely in an area with underground utility pipes and/or wiring, it is strongly recommended that the homeowner and/or contractor call 811 to mark these pipes and/or wiring BEFORE removing the Shade Tree or planting a replacement tree (see HOMEOWNER'S RESPONSIBILITY – page 4). Also, care should be taken when removing a dead or dying tree as the roots may have become entangled with existing utility lines.

Along with the removal of the Shade Tree, it is the homeowner's responsibility to have any stump ground and removed entirely or cut below ground level so not to impede any and all future lawn maintenance.

C.7 LAWN – GRASS STRIP

The maintenance of the grass strip between the sidewalk and curb is the homeowner's responsibility. This maintenance includes proper watering and weed maintenance.

D. OUTSIDE CHANGES (OTHER THAN HOUSE CHANGES)

D.1 LIGHTING

This standard is intended for lighting both for decorative and safety purposes.

D.1.1 LOW VOLTAGE LIGHTING (DECORATIVE & SAFETY)

Homeowners can use four (4) or seven (7) volt lights or solar lights with a minimum spacing of four (4) feet.

They should be placed only along walkways or within the three (3) foot perimeter adjacent to one side of the house as indicated in schematics in the Management Office.

Up to five (5) lights may also be placed along the periphery of a free-standing bed, excluding single tree beds.

D.1.2 SECURITY/SAFETY LIGHTING & CAMERAS

Security lighting, including sensor lights, etc., are permitted but require approval by ARC.

External security cameras are permitted but require approval by ARC.

Such lighting or cameras shall not create a distraction or annoyance to neighbors. The lighting must be properly installed so that it does not respond continuously to animal movement, tree sway, etc.

D.1.3 LAMPPOSTS

Lampposts are permitted but require approval by ARC. They shall conform to the "Gaslight" type of lighting fixture that is utilized at the Clubhouse. The lamppost shall not be more than six (6) feet high and shall only have two (2) light fixtures.

The lamppost shall be placed at the side of the house and must be located as shown on the homeowner's sketch attached to the request. They shall be located at the sidewalk planted area side or shall be installed in a mulched bed adjacent to the walkway.

D.1.4 OUTDOOR LIGHTING

Outdoor lighting attached to the house in front of the residence (garage side) and near entrance and rear doors must be similar to that currently attached to the house and must be coach/carriage type lamps.

The color of the lighting fixture must be white, black, brass, brushed nickel, or bronze. The light bulbs used must be white, soft white or clear.

D.2 DECORATIONS

D.2.1 HOLIDAY DECORATIONS

Holidays include Easter, Thanksgiving, Hanukkah, Christmas and also Halloween, even though it is not an official holiday.

Decorations may be put out no sooner than three (3) weeks prior to the holiday except for Christmas; these decorations may be put out as early as Thanksgiving but not lit until December 1st. Decorations must be taken down three (3) weeks after any given holiday.

No outdoor music is permitted.

D.2.2 SPRING AND FALL SEASONAL DECORATIONS

Spring seasonal decorations may be displayed no earlier than March 15th and removed by no later than June 21st.

Fall seasonal decorations may be displayed no earlier than September 15th and removed by no later than December 20th.

D.3 FLAGS

Only American flags are permitted. No other flags of any nature are permitted.

The flags shall not be exhibited in a manner that threatens public safety, restricts necessary maintenance activities, interferes with the property rights of another, or displayed in a manner inconsistent with the rules and customs deemed the proper manner to display the flag, such as the Federal Flag Code, 4 U.S.C.s. 1 et seq., or any other applicable laws or guidelines.

The installation of a semi-permanent/permanent flagpole in the ground to display the American flag is permitted but requires ARC approval.

D.4 GRASS STRIP - MAILBOXES & MINI-GARDENS

Maintenance and/or replacement of the mailbox are the homeowner's responsibility. Standard, white plastic or white vinyl mailboxes may be used for replacement.

For a vinyl mailbox, one of the two (2) following Rubbermaid GENTRY MAILBOX AND POST COMBOS may be used:

Rubbermaid Product #CG1W0000 - This mailbox has a built-in newspaper compartment and front and rear door access.

Rubbermaid Product #CL10000W – This mailbox also has the front and rear door access but does not have the built-in newspaper compartment.

Postal Pro Hampton Mailbox 9-in x 56-in Plastic White In-Ground Mount Mailbox with Post. Durable Polypropylene Construction - Will Not Rust This Mailbox has a built-in newspaper compartment.

As noted in Section III – HOMEOWNER’S REQUEST FOR CHANGE, an Expedited ARC form is available on the Lake Ridge website and Management Office. This form must be completed prior to installing the new mailbox but does not require prior ARC approval. After installation, ARC will inspect to ensure the new mailbox meets Lake Ridge and US Post Office specifications.

Mailboxes must have the house number on both sides and may have the homeowner’s last name affixed to the mailbox sides. Block letters shall not exceed three (3) inches in height. Letters must be black or grey in color.

A mini garden is permitted around the mailbox, subject to ARC approval.

The homeowner may choose one of the following three mini-garden options: only bricks/pavers, only mulch or a combination of mulch and flowers. The height of the plantings in the mini garden shall not be permitted to grow above the lower support of the mailbox.

The garden dimensions can be a maximum width from the sidewalk to the curb and a maximum length of two (2) feet from the mailbox post on either side. Such gardens must be maintained properly.

Artificial plastic/rubber mulch may be used in the mini-garden area.

This area may NOT contain fences of any kind. It may also not contain decorative stones, flags, large rocks, shepherd crook(s) or spotlights.

Flagstones, blocks, bricks, and other retaining borders are permitted to surround the mini garden but cannot exceed three (3) inches in height above the level of the ground.

D.5 WIND CHIMES

Wind chimes are permitted but require ARC approval. The chimes shall be of a reasonable size so as to assure that the sound levels are within reasonable limits.

DENIED PRELIMINARY APPROVED # _____

LAKERIDGE HOMEOWNERS ASSOCIATION, INC
ARCHITECTURAL REVIEW COMMITTEE (ARC)
APPLICATION FOR EXTERIOR CHANGE OR IMPROVEMENT

To The Architectural Review Committee (ARC):

I am hereby requesting ARC approval for the installation of the exterior change or improvement which is described below. I have attached copies of all of the relevant plans, layouts, colors, specifications, and contracts which are available to me at this time.

I understand that the ARC now has a 30-day period during which to render a preliminary determination and that, subsequent thereto, I will have a 30-day period during which to gather and submit any additional information that is required by the ARC in order to render a final decision. I further understand that this application will not be complete until all such additional information has been submitted and that the ARC will then have a 45-day period during which to evaluate and make a decision upon the fully completed application.

Names (please print) _____ / _____

Signatures _____ / _____

Street Address _____ Email _____

Telephone Number _____ Date _____

Description of proposed improvement _____

Information which is attached at this time _____

DO NOT WRITE BELOW THIS POINT - FOR ARC USE ONLY

Preliminary Review

- () All information conforms to requirements.
- () Preliminary application was received by the ARC on _____, and reviewed on _____. You now have until _____ to submit to the ARC all of the items which have been checked in the following Final Approval Requirements listed below. Your application will not be considered complete until that time.

Final Approval Requirements

In order to be considered for final approval, you must submit to the ARC information which is checked below.

- () Copy of survey of property showing existing conditions and building perimeter, and proposed conditions and building perimeter. All linear dimensions of your proposed improvement must be specified.
- () A set of drawings, drawn to 1/4 inch to 1.0 foot showing all pertinent dimensions.

- () The distance from the perimeter of your proposed improvement to any property line which is within line of sight must be called forth.
- () A narrative describing the methods of construction.
- () A complete listing of all type of windows, doors, roofing material and siding material.
- () A precise description, including samples, if possible, of the coloration of all exterior finish materials.
- () A complete listing of other specifications not disclosed elsewhere including, but not limited to: shape, height, width, depth and manufacturer's or supplier's installation specifications.
- () A narrative addressing the effect of the proposed installation upon storm water run-off.
- () A statement addressing the areas of the property that will be disturbed by the proposed installation, and the methods by which those areas will be restored.
- () A narrative addressing the extent and the nature of the temporary inconvenience to which the immediately adjacent homes, specifically, and the Association, in general, might be subject.
- () A copy of all completed applications that you may be required to submit to municipal and other regulatory agencies.
- () Other: _____

Final Approval Review

- () Final application was received by the ARC on _____, and reviewed and **approved without conditions** on _____. This approval should in no way be construed as a confirmation that you are in compliance with applicable local and State regulations. This approval does not constitute a warranty of any sort nor does it connote any implication that the installation will be fit for its intended use. You may not proceed with your installation until you have signed the acceptance section below and supplied the ARC with all of the information which has been checked.
- () Final application was received by the ARC on _____, and reviewed and **approved with conditions**. These conditions are as follows:

Your signature in the acceptance section below will be an indication that you agree with the conditions of approval, that you will revise your proposed installation accordingly, and that you are aware of and understand the disclaimers contained in the 'approval without conditions' section above.

- () Final application was received by the ARC on _____, and reviewed and **denied** on _____. The basis for denial is as follows: _____
 By _____ Date _____
 For the ARC

NOTE: You have the right to appeal a denial or a conditional approval. If you choose to do so, your appeal must be directed to the Board of Directors, in writing, no later than forty-five (45) days after the date that appears in the applicable section above.

HOMEOWNER'S RESPONSIBILITY

Final Approval Acceptance

I understand and accept the ARC decision as indicated above, and I agree to indemnify and hold harmless the Association, its agents, Committees and representatives in connection with any claim, proceeding or judgment that may arise on account of the prosecution of the proposed improvement and its subsequent use. I understand that I may not initiate construction of the improvement unless and until all of the following has been provided to me by the Builder/Contractor:

- ___ estimated start and completion dates
- ___ copies of all regulatory approvals; copy of township permit to be provided to the ARC
- ___ copies of all subcontractor agreements, or if no written agreements exist, the name, address, and telephone numbers of all subcontractors, installers, and suppliers
- ___ a subcontractor's certificate of insurance confirming the following policy limits: \$500,000 liability, \$50,000 property, and statutory worker's compensation; naming Lake Ridge Homeowners Association, Inc. as an additional insured
- ___ ARC permit
- ___ other: _____

I further understand that this approval may be rescinded, at the sole option of the ARC, under any of the following circumstances:

- A. An unsafe construction condition has been created on or about the property.
- B. Any insurance certificate, as aforementioned, has lapsed and has not timely been replaced.
- C. The material used or methods of construction and installation vary significantly from those upon which approval has been based.
- D. Start of construction or tree installation delayed for one hundred eighty (180) days or more following projected start date.

E. The duration of the construction, or the projected duration of the construction at any time following initiation, significantly exceeds or is projected to significantly exceed the duration upon which approval was originally granted.

I agree to provide the ARC, within five (5) days of the substantial completion of the proposed installation, all of the following items which are checked:

- A copy of the Certificate of Occupancy.
- A set of "as-built" drawings.
- Other: _____

I further understand that I will comply with ARC Standards.

TO BE SIGNED ONLY IN PRESENCE OF ARC REPRESENTATIVE

Approval as noted accepted by _____ Date _____

HOMEOWNER SIGNATURE

by _____ Date _____

HOMEOWNER SIGNATURE

**LAKERIDGE HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURE REVIEW COMMITTEE (ARC)**

EXPEDITED APPLICATION FOR NEW MAILBOX

TODAYS DATE: _____

APPLICATION NUMBER: _____ (To be completed by Management Office)

To the Architecture Review Committee (ARC):

MAILBOX STANDARDS (See ARC Standards - Section D.4 Mailboxes & Mini Gardens)

I (We), the undersigned(s), plan to install a new ARC approved mailbox in the same location as the existing mailbox. By signing this document, I (We) agree that the mailbox that I (We) will install will be in conformity to the ARC Standards (dated August, 27 2020), Section D.4 Grass Strip - Mailboxes and Mini-Gardens.

The new mailbox will be a standard, white metal, or white vinyl mailbox. If vinyl, it must be Rubbermaid GENTRY MAILBOX AND POST COMBO in white (RUBBERMAID PRODUCT# GC1W0000)-this mailbox has built-in newspaper compartment and front and rear access –or- Rubbermaid GENTRY MAILBOX AND POST COMBO in white (RUBBERMAID PRODUCT# CL10000W)-this mailbox has front and rear access but does not have the built-in newspaper compartment –or- Postal Pro Hampton 9” X 56” In-Ground Mount Mailbox with Post-this mailbox has a built-in newspaper compartment.

The new mailbox must have the house number on both sides and may have the homeowners’ last name affixed to the mailbox sides. Block letters shall not exceed three (3) inches in height and the letters must be black or grey in color.

MINI-GARDEN STANDARDS (See ARC Standards - Section D.4 Mailboxes & Mini-Gardens)

As noted in the ARC STANDARDS, the Grass Strip between the sidewalk and street, while classified as common grounds, is considered the homeowner’s property. A “mini garden” is permitted in the grass strip around the mailbox **WITHOUT** the filing of a separate ARC APPLICATION.

The mini garden can contain just bricks/pavers, mulch or mulch and flowers. The height of the plantings in the “mini garden” shall not be permitted to grow above the lower support of the mailbox. The garden dimensions can be a maximum width from the sidewalk to the curb and a maximum length of two (2) feet from the mailbox post on either side. Such gardens must be maintained properly

Artificial plastic/rubber mulch may be used in the mini garden. Also, planters and flowerpots are permitted in this mini garden. Permitted planter and flowerpot materials include plastic, terra cotta, treated wood and concrete. This area may NOT contain decorative stones, large rocks nor shepherd crook(s). Flagstones, blocks, bricks, and other retaining borders are permitted to surround the mini-garden area but cannot exceed three (3) inches in height above the level of the ground. Fences, regardless of height, are NOT allowed.

I (We) understand and accept the ARC decision to approve this request and I (We) agree to indemnify and hold harmless the Association, its agents, Committees and representatives in conjunction with any claim, proceeding or judgment that may arise on account of the prosecution of the proposed improvement and its subsequent use.

DUE TO THE NATURE OF THE REQUESTED WORK, ARC HAS AGREED TO GRANT AUTOMATIC AND IMMEDIATE APPROVAL TO THIS APPLICATION, UPON THE HOMEOWNER(S) COMPLETING THE FORM

The homeowner must understand that approval may be rescinded, at the sole option of ARC, under any of the following conditions, (1) an unsafe construction condition has been created on or about the property, (2) material used or method of installation vary

significantly from those upon which approval has been based, (3) the initiation of installation is delayed for forty-five (45) days or more following the date at the top of this application.

HOMEOWNER NAME (please print): _____

HOMEOWNER SIGNATURE: _____

CO-HOMEOWNER NAME (please print): _____

CO-HOMEOWNER SIGNATURE: _____

STREET ADDRESS: _____

TELEPHONE NUMBER: _____

ARC MAILBOX v3 – 8/27/20

Attachment A

Information to be Submitted to ARC with Application for Changes

Walkways (A.3)	House schematic with location of walkway	See Note 3 below
External Color Change (A.4)	Color and location	
Screen Porches (A.5.1)	See Notes 1 & 2 below	Survey of property, showing proposed addition with linear dimensions of changes and distances from property lines
Room Additions (A.5.2)	See Note 1 below	
Shutters (A.5.3)	Size, profile, color and location	Must match existing shutters
Windows/Doors (A5.4 & A5.5)	Size, type, profile, color and grids	Must match existing windows and doors
Storm/Screen Doors (A.5.5c)	Type of doors and color	
Garage Doors (A.5.5.d)	Manufacturer's brochure or sketch	See Note 3 below
Roof (A.5.6)	Type and color	See Note 3 below
Awnings (A.9)	Type, color and location on the dwelling	
Wells (A.10)	Show location on the property	Township permit req.
Uninterrupted Power Supply (A.11)	Show location on property	See Note 3 below
Satellite Dishes (A.12)	Type, size and location	
Gas Lines (A.14)	Show location and purpose	Township permit req.
Patios (B)	Depth of material used in construction	Must conform with Township codes. If addition exceeds 149 sq.ft., Twp permit req.
Landscaping (C)	Describe type of trees, bushes, flowers	
Lighting (D.1)	Location along walkways and type of lighting	See Note 3 below
Lampposts (D.1.3)	Type, size and location	

Note 1: Applicant must submit scale drawing, drawn to 1/4 inch to 1 (one) foot, fully dimensioned showing in detail the building addition, sub-structure (foundation), framing, roofing, siding, gutters and leaders, screen design, and type of windows and doors. Windows and doors must match in color, size, shape, profile, and general appearance of existing windows and doors of the residence. Roofing and siding must match existing residence. Drawing must show the pitch of the roof. (Roof pitch must match pitch of existing roof.) Describe effect upon storm water run-off. **See Attachments B and C.**

Note 2: Show the type of screen, profile, color, frame and sub-decision of screen.

Note 3: Schematics for walkways/lighting; roof colors; garage/shutter colors; and uninterrupted power supply specifications are available in the Management Office.

Attachment B
Typical Screened Porch

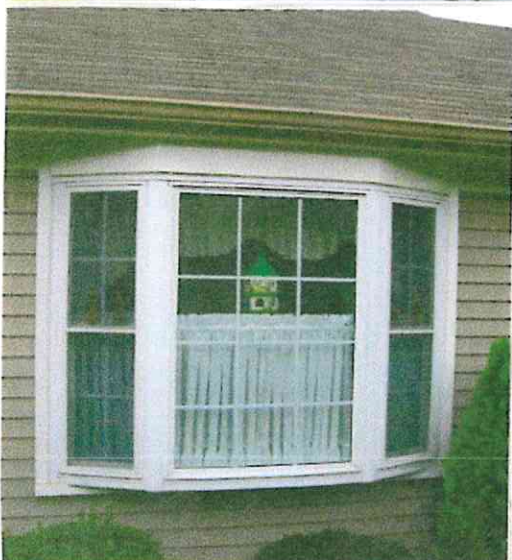


Attachment C
Typical Room Addition



Attachment D

Typical Box and Bay Windows



811 FAQ'S - Do I Really Need to Call?

YES! Don't make a judgment call; make a phone call to 811. Homeowners often make risky assumptions about whether or not they should get their utility lines marked, but every digging job requires a call - even "small" projects like planting trees and shrubs.



I am only planting a small flower bed or bush...

Did you know that many utilities are buried just a few inches below ground? You can easily hit a line when digging for simple gardening projects, like planting flowers or small shrubs. Make the call to 811 anytime you're putting a shovel in the ground to keep yourself and your community safe.



I am just installing a mailbox...

Buried utility lines are everywhere! Installing mailboxes and fences are examples of projects that absolutely require a call to 811 to know what's below before digging. Hitting a line can knock out service to your home and neighborhood or result in fines, damage and serious injury. Don't make a judgment call – make the call to 811 every time you dig.



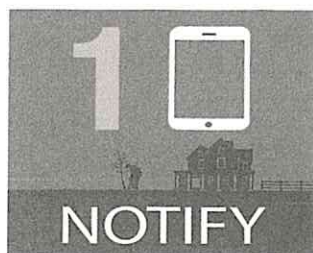
I am digging in a spot that was previously marked...

Erosion and root system growth can alter the depth or location of buried lines, or your utility companies may have completed work on their lines since the last time you dug – so you must call 811 before you dig, each and every time.



I have hired a contractor or landscaper to do the digging project...

Be sure to check with your contractor or landscaper to make sure that the call to 811 will be made before digging begins – whether it means you making the call, or your contractor doing so. Never let digging work begin without the call to 811! It's not worth the risk.



NOTIFY.
NJ One-Call by calling 811

Three (3) full business days before you plan to dig.
 The one-call center will transmit information to affected utility operators.



WAIT.
 2-3 days for affected utility operators to respond to your request. On average, between 7-8 utility operators are notified for each request.

Marks Valid: 45 business days
Defines the period of time the facility marks (paint, flags, stakes, etc.) are valid according to state law or practice.



CONFIRM.
 That all affected utility operators have responded to your request by comparing the marks to the list of utilities the one-call center notified. State laws vary on the process for confirmation; please check with your local one-call center for more information.



RESPECT THE MARKS.
 The marks provided by the affected utility operators are your guide for the duration of your project. If you are unable to maintain the marks during your project, or the project will continue past your request's expiration date (varies by state), please call 811 to ask for a re-mark.



DIG CAREFULLY.
 If you can avoid digging near the marks (within 18-24 inches on all sides, depending on state law), consider moving your project to another part of your yard.

INDUSTRY STANDARD COLOR CODE TO IDENTIFY A SPECIFIC TYPE OF UTILITY:

	WHITE	PROPOSED EXCAVATION
	PINK	TEMPORARY SURVEY MARKINGS
ELECTRIC	RED	ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
GAS	YELLOW	GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
CABLE	ORANGE	COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
WATER	BLUE	POTABLE WATER
	PURPLE	RECLAIMED WATER, IRRIGATION AND SLURRY LINES
	GREEN	SEWERS AND DRAIN LINES