

ARCHITECTURAL



STANDARDS



DO NOT DISREGARD THIS BOOKLET.

PLEASE TAKE THE TIME TO READ THESE STANDARDS AND FULLY UNDERSTAND YOUR RESPONSIBILITIES AS A HOMEOWNER AND THE ASSOCIATION'S EXPECTATIONS CONCERNING THE UPKEEP OF YOUR PROPERTY AND HOME EXTERIOR.

ARC APPLICATIONS ARE REQUIRED FOR EVERYTHING THAT AFFECTS THE EXTERIOR!

The only exceptions being decorative items and plantings in the ARC approved flower-shrub bed area surrounding the house.

APPROVAL IS REQUIRED PRIOR TO STARTING ON A PROJECT! ONCE AN ARC APPLICATION IS APPROVED, THE PERMIT MUST BE DISPLAYED IN THE FRONT WINDOW UNTIL THE PROJECT IS COMPLETED.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Architectural Review Committee (ARC) is appointed by the Board of Directors and is designated with the responsibility of assuring that the exterior of resident homes and surrounding property (not including the common grounds) must 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. Furthers the comfort of the Lot owners, their guests, invitees, and lessees.
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 are consistent with our governing documents, rules, and regulations. These standards supersede previous ARC standards.

Upon recommendation of the Architectural Review Committee, the Lake Ridge Board of Directors formally approved this updated document at an Open Board Meeting held on February 20th, 2025.

ARC: _____ PHILIP WIENER, ARC CHAIRPERSON

BOARD: _____ MICHAEL MESSINA, BOARD OF DIRECTORS PRESIDENT

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 and 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 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 as additional standards arise. Any modifications to 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 (1) 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, with the exception of an ARC approved shade tree, nothing is to be placed or planted, above or below ground. This is to avoid 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 any extension of a house and/or patio, construction of a new patio or tree planting/removal requires a survey to accompany the ARC Application.
- That proposed alterations are completed within one hundred eighty (180) days of receipt of the 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 and property survey 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 mowing and snow clearing
- Safety issues
- Impact on maintaining the intended plan at Lake Ridge

For additional information, see Attachment A.

III. HOMEOWNERS REQUEST FOR CHANGES

ALL EXTERIOR HOME OR PROPERTY CHANGES REQUIRE AN APPLICATION BE SUBMITTED TO ARC FOR APPROVAL PRIOR TO ANY WORK BEING UNDERTAKEN.

FAILURE TO SUBMIT AN ARC APPLICATION MAY RESULT IN FINES AND/OR THE REMOVAL, AT THE HOMEOWNER'S EXPENSE, OF ANY UNAPPROVED WORK.

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

ALL EXTERIOR CHANGES OR ADDITIONS NOT SPECIFICALLY ADDRESSED IN THESE STANDARDS MUST BE DISCUSSED WITH THE ARC PRIOR TO ANY WORK BEING UNDERTAKEN.

THE OFFICIAL ARC APPLICATION FORM CAN BE FOUND IN THIS BOOKLET, ON THE LAKE RIDGE HOA WEBSITE, AND IN THE LIBRARY KIOSK.

FOR THE REPLACEMENT OF MAILBOXES, AN EXPEDITED ARC FORM CAN BE FOUND IN THIS BOOKLET, ON THE LAKE RIDGE HOA WEBSITE, AND IN THE LIBRARY KIOSK. 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 U.S. POST OFFICE SPECIFICATIONS.

FORMS SHOULD BE SUBMITTED VIA THE MANAGEMENT OFFICE DROP-OFF BOX IN THE CLUBHOUSE LOBBY.

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 HOMEOWNER IN ORDER TO HAVE THE HOMEOWNER MAKE SUCH MODIFICATIONS AS REQUIRED TO MEET THE APPROVAL REQUIREMENTS.

IV. STANDARDS INDEX

A. HOUSE CHANGE

| | | |
|------|---|----|
| A.1 | Important General Information | 8 |
| A.2 | Driveways | 8 |
| A.3 | Walkways | 9 |
| | A.3.1 Walkway to Patio | 9 |
| A.4 | Color Changes/Approved Colors | 9 |
| A.5 | Siding | 10 |
| A.6 | Cladding(Stone and Brick Work) | 10 |
| A.7 | Exterior Additions/Modifications | 10 |
| | A.7.1 Screened Porches | 10 |
| | A.7.2 Room Addition | 11 |
| | A.7.3 Shutters | 11 |
| | A.7.4 Windows | 11 |
| | A.7.4a Kitchen Window over Sink | 12 |
| | A.7.4b Bay and Box Windows | 12 |
| | A.7.4c Master Bathroom Window over Bathtub | 12 |
| | A.7.4d Exterior Window Boxes | 12 |
| | A.7.5 Doors | 12 |
| | A.7.5a Sliding Glass Doors | 13 |
| | A.7.5b Hinged Patio Doors | 13 |
| | A.7.5c Combination Storm/Screen Doors | 13 |
| | A.7.5d Glass Panels around Front Door | 13 |
| | A.7.5e Door Attachments | 14 |
| | A.7.5f Garage Doors | 14 |
| | A.7.5g Screen Panels under Garage Doors | 14 |
| | A.7.6 Roof | 14 |
| | A.7.6a Solar Panels | 14 |
| | A.7.6b Chimney Cap | 15 |
| A.8 | Entry Portico | 15 |
| | A.8.1 Outdoor Tile in Entry Portico | 15 |
| A.9 | Fences | 15 |
| A.10 | Temporary Structures | 15 |
| | A.10a Temporary Structures for Religious Observance | 16 |
| A.11 | Temporary Containers, Dumpsters/Refuse, or Storage | 17 |
| A.12 | Vehicle Parking (Prohibited Vehicles) | 17 |
| A.13 | Pools | 18 |
| A.14 | Pets | 18 |
| A.15 | Animal Pens, Cages, Runs, or External Structures | 18 |
| A.16 | Replacement of Air Conditioners | 18 |
| | A.16a Split System Air Conditioners – Lake Ridge II Models | 19 |
| | A.16b Split System Air Conditioners – 3-Season Rooms | 19 |
| A.17 | Skylights | 19 |
| A.18 | Awnings | 20 |
| A.19 | Wells | 20 |
| | A.19.1 Multiple Home Hook-ups | 20 |
| A.20 | Uninterrupted Power Supply (Standby Natural Gas Generator) | 21 |
| A.21 | Satellite Dish | 22 |
| A.22 | Signs – Exterior of House or Property | 22 |
| A.23 | Gas Line | 22 |
| A.24 | Gutters and Leaf Protection | 23 |

| | | |
|--|---|----|
| A.25 | In-ground Drainage Pipes | 23 |
| A.25.1 | Multiple Home Hook-ups | 23 |
| B. PATIOS | | |
| B.1 | Changing Patios | 24 |
| B.2 | Shrubbery Around Patios | 25 |
| B.3 | Patio Objects | 25 |
| B.3.1 | Permissible Patio Objects | 25 |
| B.3.1a | Propane Gas Firepits | 25 |
| B.3.2 | Non-permissible Patio Objects | 25 |
| B.4 | Outdoor Carpet on Patio | 25 |
| C. LAWN/TREES/FLOWERS | | |
| C.1 | Artificial Plants | 26 |
| C.1.1 | River Rock | 26 |
| C.1.2 | Mulch | 26 |
| C.2 | Property Maintenance | 26 |
| C.3 | Flower/Shrub Beds | 27 |
| C.3.1 | Flowerpot Placement on Driveway | 27 |
| C.3.2 | Flower-Shrub Decorations-Front of House | 27 |
| C.3.3 | Flower-Shrub Bed Decorations - Side and Rear of House | 27 |
| C.3.4 | Vegetable Plantings – Side and Rear of House | 28 |
| C.3.5 | Flower-Shrub/Tree Retaining Border | 28 |
| C.4 | Trees | 28 |
| C.5 | Shade Trees | 28 |
| C.6 | Lawn and Grass Strip | 30 |
| D. OUTSIDE CHANGES (OTHER THAN HOUSE CHANGES) | | |
| D.1 | Outdoor Lighting | 30 |
| D.1.1 | Lighting (Decorative and Safety) | 30 |
| D.1.2 | Security/Safety Lighting and Cameras | 30 |
| D.1.3 | Illuminated House Numbers | 31 |
| D.1.4 | Lampposts | 31 |
| D.1.5 | Lighting Attached to the House | 31 |
| D.2 | Holiday Decorations | 31 |
| D.3 | Flags | 32 |
| D.4 | Grass Strip -Mailboxes and Mini-Gardens | 32 |
| | ARC Application for Exterior Change or Improvement Form | 34 |
| | Expedited Application for New Mailbox | 36 |
| ATTACHMENTS | | |
| A. | Information to be Submitted to ARC with Application for Exterior Changes | 37 |
| B. | Typical Screened Porch | 38 |
| C. | Typical Room Addition | 38 |
| D. | Typical Box and Bay Windows | 39 |
| E. | Generator Sizing Guide | 40 |
| | 811 – FAQ’s – Do I Really Have to Call? | 41 |
| | 811 Call Before You Dig/Color Codes for Utility Mark-Out Flags | 42 |

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. ARC approval is required prior to all exterior repairs or replacements, even if the item(s) being repaired or replaced are of the same materials, color, etc. Any workmanship and materials must be substantially the same or better than those constructed or erected by the builder.

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 applies 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 that the required permits are obtained. All permits (ARC and Township) must be displayed in compliance with requirements. **ARC permits are the sole responsibility of the homeowner.**

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 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.

Without limiting the generality of the foregoing, note that for any work to add a room/porch, change size of garage door, install solar panels, install a generator, install a well and/or impact a gas line, requires that a permit must be obtained from the Township prior to work beginning and arrangements must be made for the Township to inspect/review/approve the installation.

A.2 DRIVEWAYS

Driveway construction is limited to the use of asphalt and must, 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. Changes to curb cuts must be approved by the Association and the Township.

A.3 WALKWAYS

No items/obstructions are permitted to be placed on any walkway.

A.3.1 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 may be of concrete construction, pavers, or steppingstones and must match the width of and be as near in color and finish as the front entry walkway. The walkway outboard edge must align with and be in the same plane as the front entry walkway. A curb adjacent to walkway's outboard edge is not permitted. Pavers or steppingstones need to remain below ground level. The addition of walkways must not impede grass cutting and lawn maintenance.

Schematics are available on the Lake Ridge website and 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. Trim color must be one of the approved trim colors. Painting of utility boxes and pipes attached to the house is allowed but the color must match the siding color.

The approved paint colors can be viewed at the Management Office and can also be found on the Lake Ridge website.

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.

Approved baked-on enamel garage doors are permitted. If a baked-on enamel garage door is installed, the front and rear doors and shutters must be painted or repainted in the matching approved color.

Homeowners are responsible for maintaining the overall appearance of all painted surfaces of their home. This includes repainting of fading, peeling, cracking, and/or blistering paint.

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

A.5 SIDING

Replacement and/or painting of the vinyl siding requires ARC approval, and the siding must be one of the ARC approved siding colors. Approved siding colors can be obtained from the Management Office and can also be found on the Lake Ridge website.

Nothing is permitted to be hung from the vinyl siding in the front or sides of the house, except in the entrance portico.

A.6 CLADDING (STONE AND BRICK WORK)

Cladding work requires ARC approval and in no case can any/all cladding be replaced with vinyl siding. Cladding repairs must be accomplished using the same color, shape, size, and dimensions as the existing cladding.

Full cladding replacement must be accomplished with an ARC approved cladding option.

Any brick used in the design of cladding on the house can be painted. No other cladding materials, such as rocks/stones on the house can be painted. The paint color must be similar in color/tone to the siding.

A.7 EXTERIOR ADDITIONS/MODIFICATIONS

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, 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. Window sill heights must be the same as existing windows. Siding, roof shingles, soffits, trim, gutters, and leaders must match existing. All additions must not extend beyond the sides of the existing house.

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

A.7.1 SCREENED PORCHES

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

The sill height must match the outside sill height and width of existing windows. The overall height of the screen porch must be such as to allow future installation of permanent windows. The permanent window dimensions are five (5) feet high and thirty-two (32) to thirty-eight (38) inches wide.

In addition to the specifications and drawings required, homeowners must submit with the application details of the type, profile, color, and frame of screen.

After approval by ARC, the homeowner or the installer must obtain a permit from the Township and place it in front of the window during installation.

A.7.2 ROOM ADDITION

This section includes screened porches only if screens are being replaced with permanent windows.

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

In addition to the specifications and drawings required, the application must show in detail the type of windows and doors.

After approval by ARC, the homeowner or the installer must obtain a permit from the Township and place it in front of the window during installation.

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

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.

Translucent plastic or other clear material cannot be cut to the size of the window opening and used in place of actual windows.

A.7.3 SHUTTERS

Only exterior raised panel shutters are permitted. Replacement/additional shutters must match existing shutters in size, approved color, and profile.

A.7.4 WINDOWS

Additional or replacement windows must be strictly limited to those that are identical in size, profile, and color as the existing windows. The homeowner has the option to use replacement windows that are single or double hung or sliders. All other specifications and appearance of the window, including grid pattern, must match the existing windows of the residence.

A.7.4a KITCHEN WINDOW OVER SINK

The window over the sink in the kitchen may be replaced with an awning type window with grids to match the existing window. As an alternative, a sliding type of window with grids is permitted. The kitchen window may also be replaced with a crank-out casement window with grids to match. If an awning or 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.7.4b BAY AND BOX WINDOWS

Existing six (6) feet wide by five (5) feet 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.7.4c MASTER BATHROOM WINDOW OVER BATHTUB

Existing four (4) feet by four (4) feet double window over the bathtub in the master bathroom may be replaced by an identical size awning or crank-out casement, double or sliding type window. If a crank-out or awning window is used, it must be over a three-foot (3) mulched garden area or over a shrub that extends three feet (3) to eliminate any possible hazard. Replacement window must match in color, profile, grids, and general appearance of replaced window.

A.7.4d EXTERIOR WINDOW BOXES

Exterior window boxes are not permitted.

A.7.5 DOORS

Additional or replacement doors, except as defined in this section, are strictly limited to those that are identical in size and approved color as existing doors. Replacement doors can be constructed of fiberglass, wood, or steel. A combination door with glass which may be smoked, stained, and/or etched, is permitted. Stained wood doors are not permitted. 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.

A.7.5a SLIDING GLASS DOORS

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

The NEW DOORS:

- must be same height as the existing exterior opening and must not exceed seven (7) feet in width.
- 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.7.5b HINGED PATIO DOORS

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

The NEW DOORS:

- must 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, grid pattern, 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 either be without grids or with white grids to match the existing doors or with internal Venetian blinds.

A.7.5c COMBINATION STORM/SCREEN DOORS

Storm and screen doors are permitted; doors must 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.7.5d 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.7.5e DOOR ATTACHMENTS

Brass name plates, kick plates, and door knockers are permitted.

A.7.5f GARAGE DOORS

A window 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. Double garage doors may be converted to single garage doors or single garage doors may be converted to double garage doors. After approval by ARC, the homeowner or the installer must obtain a permit from the Township and place it in the front window during installation. Trim around garage door window(s) of a different color is not permitted.

A.7.5g SCREEN PANELS UNDER GARAGE DOORS

Removable screen panels placed under the garage doors must be limited in height to two (2) feet. The screen trim must be painted the color of the garage door.

A.7.6 ROOF

Roof repairs must be accomplished using the same type of strip shingle. Color, shape, size, and dimensions must be the same as the existing roof; 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. The size and shape of the shingle must be the same as the roof being replaced.

The replacement roof must be one of the approved roof colors. Approved shingles colors can be obtained from the Lake Ridge website and the Management Office.

A.7.6a 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 consistent with the color of the roof 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. The electrical control panel must be installed in the garage on the exterior wall.

After approval by ARC, the homeowner or the installer must obtain a permit from the Township and place it in front of the window during installation.

A.7.6b CHIMNEY CAP

All masonry chimneys must have a concrete, metal, or stone cap. The cap must be sloped to the outside, overhang the face of the masonry chimney, provide a drip edge, and a caulked bond break around any flue liner. The cap must also be sloped to shed water.

A.8 ENTRY PORTICO

It is recognized that homeowners will utilize the entry portico for various purposes. However, it is not a storage area. Therefore, in order to maintain the desired home quality, items placed within the entry portico should not be unsightly or offensive to the community nor to the neighbors. It is expected that homeowners use discretion in the selection of items for display in the entry portico.

Display items must be in good taste and not create a hazardous condition. The display must 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 wreaths, chairs, benches, planters, floral displays and items hung from the vinyl siding. Items not listed require an ARC application and approval.

A.8.1 OUTDOOR TILE IN ENTRY PORTICO

The outdoor entry portico may consist of concrete, stamped concrete, or pavers. Also, 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 must be in good taste and color coordinated in neutral tones with the color of the siding. The tile size must be twelve (12) x twelve (12) inches or sixteen (16) x sixteen (16) inches only. No mosaic or abstract patterns are permitted.

A.9 FENCES

No Lot Owner is 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; this includes invisible fences commonly used for pets. For this purpose, the term “perimeter fence” or “non-perimeter fence” includes, but is not limited to, any continuous barrier of any height or thickness and constructed of any material.

A.10 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 or gazebo, whether manufactured or constructed, is to be built, or used on any Lot at any time, either temporarily or permanently.

A.10a TEMPORARY STRUCTURES FOR RELIGIOUS OBSERVANCE

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

An ARC Application is required to be submitted to ARC at least one (1) 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 prefabricated 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 must set forth how and where the temporary structure or materials used to construct the temporary structure will be stored when not in use and they may be stored only inside the 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.

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

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 that lies within the rear of the home and the rear Lot line and cannot extend beyond the footprint of the house. 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 three (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 twelve (12) feet by twelve (12) feet.

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 on 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.

A.11 TEMPORARY CONTAINERS, DUMPSTERS/REFUSE, OR STORAGE

Temporary containers for storage or refuse such as dumpsters 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.12 VEHICLE PARKING (PROHIBITED VEHICLES)

No vehicle other than a passenger automobile is permitted to be parked on any homeowner property. A "passenger vehicle" includes vans or pick-up trucks (less than 4.0 tons) that are designed and used as a primary passenger vehicle.

Passenger vehicles must be parked fully on the driveway or in the garage and cannot be parked anywhere else on the homeowner's property. Bicycles and Tricycles must be stored inside of the garage. Vehicles on the driveway are not permitted to be parked horizontally.

Without limiting the generality of the foregoing, the following "prohibited vehicles" are strictly prohibited to remain or be parked on the exterior of the homeowner's property— abandoned vehicles, disabled vehicles, motorcycles, mini-bikes, e-scooters, snow mobiles, boats, canoes, kayaks, jet skis, boat trailers, golf carts, campers, trailers, or any kind of recreational or other motorized vehicles, trucks, pick-up trucks exceeding 4.0 ton, and vehicles with commercial writing on their exteriors and/or commercial plates.

Despite the above, trucks and commercial vehicles are allowed temporarily on the homeowner property during normal business hours for the purpose of serving the homeowner provided that no such vehicle is authorized to remain on the property overnight.

A.13 POOLS

The installation or use of temporary or permanent swimming pools, on the patio or anywhere else on the property, is prohibited.

Plastic or blow-up kiddie pools no larger than seventy-two (72) inches by fourteen (14) inches will be allowed. They must be emptied at the end of the day they are used and may not be stored outside.

A.14 PETS

No animals, livestock or poultry of any kind is permitted to 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 are permitted to run free at any time. Pets are not to be left unattended and must be on a leash with a maximum length of six (6) feet. Tethers are not permitted. Pet droppings must be picked up and disposed of in an appropriate trash receptacle.

A.15 ANIMAL PENS, CAGES, RUNS, OR EXTERNAL STRUCTURES

Outside animal pens, cages, runs, and invisible fences are prohibited. No temporary or permanent external structure for housing or containing animals is permitted.

A.16 REPLACEMENT OF AIR CONDITIONERS

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

Each owner, tenant or occupant of a Lot is 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) must not exceed sixty (60) inches. The pad must be painted as closely as possible to match the color of the unit. Electrical wiring and plumbing must be enclosed in a conduit or downspout and painted the same color as the house siding or white.

After approval by ARC, the homeowner or the installer must obtain a permit from the Township and place it in front of the window during installation

A.16.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 central AC condenser. The new condenser must be installed on a pad similar to the existing one and cannot be wall mounted. The evaporator/indoor unit must be installed through an existing wall in the loft on the second floor and should not be visible from the exterior. An ARC application must be submitted and approved BEFORE any work may commence.

After approval by ARC, the homeowner or the installer must obtain a permit from the Township and place it in front of the window during installation.

A.16.b SPLIT SYSTEM AIR CONDITIONERS – 3-SEASON ROOMS

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 must be installed on a pad similar to the existing one and cannot be wall mounted. An ARC application must be submitted and approved BEFORE any work may commence.

A.17 SKYLIGHTS

Skylights are permitted without restriction to location. Skylights may not exceed twelve (12) square feet in the face area. The color of the exterior skylight trim must be consistent with the roof color.

In addition to the specifications and drawings required, homeowners must submit with the application a copy of the skylight specification, and a drawing showing the proposed skylight location.

A.18 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.

Approval of application for an awning is contingent upon the homeowner agreement to maintain the appearance of the awning (No tears or torn awnings must be allowed).

A.19 WELLS

No potable water supply system or sewerage disposal system is permitted on any Lot and each residential structure on every Lot must 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, homeowners 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) feet utility and Shade Tree easement.

After approval by ARC, the homeowner or the installer must obtain a permit from the Township and place it 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 must 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.19.1 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. Upon any sale of one or more of the houses involved in the multiple hook-ups, an updated waiver must be created to include the new homeowner.

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 the initiation of work. This can be done by calling 811.

A.20 UNINTERRUPTED POWER SUPPLY (STANDBY NATURAL GAS GENERATOR)

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

The Generator Sizing/Placement Guide is shown in Attachment E.

As noted in Section A.1 IMPORTANT GENERAL INFORMATION, any 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 must be located between the gas line hook-up and the electric meter next to 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 as the utility meters.
- The generator installation must comply with Toms River Building and Code Enforcement Ordinances.
- All gas lines must be underground.
- Electric lines must be enclosed in conduit or equivalent and must blend with the house siding.
- The maximum height of the generator is 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 is 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 the 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.

After approval by ARC, the homeowner or the installer must obtain a permit from the Township and place it in front of the window during installation.

A.21 SATELLITE DISH

Installation of satellite dishes for TV reception is permitted. The size and location must 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 must blend with the house siding.

A.22 SIGNS – EXTERIOR OF HOUSE OR PROPERTY

No signs of any nature are permitted to be on the exterior of the residence or anywhere else on the homeowner's property or common ground, except for one (1) security agency sign, no larger than one (1) foot by one (1) foot, which may be placed in the ARC approved flower/shrub bed area adjacent to the main entry portico.

Up to two (2) signs, no larger than two (2) feet x two (2) feet, may be displayed in the window only.

One (1) of the signs can be a political sign which can only be displayed in the window up to seven (7) days before an election and must be removed within two (2) days after the election.

A.23 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 the initiation of work. This can be done by calling 811.

A.24 GUTTERS AND LEAF PROTECTION

The color of the existing gutters cannot be changed. Gutters can be touched up in the existing color for maintenance.

Installation and replacement of gutters require ARC approval. For total gutter replacement, the new gutters must be an approved trim color and can be up to six (6) inches in width. For partial gutter replacement, or the installation of additional gutters, the new gutters must match the color and width of the existing gutters.

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 that extends over the lowest course of shingles must closely match the color of the roof shingles.

A.25 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 are 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, homeowners 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 the initiation of work. This can be done by calling 811.

A.25.1 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.

Multiple home hook-ups of In-Ground Drainage Pipes 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.

Upon any sale of one or more of the houses involved in the multiple hook-ups, an updated waiver must be created to include the new homeowner.

B. PATIOS

B.1 CHANGING PATIOS

Any changes to a homeowner's patio require ARC approval. Patio additions may be constructed of concrete, stamped concrete, or pavers. The width of the patio cannot extend beyond the footprint of the house.

All patio applications must have an official property survey attached. In addition to the specifications and drawings required, a detailed drawing and copy of plot plan is required noting patio layout and proximity of the changes to adjacent neighbors' property. The patio drawing must show the overall size and depth of materials to be used for construction. When using concrete, a minimum of four (4) inches of concrete is required with proper reinforcement materials (i.e., Rebar) and with proper foundation. This normally consists of tamped sand or crushed gravel.

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 one hundred forty-nine (149) square feet added to the existing patio. Also, the Township requires patios to be at least two (2) feet from the rear property line. Construction must conform to all local construction code requirements.

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 change or extension must be level with the existing patio. Provision must be provided so that any drop-off from the patio to the lawn presents no safety hazard. The extension must be laid out in such a manner that it does not hamper lawn mowing.

Except for minimum slope to facilitate water drainage away from the house, the entire patio, including the change or extension, must be on a single level. A raised edge to the patio is not permitted. Neither is a raised border to the patio of the same or any other material.

No permanent structures such as planters or retaining walls are permitted on the patio. No rectangular and/or square planters can be placed together to constitute a wall or wall-like structure.

B.2 SHRUBBERY AROUND PATIOS

Any modification or installation of shrubbery around the patio areas requires ARC approval.

B.3 PATIO OBJECTS

B.3.1 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 are not permitted be stored in this area. A small amount, consisting of 1/8 cord, can be stored on the patio if contained off the ground.

B.3.1.a PROPANE GAS FIREPITS

Propane gas tabletop fire pits and propane/natural gas or electric patio heaters are permitted after an ARC application is submitted and approved. The height of the firepit or patio heater may not exceed three (3) feet. The manufacturer's suggestions and fire code requirements for placement on the patio, away from any structures, must be followed. The firepit must contain lava rocks, a glass shield, and a dome. No wood, charcoal or any other ignitable material is permitted.

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

B.3.2 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.

Propane, natural gas, or electric patio heaters greater than three (3) feet in height are prohibited.

B.4 OUTDOOR CARPET ON PATIO

An outdoor carpet is permitted and should be maintained in appearance.

C. LAWN/TREES/FLOWERS

C.1 ARTIFICIAL PLANTS

No artificial grass, plants, or other artificial vegetation is permitted.

C.1.1 RIVER ROCK

Large river rock measuring no less than a four-five (4-5) inch mix may be used in areas approved by ARC with the following stipulations:

- The color of the stone must be shades of white, gray, or tan.
- The area must be framed with flagstones, blocks or other retaining borders that must be at least seven (7) inches in height, but no greater than fourteen (14) inches.
- The area around the mailbox only requires a border seven to eight (7-8) inches in height.

C.1.2 MULCH

Mulch and artificial/rubber mulch may be used in the flower-shrub beds in the approved colors of black, red, or brown.

C.2 PROPERTY MAINTENANCE

Homeowners are responsible for maintaining the appearance of their ARC approved flower/shrub bed area. This is not the responsibility of the Association's lawn maintenance contractor.

No refuse pile or unsightly objects are allowed to be placed, remain, or accumulate upon any homeowner property. No items are permitted to be stored on the exterior portion of the Lot.

No unsightly weeds, dead trees/shrubs, underbrush, or overgrown vegetation are permitted to remain upon any homeowner property.

In the event any homeowner fails or refuses to keep their property free of unsightly weeds, underbrush or refuse piles or other vegetation or objects, then the Homeowners Association may enter upon any property to remove the same at the sole cost and expense of the property owner.

No clothes, sheets, blankets of any kind or any other articles can be hung or exposed on any part of the property. Nothing can be painted on the outside wall or outside surface of any dwelling.

Nothing is permitted to be hung from the vinyl siding in the front or sides of the house, except for inside of the entry portico.

C.3 FLOWER/SHRUB BEDS

All flower/shrub beds must be within a three (3) to five (5) feet perimeter adjacent to the house. Any deviation from the three (3) to five (5) feet perimeter must be submitted to ARC for approval. While the homeowner is free to design and plant flowers/shrubs/bushes within the ARC approved 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.

C.3.1 FLOWERPOT PLACEMENT ON DRIVEWAY

For a one (1) car garage, two (2) flowerpots are permitted, one on each side of the driveway. For a two (2) car garage, three (3) flowerpots are permitted, one (1) between the garage doors and one (1) on each side of the driveway. Permitted materials include plastic, terra cotta, treated wood and concrete.

Flowerpots must contain live flowers.

Wire or plastic flower supports inside a flowerpot located between the garage doors is permitted.

C.3.2 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, planters, flowerpots, shepherd hooks, and a maximum of two (2) small figurines. The figurines must not exceed twenty-four (24) inches in height. Shepherd hooks may only contain flowerpots or non-flickering lanterns. It is expected that such decorations be selected of a high-grade material and that they will be maintained in a proper condition.

NO bird baths, bird houses, bird feeders, water features, garden flags or pinwheels/wind spinners are allowed.

C.3.3 FLOWER-SHRUB BED DECORATIONS – SIDE AND REAR OF HOUSE

The flower-shrub bed at the side or rear of the house may contain any items permitted in the front flower-shrub beds. Additionally, this area may also contain garden items of choice that are customarily associated with outdoor placement within the garden area. Wire or plastic supports for flowering plants are permitted.

Approved items include birdbaths, birdhouses, bird feeders, shepherd hooks, sundials, small benches and a limit of two (2) small garden flags.

No more than two (2) small figurines, statues, or objects of art are permitted per each side of the house, and these items must not exceed twenty-four (24) inches in height. It is expected that all 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 must 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 per house side. All trellises must be plastic or metal, no wood is permitted.

Pinwheels/wind spinners are not permitted.

C.3.4 VEGETABLE PLANTINGS – SIDE AND REAR OF HOUSE

A resident is permitted to have vegetable gardens at the side or 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.3.5 FLOWER-SHRUB/TREE RETAINING BORDER

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

Placement of borders requires ARC approval.

C.4 TREES

No items are permitted to be hung from any trees outside of the ARC approved flower/shrub area surrounding the house. See section D.2 HOLIDAY DECORATIONS for exceptions during authorized holiday periods.

Planting, removal or replacement of trees on homeowner's property, other than a Shade Tree (see next section), is permitted subject to ARC approval. When a tree is removed or replaced, it is the homeowner's responsibility to have stumps ground down 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 trees in the common area adjoining or bordering on homeowner's property requires additional approval from the Grounds Committee.

C.5 SHADE TREES

Shade Trees along the street side of the property, within the six (6) feet wide Utility and Shade Tree easement, are the responsibility of and must be maintained by the homeowner. The homeowner must 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 Architectural Review 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) *staphnolobium 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.

Replacement of the Shade Tree must be completed within six (6) months of the date of the ARC approval 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 at waist level of two (2) inches and a minimum height of thirty-six (36) inches.

If the contractor or homeowner feels that planting the replacement Shade Tree within the ARC approved area noted above would be too close to the existing utility installations, the driveway or an existing tree, the replacement Shade Tree must be planted on the opposite side of the driveway unless contractor deems there is not sufficient room available.

The replacement Shade Tree must be planted within the six (6) feet utility and Shade Tree easement. No other tree, except an ARC approved shade tree, may be planted in that easement.

Given that the Shade Tree is likely in an area with underground utility pipes and/or wiring, it is strongly recommended that the contractor call 811 to mark these pipes and/or wiring BEFORE removing the Shade Tree or planting a replacement tree (see HOMEOWNER'S RESPONSIBILITIES – 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.

It is the homeowner's responsibility to have any stumps ground down and removed entirely or cut below ground level so not to impede any and all future lawn maintenance.

C.6 LAWN AND GRASS STRIP

The maintenance of lawn as well as the grass strip between the sidewalk and curb, other than mowing/fertilizing, is the homeowner's responsibility. This maintenance includes proper watering, weed maintenance, and seeding.

D. OUTSIDE CHANGES (OTHER THAN HOUSE CHANGES)

D.1 OUTDOOR LIGHTING

The color of an outdoor lighting fixture attached to the house must be white, black, brass, brushed nickel, or bronze and must be coach/carriage type lamps. The light bulbs used must be white, soft white or clear. Flickering and/or flame lights are not permitted. The same restrictions apply to lights within and/or alongside the ARC approved flower/shrub bed area.

Colored, flickering, and string lights are only permitted in shrubs/trees during authorized holiday periods.

Lights strung in the patio area can be hung forty-eight (48) hours before a specific event but must be removed within forty-eight (48) hours.

Under the soffit recessed lighting is permitted underneath the gutters with ARC approval. Lighting attached to the gutters is prohibited.

Lighting must not create a distraction or annoyance to neighbors.

D.1.1 LIGHTING (DECORATIVE AND SAFETY)

Homeowners can use low voltage or solar lights with a minimum spacing of three (3) feet between each individual light. No cluster/group lights permitted except during authorized holiday periods.

Lights can be placed only along walkways, within the ARC approved flower/shrub area, or placed along the periphery of a free-standing bed with a minimum spacing of three (3) feet.

D.1.2 SECURITY/SAFETY LIGHTING AND CAMERAS

External cameras and security lighting, including sensor lights, etc., are permitted but require approval by ARC.

Such lighting or cameras must 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 ILLUMINATED HOUSE NUMBERS

Installation of warm white LED-illuminated address number plaque over the garage door is permitted, subject to ARC approval. The plaque cannot be larger than eight (8) inches in height, eleven (11) inches in width and two and a half (2.5) inches in depth.

Single Garage Doors: The plaque must be centered over the garage door on the trim

Double Garage Doors: The plaque must be centered over the garage door on the trim closest to the walkway.

D.1.4 LAMPPOSTS

Lampposts are permitted but require approval by ARC. They must conform to the “Gaslight” type of lighting fixture that is utilized at the Clubhouse. The lamppost must not be more than six (6) feet high and can only have up to three (3) light fixtures.

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

D.1.5 LIGHTING ATTACHED TO THE HOUSE

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.

D.2 HOLIDAY DECORATIONS

NOTE THAT THIS SECTION SUPERSEDES ANY RULES/REGULATIONS ON GARDEN FLAGS, OUTDOOR LIGHTING, HOME/SHRUB DECORATIONS THAT MAY BE SPECIFIED ELSEWHERE IN THIS DOCUMENT DURING THE AUTHORIZED HOLIDAY PERIODS.

Holidays include Valentine’s Day, St. Patrick’s Day, Easter/Spring, Independence Day, Halloween/Fall, Thanksgiving, Hanukkah, and Christmas.

Decorations may be put out no sooner than two (2) weeks prior to the holiday and must be taken down one (1) week after any given holiday, except for Hanukkah and Christmas. Christmas and Hanukkah decorations may be put out as early as Thanksgiving but not lit until December 1st. These decorations must be taken down three (3) weeks after the holiday.

Appropriate holiday themed and/or holiday appropriate religious displays are permitted in the ARC approved flower-shrub bed areas and entry portico during the authorized holiday periods noted above.

These include but are not limited to garden flags, blow-up figures, statues and lights in bushes, shrubs, or trees. Pinwheels/wind spinners are not permitted.

These decorations can also be placed on mailboxes providing they do not impede mail delivery and/or the ability to read the house numbers.

Holiday decorations are only permitted to be on the lawn area in the mowing off-season. Decorations cannot impede grass cutting and lawn maintenance.

Outdoor music and/or audio displays are NOT permitted.

D.3 FLAGS

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

The flags must 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.

If the American flag is to be displayed in the evening/nighttime, it must be properly illuminated as per the Federal Flag Code.

In-ground flagpole installation to display the American flag is permitted but requires ARC approval. The flagpole must be professionally installed, and the pole must be between sixteen (16) and twenty (20) feet in height above ground.

D.4 GRASS STRIP - MAILBOXES AND MINI-GARDENS

Maintenance and/or replacement of the mailbox are the homeowner's responsibility. Only standard, white plastic, or white vinyl mailboxes may be used for replacement. No external designs or decorations are permitted on the mailbox or post.

Mailbox decorations are permitted only during authorized holiday periods.

The replacement mailbox may or may not include a newspaper slot underneath.

The replacement post may be plastic or plastic sheath around a wooden post. The post can be square or round. The plastic post or plastic sheathing must be white.

An Expedited ARC form is available on the Lake Ridge website, this book, and in the library kiosk. 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 USPS 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/numbers must not exceed four (4) inches in height and must be black or gray in color. No handwritten numbers permitted. No mailbox numbers can appear along the side of the post of the mailbox.

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

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.

The homeowner may choose one of the following mini-garden options: only bricks/pavers, only mulch or artificial mulch (in red, black, or brown), a combination of mulch and flowers, only river rock stones, or a combination of river rock stones and flowers.

Large river rock measuring no less than a four-five (4-5) inch mix may be used in the mini-garden area, subject to ARC approval. The color of the stone must be shades of white, gray, or tan. The border may be made of flagstones, blocks or other retaining borders. If any other permitted mini-garden option is used, 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.

The height of the plantings in the mini-garden is not be permitted to grow above the lowers 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.

This area CANNOT contain fences of any kind. It also may not contain flags, shepherd hooks, or spotlights.

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

**LAKE RIDGE 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 and 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 February 20, 2025), Section D.4 Grass Strip - Mailboxes and Mini-Gardens.

The new mailbox will be a standard, white metal, or white vinyl mailbox. No external designs or decorations are permitted on the mailbox or post. The replacement mailbox may or may not include a newspaper slot underneath. The replacement post may be plastic or a plastic sheath around a wooden post. The post must be square or round. The plastic post or plastic sheathing must be white. 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/numbers must not exceed (4) inches in height. The letters/numbers must be black or gray in color. No handwritten numbers are permitted. No mailbox numbers can appear on the post of the mailbox.

MINI-GARDEN STANDARDS (See ARC Standards - Section D.4 Mailboxes and 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 homeowner may choose one of the following mini-garden options: only bricks/pavers, only mulch or artificial mulch (in red, black, or brown), a combination of mulch and flowers, only river rock stones, or a combination of river rock stones and flowers.

Large river rock measuring no less than a four-five (4-5) inch mix may be used in the mini-garden area, subject to ARC approval. The color of the stone must be shades of white, gray, or tan. The border may be made of flagstones, blocks or other retaining borders. If any other permitted mini-garden option is used, 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.

The height of the plantings in the mini-garden is not permitted to grow above the lowers 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. This area CANNOT contain fences of any kind. It also may not contain flags, shepherd hooks, or spotlights.

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: _____

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

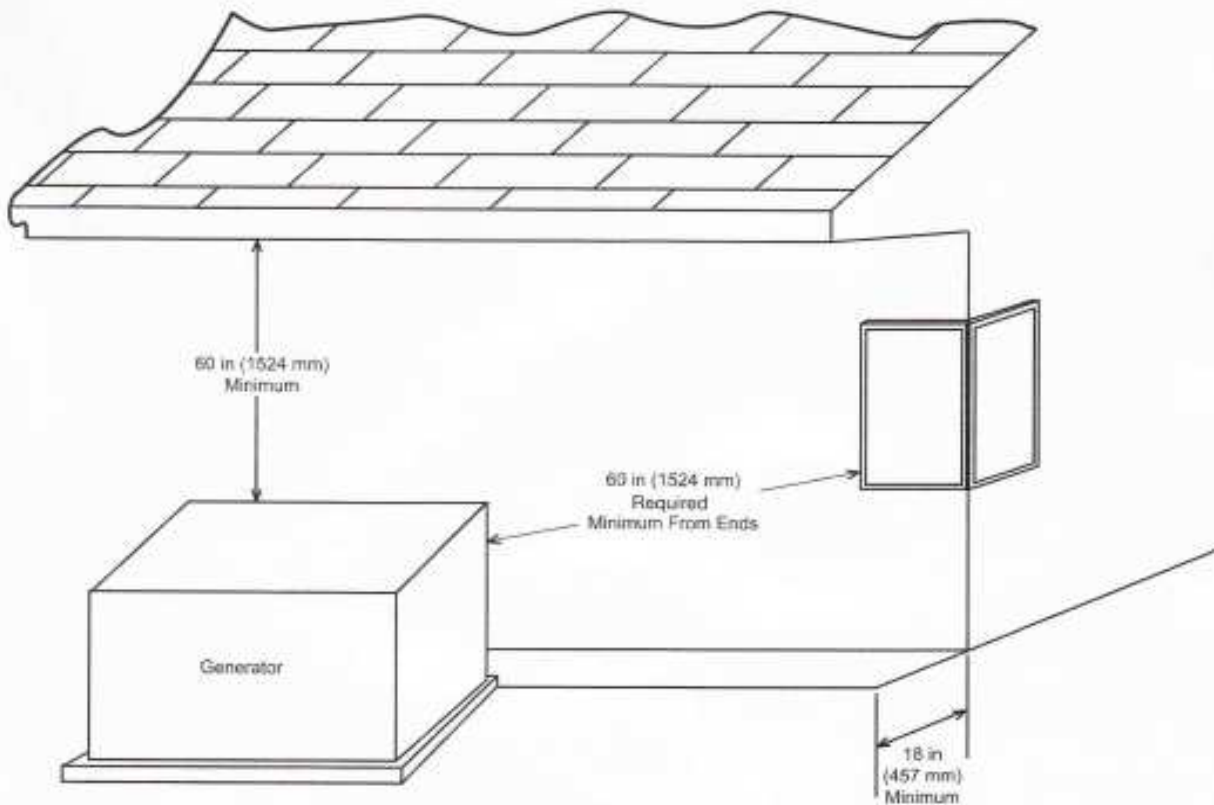
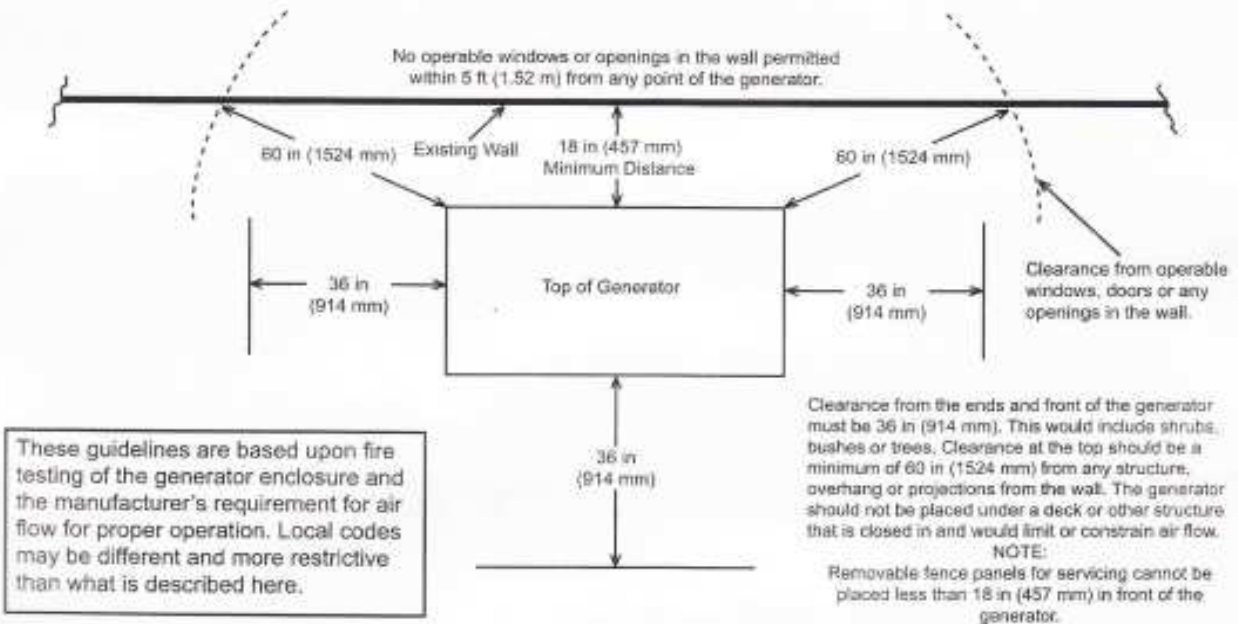


Attachment E Generator Sizing Guide

GENERAC

GENERATOR SIZING GUIDE

PLACEMENT DIAGRAM — AIR-COOLED GENERATORS



NOTE:

The generator can be placed under decks or structures as long as all clearances are met and local building codes are followed.

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 |