

**RULES AND REGULATIONS
ARCHITECTURAL GUIDELINES (TITLE III)**

GREENBRIAR OCEANAIRE COMMUNITY ASSOCIATION

RULES AND REGULATIONS FOR PERSONAL PROPERTY & CommonGrounds

CHAPTER 1- Usage Guidelines for Personal Property

CHAPTER 2- Architectural Guidelines, including Common Grounds

CHAPTER 1: Usage Guidelines for Personal Property & Common Grounds

Article 1: Definitions

Article 2 General Guidelines

III 1-1 Definitions

1-1.01 Personal Property refers to the homeowner's lot, house and anything that personally belongs to the homeowner.

1-1.02 Common Grounds are all other grounds, abutting but not directly owned by the Home owner.

III 1-2 General Guidelines

1-2.01 Conduct: No disruptive or offensive activity shall be carried on, in or upon the property or in any home and all municipal ordinances must be followed.

1-2.02 Flammable Materials: The storage of gasoline, paint rags or other flammable materials within any home or upon any property is prohibited unless such storage is within the home and in an Underwriters Laboratory approved containers with the UL label affixed.

1-2.03 Trash Containers:

- a. Household trash **must** be placed at the curb in **covered containers**. It helps to keep things neat if you first put the trash in a closed plastic bag so that when the container is emptied, items will not fall onto the street. Please **do not** leave bags at the curb because birds and small animals will open them.
- b. Recyclable items that can be commingled are: glass bottles, cans, plastic containers, newsprint, and other paper. etc. These items must be placed out at the curb in a covered container marked "recycle". Please do not use plastic bags for these items because they contaminate the recyclable items.
- c. Cardboard boxes should be broken down, folded, tied and placed at the curb. These will also be picked up with the recyclable items.

- d. Trash and recyclables may not be placed outside until 7:00 P.M. on the evening before pickup.
- e. Trash containers and recyclables must be stored in the garage. They may not be stored outside.

III 1-2.04 Usage: Homes shall be used for residential purposes only.

CHAPTER 2: Architectural Rules & Regulations

- Article 1: General Policy Statement for Architectural Changes or Additions
- Article 2: Application Procedures
- Article 3: General Criteria Governing Application Consideration
- Article 4: General Rules and Regulations Governing Changes and Additions
- Article 5: Prohibited Architectural and Modifications and Additions
- Article 6: Guidelines for Changes and Additions to Grounds
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III 2-1 Policy Statement

It is a general rule that no owner or occupant within the Greenbriar Oceanaire Community is permitted to build, plant, or maintain any matter or thing upon, in, over or under any building, property or common grounds without the prior written consent of the Board of Directors or their designee. **This general rule, arising from the Declaration of Covenants, Easements and Restrictions, the By-Laws and Rules and Regulations of the Greenbriar Oceanaire Community Association, although bearing some flexibility, is designed to achieve the following Purposes:**

- a. To promote the general welfare and safety of the community.
- b. To promote visual harmony and the preservation of aesthetic values at any given time.
- c. To protect the overall design plan of the Community.
- d. To avoid activities and uses which would have an adverse effect on property value.
- e. To avoid circumstances that would impede or add to the exterior maintenance responsibilities of the Greenbriar Oceanaire Community Association or interfere with existing drainage patterns, utility lines, television cable systems, security systems, irrigation systems or easements and rights of way.

The Board or their designee has the right to regulate the external design, appearance, use and maintenance of buildings and property within the GREENBRIAR OCEANAIRE COMMUNITY ASSOCIATION and that applies to a broad range of subject matter including, but not limited to the following:

Exterior building additions, alterations and painting

1. Painting of foundation walls is permitted in a color that matches the siding or in the light grey as supplied by the builder.
2. Trim painting must be white or may match stucco color or as provided by the builder.

3. Entrance doors and shutters must be repainted the same color as supplied by the builder on the home or other homes in the community, except entrance door can be a natural color wood.
4. Articles designed to be applied to building exteriors such as signs, window air conditioners, awnings, attic fans, gutters, antennas, hose storage racks, flag holders, storm doors, replacement windows, and objects of a decorative nature both permanent and temporary.
5. Objects or articles designed to be installed upon the land or properties such as patios, porches, plantings, walls, fences, lawn and garden decorations, flagpoles, walkways, and driveways.

III 2-2 Application Procedures

Every owner or resident in the Greenbriar Oceanaire Community, who wishes to make any changes, additions, or alterations to the exterior of their home or property must obtain the prior written approval of the Board of Directors or their designee, and strictly adhere to the following procedures:

- a. A completed application form, with details of the requested modification, must be filed with Management Office in form and content as may be required by the Board of Trustees from time to time. Application forms may be obtained from the Management office/Clubhouse office.
- b. All applications shall be accompanied by the following:
 1. A completed application form.
 2. Proof of Notice to all adjoining neighboring properties side and rear as provided in Paragraph "c" below.
 3. Bond payment, if required, as provided in Paragraph "d" below.
 4. Contractors Insurance Certificate and License as provided in Paragraph "e" below.
 5. An executed Architectural Modification Agreement in which the applicant agrees to maintain and repair the addition or alteration which is the subject of the application.
 6. Plot plan/survey showing the location and applicable dimensions for the modification.
 7. A drawing to scale, on graph paper of the modification with top view demisions and side elevations if applicable.

Special Note – Any additions or modifications including paver block installations will require a township building permit. The township will consider a permit only if prior approval has been provided by GOCA in writing. Homeowner must provide copies of all permits to G. O.C. A. before work begins to the management office.

Any application that does not include, where required, the above listed documents shall be deemed incomplete and will not be accepted until all such documentation is accepted as indicated above.

- c. Each applicant, prior to the filing of an application for exterior modification, shall give written notice of the subject of the application to all adjacent property owners side and rear other than the Greenbriar Oceanaire Community Association in such form as may be prescribed by the Board of Directors or their designee: and which contains sufficient detail to fairly apprise such adjoining owners of the nature of the proposed architectural change or addition. Such notice shall be delivered by mail to adjoining owners or by personal delivery. Proof of the notice shall accompany all applications at the time of filing.
- d. Neighbors Rights - Upon notification of a neighbor by a homeowner of any permanent change or addition involving a modification), said neighbor, within ten (10) days of notification, has the right to request a hearing before the ARC. If a hearing is requested, any decision concerning the property in question will be delayed. The neighbor requesting the hearing must be available within a thirty (30) day period or may forfeit their right to a hearing. The ARC will then make a decision without further delay.
- e. Performance bonds must be obtained where the subject matter of an application contemplates an architectural change or addition involving a permanent structure.

The applicant shall accompany the application with a payment in accordance with the following schedule as a security against damage to community property, drainage and utilities, or from any deviation from the approved application.

Building Additions or Enclosures.....	\$500
Patio or Walkway Installations.....	\$200
All other changes or additions of structural permanence (includes Tree Planting and Stone Edging including common ground plantings).....	\$100
Landscaping only.....	No bond required

All payments shall be made to the order of Greenbriar Oceanaire and shall be returned without interest upon verification by the Board of Directors or its designee that the work has been completed in accordance with the approval granted for the application. For the purpose of this provision "a permanent structure" shall mean any change or addition that is to be permanently affixed to the applicant's property, such as, but not limited to, enclosures, building additions and other improvements of a permanent nature that are not easily removed.

- f. Where the subject of the application requires the provision of labor and materials to effectuate a permanent change or addition involving a structure, the applicant shall submit along with the application, proof that such contractor is licensed and a Certificate of Insurance indicating that such contractor holds in force general liability coverage in amounts and types satisfactory to the Board of Directors or their designee and naming Greenbriar Oceanaire Community Association as an additional insured.
- g. If the Board of Directors or their designee fails to act within sixty (60) days from the date of the filing on the application, the applicant may notify the Board of Directors or their designee of failure to render a decision. Upon such notification and in the event that the Board of Directors or their designee continues to fail to act at the end of the ninety (90) day period, the application shall be deemed to be approved.
- h. The Board of Directors or its designee may render its decision with respect to any application in the following manner:

1. Approval of an application in accordance with the specific Rules and Regulations that are in effect at the time of application.
 2. Approval of an application with stipulations.
 3. Deny an application.
 4. Deny an application without prejudice or for reconsideration if the applicant meets certain conditions.
- i. A decision of the Board of Directors or their designee shall be effective when reduced to writing and delivered to applicant.

III 2-2.01 Appeal Process

- a. An applicant who is not satisfied with the decision of the Board of Directors or their designee shall have thirty (30) days from the date of receipt of such decision in which to request a reconsideration of the application by the Board of Directors. Such request shall be in writing and delivered to the Management office.
- b. The Board of Directors or their designee shall have thirty (30) days following the date the request is received to act upon any application.

III 2-3 General Criteria Governing Changes and Additions

In approving or disapproving any application, the Board of Directors or their designees and advisory bodies shall take into consideration the following criteria:

- a. Relation to open spaces: Fencing, hedges, or property-dividing structures in particular, can have damaging effects on open space. Other factors such as removal of trees, disruption of the natural topography, and changes in rate or direction of storm water run off also adversely affect open spaces.
- b. Validity of Concept: The basic design idea must be sound and appropriate and conform to the overall design of the community.
- c. Design compatibility: The proposed improvement must be compatible with the architectural and lanscape characteristics of the applicant's house, adjoining houses and the neighboring setting. The primary concerns are access, use, light and ventilation, open view and drainage.
- d. Scale: The size (in three dimensions) of proposed alterations should relate well to the adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.
- e. Color: Parts of the addition that are similar to the existing house, such as roofs and trim, must be matching in color.
- f. Materials: Continuity is established by use of the same or compatible materials as wereused in the original house. The options may be limited somewhat by the design and materials of the original house.

- g. Workmanship: The quality of work should be equal to, or better than, that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.

III 2-4 General Rules & Regulations Governing Changes and Additions:

- a. Homeowners must contact NJ One Call at (800) 272-1000 for markouts prior to any digging. This is a New Jersey State Law. The applicant is responsible for obtaining all necessary governmental permits, and must, as a condition precedent to the installation of the subject matter of the application, provide management office with true copies of such permits.
- b. All approved work must conform to applicable building codes GOCA Guidelines and be performed by a licensed contractor, with a current Certificate of Insurance filed in the Management office.
- c. The applicant is responsible for any damage or injury that results to any building, person, or property, arising out of the installation of the subject matter of the application.
- d. Upon completion of the modification/addition requested, the applicant is required to notify the Management Office, within ten (10) days for a final inspection and return of the performance bond.
- e. All work required for the installation of the subject matter of the application must be completed within one hundred twenty (120) days from such approval unless time is extended by the Board of Directors or their designee. If this work has commenced but is not completed in the above time period, the association may contract to complete the work and assess the homeowner for all expenses.
- f. All work activity necessary to complete the installation of the subject matter of the application shall be limited to between the hours of 8:00A.M. and 6:00 P.M. Monday – Saturday.
- g. The applicant shall permit the Board of Directors or their designee, to come upon the property of the applicant at all reasonable hours for the purpose of inspecting the work of the installation of the subject matter of the application.
- h. In the event that the subject matter of the application requires additional maintenance responsibilities on the part of the Greenbriar Oceanaire Community Association as may be determined by the Board of Directors, the cost of such additional maintenance shall be the sole obligation of the applicant and such costs shall be added to the applicant's annual assessment.

III 2-5 Prohibited Architectural Modifications & Additions

The following are changes or additions that are **not permitted**:

1. Alterations or additions that adversely affect the structural integrity of any home or create a fire hazard.
2. Awnings on sides or on front of homes.
3. Exterior antennas with the exception of TV satellite dishes, as described in Section III, herein.

4. Exterior electrical insect extermination devices-bug lights.
5. Exterior lighting other than white or amber.
6. Decorative ornaments 30" in height, except trellises and colors other than earthtone in the front planting bed. Decorative ornaments include artificial flowers, plants, trees and shrubbery. No benches are allowed except on Portico.
7. Outside clothing lines or drying facilities.
8. Painting of, concrete walks, steps, patios, driveways or porches except to stain in a natural concrete color.
9. Plants or plantings not approved by the Board.
10. Fences in any location, except where provided by the builder
11. Signs or other decorative articles on the exterior of any buildings, (except where specified herein).
12. Window air conditioners.
13. Tents, gazebos, sheds, outdoor screen houses or other similar types of temporary structures.
14. Decks on homes without basements, except where specified herein.(see 2.7-11#12)
15. Flood and/or Spotlights on the front of home, except for lighting the American Flag.
16. Hot tubs.
17. Accent lighting on driveways.
18. Lampposts.
19. Modifications to driveway as installed by builder.
20. Boats, Motorcycles, golf carts or other recreation vehicles of any kind may not be stored in any part of the property except in the garages.
21. Car covers.
22. No trees or other plantings to be planted in swales or drainage areas.
23. Tiled front walkways are not permitted.
24. Compost piles.
25. Personal wells for watering.
26. Watering system on common grounds.

III 2-6 Guidelines for Changes & Additions to Grounds

2-6.01 Accent Lighting on Walkways

Accent lighting located in foundation beds next to private walkways is permitted, provided that the following criteria are met:

1. Lighting of a plug-in type may be installed in the existing mulch beds.
2. Light bulbs must be white or amber only.
3. Height of each light must not exceed 30".
4. The type of lighting must be a weatherproof, black, green, or white - impact type, rustproof, UL list 120 Volt that converts to 18V or less landscape equivalent style or equivalent solar powered lights.
5. The Greenbriar Oceanaire Community Association, or its officers, agents, or subcontractors, shall not be held responsible for any damage that may occur to lights during snow clearing or regular grounds maintenance. PLEASE NOTE: It is possible that during a snow storm, the lights may be covered; however, as part of normal maintenance, these lights will not be cleared or shoveled free.
6. Lights must be plugged into an existing outdoor electric outlet or one that was installed according to the following guidelines. If a hard wired system is requested or a ground-fault receptacle needs to be installed, a permit for electrical modifications must be obtained from the Ocean Township Building Department and an inspection must be arranged by the homeowner.

III 2-6.02 Awnings:

Retractable awnings of canvas or similar material may be installed in the rear of homes.

1. Size is limited to the size of the patio
2. Colors are to be earth tone

Note to home owner - GOCA is a high wind area. Be sure to check warranties for the awning.

III 2-6.03 Bird Baths and Feeders/Houses

Bird Baths are allowed on rear patios and in abutting rear designated planting beds.

1. Bird baths should be pedestal mounted and shall have a maximum height of 36 inches and a maximum diameter of 24 inches in width.
2. Bird feeders shall have a maximum diameter of 12 inches and be mounted on posts with a maximum height of 72 inches. Bird feeders may also be hung from trees on the homeowners property, provided that they are in rear designated planting beds or in unlandscaped, noncommon ground wooded areas.
3. Baths and feeders/houses must not interfere with lawn maintenance and may not be installed in the lawn.

III 2-6.04 Hose Storage Holders

1. Mounted type hose storage holders must be of a type specifically designed and manufactured for this purpose.
2. The use of the gas meter for storage of the garden hose is prohibited.
3. Hose handling and hose storage carts are allowed.

III 2-6.05 Landscaping (General)

Approval is needed for additional plantings of shrubs outside of existing beds, including plantings around patios.

1. All plantings provided by residents are their responsibility.
2. Homeowner is responsible to provide adequate water to ensure plant survival.
3. Plantings around and adjacent to patios may not exceed seven (7) feet in height except when plantings may interfere with the view of neighboring homes, then the plantings will be restricted around rear patios to three (3) feet.
4. Planting beds on sides and rear of homes may not exceed 36 inches in width, except by AC Unit where planting bed is limited to 24 inches in width.
5. Planting outside of planting beds as described above is not permitted, (no additional flower beds, etc. may be added.) except as noted below.
6. Planting of any type on Common Property is not permitted without prior approval.
7. Homeowners are responsible to maintain plants on their lot. Failure to comply may result in the Association making repairs at the homeowner's expense.
8. No plantings to be planted in swales or drainage areas.
9. All landscaping must be at least 5 feet from side property line and 7 ½ feet from rear property line.

10. Planting beds are permitted at the front street side of entrance walkway up to the driveway. Said bed cannot exceed three feet in width including any edging installed. No plantings can exceed two foot in height and must be maintained at that height.
11. Bump outs of five feet are permitted in front and rear corners of house and/or patios.
12. Bump out can be five feet down the outer side of the driveway.
13. Bump outs must be at least 5 feet from side property line and 7 ½ feet from rear property line.

III 2-6.06 Mailboxes

1. Mail boxes must conform to those originally issued by the Developers.
2. Plantings are not permitted at the base of mailboxes.

III 2-6.07 Planters, Trellises, and Hanging Plants

1. Hanging plants may be placed on porches and patios.
2. Hanging plants are not permitted on trees or split rail fences.
3. Hanging plants must be removed by November 1st.
4. Planters are not permitted on transformer boxes.
5. Trellises may not exceed 7 feet in height and must be installed in the shrub bed adjacent to the foundation.
6. Planters and ornaments placed on the driveway between garages must be removed by Thanksgiving. Landscaper will not be accountable for these items if damaged during snow removal operations.

III 2-6.08 Planting around Transformers

1. Planting around **SIDE AND REAR** of electrical transformers or cable television boxes must be in a horseshoe configuration.
2. Plants must be evergreens and maintained to a height no higher than the transformer box.
3. The front of the transformer box facing the street must remain open to provide access to the transformer by the utility company.
4. The utility companies retain the right to remove any and all plantings adjacent to utility boxes without notice and are not responsible for replanting
5. The Greenbriar Oceanaire Association, or their Managing Agent, are not responsible for the maintenance of these plants nor any damage caused during the performance of the community services such as grass cutting or snow clearing.
6. The applicant is responsible for maintaining these plantings.

III 2-6.09 Planting: Edging Around Beds

Edging around planting beds is permitted using materials designed for that purpose and shall not exceed 6 inches in height.

Edging around front planting beds only shall not exceed 6 inches at the highest of grade and cannot exceed 18 inches at lowest of grade.

III 2-6.10 Planting: Edging Around Trees

1. Edging is permitted around trees on residents' property.
2. Area of planting where edging is permitted should not exceed 4 feet in diameter.

3. Edging around tree planting beds should be of materials designed for that purpose and shall not exceed 6 inches in height.
4. The edging must not interfere with lawn maintenance.

III 2-6.11 Planting in Existing Beds

1. Annuals and perennials may be planted in existing beds, without prior approval from the Board of Directors or their designee.
2. Decorative plantings such as shrubs or flowers, may be placed in a mulched planting bed all around the perimeter of the house.
3. The maximum width of the perimeter planting bed shall be three feet except around AC units, which will be two feet.
4. The height of shrubs and trees shall not exceed eight feet when fully grown except as restricted around rear patios.
5. Vegetables may be planted between shrubs but must be confined within existing beds and not be planted on the street side(s) of the house. Vegetable gardens may also be planted in 5'X5' area in rear next to the home.
6. Any damage from lawn maintenance equipment shall be the sole responsibility of the individual homeowner and not the Association.
7. Commercial mulch products or decorative stones may be used as mulch and must be earth tone in color.
8. Replenishment of stone or peat moss in existing beds does not require prior approval.
9. The Association is not responsible for maintenance, replacement, or weeding, etc. in those planting beds.
10. Residents are responsible for fertilizing, pest control, pruning, and incidental weeding in all planting beds.

III 2-6.12 Planting of Trees

1. One (1) decorative tree may be replaced on the front property of each house upon written Architectural approval and shall be planted and maintained at the homeowner's expense.
2. If a house is located on a corner lot, the homeowner will be allowed to plant one (1) tree on the front and one (1) tree on the side of the house which faces the street and shall be planted and maintained at the homeowner's expense. In special situations, such as oversized lots, additional trees may be planted on the sides of homes with the prior approval of the board.
3. Two (2) decorative trees may be planted in the rear yard with prior Board approval, provided that the owners of all contiguous homesites provide their written indication that they have no objection to the location of the requested plantings.
4. Trees must conform to the following dimensions:
 - i. At Planting: A maximum height of eighteen (18) feet.
 - ii. At Maturity: The projected maximum height shall not exceed thirty (30) feet.
 - iii. The maximum spread shall not exceed thirty (30) feet. The homeowner must show written verification of the height and spread at maturity.
5. The tree must be planted a minimum of six feet (6') from any building or patio and a minimum of six feet (6') from front or side and seven and one half feet (7 1/2') from rear of property line.
6. Trees can only be planted between homes if there exist a minimum clearance of 24 feet between homes and must meet the above conditions.
7. The relocation of any utility, irrigation, or cable lines required for the planting is at the homeowner's cost. The location of a proposed planting may be changed, within the

guidelines, to avoid a charge for any relocation of such utilities. Changes will require a new application.

8. A four foot (4') maximum diameter mulching bed must be installed at the base of any tree and it will be the responsibility of the homeowner to maintain both the tree and the mulch bed.
9. Trees with shallow roots or low branching are prohibited.
10. No trees to be planted in swales or drainage areas.
11. Suggested types of trees: Japanese Maple, Purple Leaf Plum, Bradford Pear, Washington Hawthorn, Higan Cherry, Crape Myrtle.

III 2-6.12A Trees on Front and Side Lawns

1. Homeowner is responsible for all trees.
2. ARC must approve the replacement of all trees.
3. The approved replacement trees are as follows:
Cleveland Pear, Japanese Maple, Purple Leaf Plum, Bradford Pear, Washington Hawthorn, Higan Cherry, Dogwood tree and Crape Myrtle tree.

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III 2-6.13 Common Grounds

No improvements or changes are to be made to the common property without prior written approval by the Architectural Review Committee.

No hardscape permitted except for the following:

- A. Bird baths and bird feeders/houses.
 1. Bird baths one per household, Size not to exceed 36" in height x 24".
 2. Bird feeders/houses max of two (2) any combination per household and placement (shepard hooks, et.) will not exceed 7' in height.
 3. Bird feeders/houses are not permitted on fences provided by the builder.
- B. One (1) earthtone or white bench is permitted.
- C. Up to three (3) decorative stones not to exceed 1 to 3 feet in width and 2 feet in height.
- D. No more than three (3) sheppard hooks not exceeding 7 feet in height and no more than two (2) hooks on each.

Planting application must be submitted, approved and inspected by the Association in accordance with other improvement regulations contained here-in.

1. Planting in common areas adjacent to a wood line cannot extend into the swale, and no wider than the home owner's property. Planting areas adjacent to a Developer constructed retaining wall behind the home will not extend more than 18 inches from the wall.
2. Plant material shall be indigenous to the area or of those similar plants commonly permitted in foundation plantings. Invasive species, such as bamboo, and vegetable gardens are not allowed.
3. Plantings must be such that it can be maintained by the resident.
4. Plants are not to exceed 3' in height.
5. Existing natural shrubs and trees must remain undisturbed, i.e., not cut, trimmed or removed.
6. Plantings cannot interfere with mowing, golfers or maintenance operations.
7. Plantings other than woody plants/shrubs can be planted up to 18" from a retaining wall.

8. Edging of narrow gauge plastic or rubber can be used where appropriate.
9. Plantings cannot impede drainage.
10. Mulch and decorative stone not to exceed 1 ½ inches are permitted as ground cover.
11. No plantings or other items permitted on fences provided by the builder.
12. Additional sprinkling zones is prohibited in the common areas.

NOTE:

No modifications may be made to the common property without approval of the Association. Modifications done prior to this addendum without written approval of the Developer or the Board of Directors must either meet the criteria described herein or must be removed by the homeowner. If the non-approved plantings are not removed by the current homeowner, the plants will be removed by the association at the homeowners expense.

III 2-6.14 Types of planting recommended for Common Grounds.

The following plantings are recommended for Common Grounds as indicated (not to exceed 3 feet in height):

1. Wet Areas:
Viburnum Varieties (shrubs or trees characteristically having clusters of small white flowers and berrylike red or black fruit): Leather Leaf, Tomentosum, Dentatum
Ink Berry Laurel Varieties: Mountain, Cherry, Stick, Rhododendron Maximum (wild)
2. Dry Areas:
Juniper Varieties: Medium Growing: Hetzi, Pfitzer (approx. 3 ft. height)
Low Growing Ground: Bar Harbor, Blue Pacific, Blue Rug (12 – 18” height)
Ornamental Grasses: Bay Berry, Pepper Bush, Heathers, Yucca, Rosa Rugosa
3. Semi-Dry Sunny Areas:
Shrubs that flower from early Spring to late Summer: Forsythia, Wiegela, Rose of Sharon, Butterfly Bush, Vitex

III 2-7 Guidelines and Additions to Homes

III 2-7.01 Attic Fan

1. A township permit must be issued prior to an attic fan being installed and fan must be UL approved.
2. Must be placed on the roof and (towards the rear of the house and shall not extend above the roof plane more than 8 inches.

III 2-7.02 Decorative Articles

1. Flower arrangements and seasonal decorations will be allowed on doors.
2. Wind driven items such as wind chimes, wind socks, and pin wheels are not permitted.

III 2-7.03 Flag/Flag Holders

1. A flag staff and holder may be affixed to the exterior of a home.
2. In ground flag poles are not allowed.
3. A maximum staff size of six (6) feet in length and one (1) inch in diameter.

4. Only one flag (United States of America or Seasonal Banner) may be displayed at a time in good condition and appearance.

III 2-7.04 Holiday Decorations

1. Holiday decorations are permitted on the exterior of any home on a temporary basis.
2. Temporary shall mean that such decorations shall be installed no earlier than twenty-one (21) days prior to any given holiday and removed no later than fourteen (14) days following such holiday.
3. Christmas decorations may be installed the Friday after Thanksgiving and must be removed by January 15th.
4. Lit reindeer, sleighs, trees should be kept to a minimum and placed in the shrub area.
5. Limit one (1) decorative sign per home not to exceed two (2) square feet in size which must be kept in the shrub bed area.

III 2-7.05 House Numbers & Signs

Name and address signs and/or house numbers may be placed on the house or in the front shrub bed but may not exceed a total area of 2 square feet, limit one per house.

Uniform placement of numbers is for the emergency response organizations and required by municipal code to be on the house.

Placement of home address numbers

1. Numbers must be located and affixed below the light fixture on the front of the garage at the side closest to the entrance door.
2. The number must be four inches in height.
3. The colors permitted are black, bronze, gold or silver tone.
4. The number may be mounted on an earth tone background.
5. House numbers may also be placed in the front shrub bed but may not exceed a total area of 2 square feet, limit one per house.

III 2-7.06 Lightning Protection Systems

1. Lightning Protection Systems must be correctly installed using proper materials as is required by Underwriters Limited (UL) local electrical inspection codes and local building codes.
2. A detailed plan and list of specifications for the proposed system must be submitted with each application for this modification.
3. The maintenance of the system is the responsibility of the homeowner and any damage to adjoining properties as a result of the installation, maintenance or operation of the Lightning Protection System will be the responsibility of the owner.
4. Lightning Rods must not extend higher than eighteen inches (18") from the roof surface and must have a township permit.

III 2-7.07 Motion Detectors (Lighting)

Motion detectors with flood lights may be installed only in the rear of the house. Motion detectors lights must not be left on continuously throughout the night so as to cause a nuisance to neighbors.

III 2-7.08 General Rules for Patios and patio extensions, regardless of type of home:

1. No patio addition, regardless of house model, may extend beyond the side of the home. This is to allow for proper drainage, and if drainage is in any way restrictive, it may in itself be the primary cause for disapproving a patio extension request.
2. Patios cannot exceed 15' in depth from the rear of the house, even if the set back would permit otherwise.
3. All construction over 12" from the sod line must be a minimum of 15 feet from rear property line and within the side footprint of the house.

III 2-7.09 ENCLOSURE is defined by closing in the area beneath a pre-existing roofline that is defined by the original builder's roof plan.

1. Vinyl siding must match existing siding.
2. Kneewalls minimum height 24" maximum height 30".
3. Township permit required.
4. Area above door installation must be glass with grids.
5. All windows and /or glass used must have grids (does not apply to door, transoms over windows and glass paneling below roof line in rear).
6. Aluminum studding is permitted.

III 2-7.10 ADDITIONS (Sunroom, Three Season Room, Screen Room, etc.)

Must comply with building Code, township regulations and GOCA requirements. Full plans must be turned in with application. Structure must conform to the following requirements.

Must Comply with building Code, township regulations and GOCA requirements. Full plans must be turned in with application. Structure must conform to the following requirements:

1. Must have 15 feet set back from rear.
2. Cannot extend outside of side footprint of house.
3. Windows must have matching grids unless window does not face the street or another home.
4. Must have a Minimum 24" knee wall to a maximum of 30" knee wall.
5. Roof line of extension at lowest point at sides of peak roof must be equal to existing roof line (equal to existing eaves)
6. Roof must conform to existing construction-be peaked in center and be made of wood.
7. Shingles must match color of existing roof shingles.
8. Siding must match existing house siding.
9. Aluminum studding is permitted.
10. Must have pier footings at support points for structure and footings must be at least 3 feet deep.
11. Floor of structure must be cement.

12. Cannot restrict drainage or drainage patterns. Responsible for cost of any regarding, relocation of utility lines, additional drainage piping and /or impact on neighbor's property including cost to neighboring property.
13. Installation cannot damage neighbor's property.
14. Committee may reject or ask to modify any addition if it deems that neighbors' view is infringed upon or hindered.

III 2-7.11 Retractable Screens on covered patios:

1. Permitted to be installed at rear patios with overhangs (roof) and support columns installed by original builder.
2. Screen to begin at top of overhang (header) and extend vertically) down to concrete patio surface. Screen will cover area horizontally between support columns.
3. Screen housing is not to exceed 6" or protrude more than 6" out from header.
4. Cannot be installed on pergolas or after market additions/enclosures.
5. Damaged, bulging or sagging screens shall be repaired or replaced immediately.
6. Applicant shall conform to all local Building and Zoning Codes.
7. Color of screen to be black or translucent.

III 2-7.12 Patios, Decks: Installation of Patios and Decks are all subject to Architectural Review and approval prior to installation. The following general guidelines apply:

1. All such Patios and Decks must comply with any and all building codes, township regulations, and GOCA guidelines.
2. Patios and decks will be no higher than the level of the patio door threshold.
3. Pillars may not exceed 36 inches, benches/walls may not exceed 24 inches, and light fixtures may not exceed 15 inches in height.
4. Must have a minimum of a 7 ½ feet set back from rear property line and at least 5 feet from side property line. Any trees that were previously planted must comply with the 6 foot rule from the patio, deck and property line. (must also comply with 2-6.12).
5. Addition onto existing decks installed by builder must match existing deck in construction and color.
6. Patios, decks additions to decks Cannot extend beyond the side footprint of house.
7. Accepted materials will be cement, slate, pavers, stamped concrete or slip proof tiles. Must be a natural (earth tone, excluding black) color. Any other material and/or color will be at the sole discretion of committee.
8. Cannot exceed 15 feet in depth even if set back would permit otherwise. Patios that extend beyond the side footprint of the house as installed by the original builder may be replaced and cannot exceed the original dimensions on the side.
9. Cannot restrict drainage or drainage patterns. The homeowner doing the work is responsible for cost of any re-grading, relocation of utility lines, additional drainage piping and/or impact on neighbor's property including cost to neighboring property.
10. Any patio extended between the 7 1/2 foot and 15 foot setback cannot have any structures (walls over 12 inches, pillars, built in benches, etc.) on patio.
11. No floor coverings are permitted (carpeting, rugs, etc.)
12. Decks shall be permitted on homes without basements only when:
 - a. A minimum of two (2) feet exists between the finished floor elevation and the ground elevation immediately outside the rear exit door. This condition must be verified by either a sealed plot plan or confirmed by a field measurement, or

- b. The grade to the rear of the property has a slope that would make it difficult to extend the patio without installing a retaining wall. This condition must be verified by either a sealed plot plan or confirmed by a field measurement.

III 2-7.13 Patio Furniture and/or Barbecue Grills

1. Patio furniture shall be permitted on patio or decks only and must be specifically designated for outdoor use. Umbrellas must be closed or removed when not in use.
2. Barbecues will also be permitted on patios and decks and in abutting planting beds only.
3. Portable Grill Enclosures:
 - a. Portable gas (propane) grills may be located on patios with walls of a height not exceeding 24" and cannot be within the 15 foot setback.
 - b. The installation and location of the grill and the enclosure must be at least 5 feet away from the home structure as per township code*.

*Township Code - Barbecues must be at least five (5) feet off the home when in use.

III 2-7.14 Walkways:

Owners are permitted to replace their original front concrete walkways providing that dimensions of walkway are not changed in anyway. A flair may be installed by the driveway of up to 1 foot on each side of addition and cannot be more than 2 feet back from driveway.

In installing pavers block walkway, the existing concrete walkway must be removed.

Entrance porch and column cannot be removed as it is part of the house structural support.

1. Pavers must be of a neutral or earthtone color (not Black).
2. Maintenance, repair, and any liability issues associated with this type of replacement shall be the responsibility of the individual homeowner.
3. New walkways installed on the side or rear of a home must be constructed of pervious material and be installed at ground level.
4. An approval by the Architectural Review Committee must be obtained by the owner before this type of installation takes place.
5. Tiled front walkways are not permitted.

III 2-7.15 Railings (ALL)

1. Railings can be made of vinyl, or metal only. Maximum height of 36 inches with spacings of 3 inches or less if upright spacers are used.
2. Maintenance and repair of railings shall be the sole responsibility of the homeowner.
3. Must conform to building code.
4. Permits are required.
5. Railing have the same restriction as patio wall (it cannot extend beyond the 15 foot setback).
6. Color shall be neutral or match existing ~~lennaf~~ color.

2-7.15A Gates

1. Shall be permitted on patios with railings or between pillars on those patios with sitting walls and pillars.
2. Gates shall open inward.

3. Gates cannot exceed the height of the railing or the height of the pillars (max 36").
4. The maximum opening shall not exceed overall measurement of 72 inches (allow for two (2) gates with hardware).

III 2-7.16 Storage of Fireplace Wood

Some homes within the Greenbriar Oceanaire Community may have a wood burning fireplace. It is recognized that a provision must be made for the storage of firewood. The improper storage of firewood, however, may cause an unsightly appearance and promote risk of infestation of termites or other wood-type boring insects, and therefore, regulation of the storage of fireplace wood is necessary.

1. Fire wood shall not be stored on the exterior ground of any home except on existing patio areas.
2. Not more than one-quarter cord of wood may be placed at the exterior of any home at one time, it must be maintained in a neat and orderly manner in a holder designed for such storage purposes.
3. Firewood is not to be stacked or placed against exterior building walls.

III 2-7.17 Storm Doors and Screen Doors

1. Retractable screen doors are permitted on exterior doors.
2. Front entry storm and screen doors shall match the color of the entry door or house trim.
3. The maintenance and repair of storm and screen doors shall be the sole responsibility of the Homeowner.
4. Garage doors Screen to begin at top of overhang (header) and extend vertically) down to concrete surface.
5. Those with automatic openers must be UL approved.
6. Retractable screen doors which retract and expand from the side of the door
7. frame are permitted on the front doors.
8. All screening used is to be Clear View, Stow It or equivalent.
9. Screens must appear to be transparent or black. (no colored screens) and the frame work must match the trim.
10. No center post is to be used on double doors.
11. Rear storm and screen doors must match the color of the door or the house trim.

Garage Screens:

1. Screen enclosure and guides must be mounted and match trim of garage.
2. Black screening only.
3. Must have electrical permit for hardwiring and give to Management Office before work begins.
4. Installation not being hardwired must use UL approved extension cords.
5. Screen must cover height and width of garage opening

III 2-7.18 Television Satellite Dishes

Television satellite dish antennas may be installed.

1. Generally, dishes should be installed up to 30 inches in diameter.
2. They shall be installed as inconspicuously as possible consistent with the need to receive unobstructed signals toward the rear of the home on the roof.
3. All installation costs shall be the responsibility of the homeowner.

4. The dish antennas must be installed using proper materials as may be required by the Underwriters Laboratory (UL), local electrical codes, and local building codes.
5. Maintenance of the system is the responsibilities of the homeowner and any damage to adjoining properties resulting from the installation.

III 2-7.19 SKYLIGHTS:

1. Must be flat panel only.
2. Must not exceed 4'x2'.
3. Must meet building code and have building permits.
4. Must be the same or similar to those installed by the developer.
5. Shall not be visible from the road.

III 2-7.20 Thermometers

Outdoor thermometers are allowed, provided that they measure no more than six inches (6") by twelve inches (12").

III 2-7.21 Invisible Fencing (pet containment)

Electronic pet containment systems may be installed with the following specifications:

1. Front installation: twelve(12) feet from the street curbing.
2. Side and rear installation must be inside of property lines. (Not on common grounds)
3. Device wiring must be installed a minimum depth of six inches.
4. A professionally printed sign, no larger than 5" X 8", must be posted on both sides of mailbox post.
5. Pets may not be left outside unattended for any reason.
6. Owner will be held responsible for any damages to persons or property incurred by failure of electronic pet containment system.
7. Maintenance and repair of the installed system is the responsibility of present and future owners of the residence.

III 2-7.22 GOCA Guidelines for Pergola Installation

1. Pergola should be constructed of white vinyl materials.
2. Support posts may be wood wrapped in white aluminum or vinyl.
3. Footings may not extend beyond the side of the home.
4. Pergola structure may not extend beyond the side of the home.
5. Structure must be anchored to the home and at the base of support columns.
6. Size limitation: No larger than 12'X12'. No higher than 10'.
7. White vinyl lattice or screening may be installed on overhead beams for shading.
8. Lattice and screening may not be installed on any other part of structure.
9. Overhead beams may not extend beyond the side of the home.
10. Hanging plants, ornaments, or screening may not be hung from or attached to the structure.
11. Vegetation may not be grown on structure.
12. Any applicable building codes must be adhered to, and any necessary permits obtained prior to construction.
13. No electrical device of any kind may be attached to the structure.
14. The pergola may not extend beyond the patio setback limitation of 15 feet from the rear property line.

III 2-7.23 Window installation

1. Windows must be of the same size and design as other windows on home.
2. New windows must have white grids except those which cannot be seen by adjoining homes or from the street.
3. Transom windows and side lites may be replaced with a translucent or clear glass.

III 2-7.24 Roofing shingle replacement

1. Life of the new roofing material should have a min. life expectancy of at least 25 years.
2. Color of replacement shingles should be of the same color or blend with the color of the siding.
3. Work must be performed according to manufacture installation guidelines.

III 2-7.25 Solar Panels

1. These rules are in compliance with the Solar Panel Chapter (ch 153; c.45:22A-48.2) Law of the State of New Jersey regarding solar panel installation.
2. The system must be an Interactive system. (no storage battery's)
3. All work must be performed by a licensed and insured contractor and cannot be self installed by the homeowner.
4. All exterior electrical wiring must be enclosed in conduit that match the color of the trim, siding, utility grey, or silver.
5. Height of installation must be 4" or less. Supportive mountings, fixtures and piping must be concealed.
6. Manufacture's specifications for installation, must be followed by all contractors and subcontractors.
7. The panels will be installed in a symmetrical design which will be noted on the design plan for the installation which is to be submitted to the ARC before approval can be given.
8. Panels shall have dark moldings or moldings that match the color of the panels.
9. Panels are to be installed as close as possible to roof penetrations. This will avoid a blotchy appearance of the roof. Panel support brackets are not to extend beyond the panels by more than 4 inches.
10. Installation shall only be on the existing roof, (no overhanging of the roof or ground mounting)
 - a. We recommend an Engineering report stating that the existing roof can hold the additional weight, this for your protection.
 - b. We recommend that the existing roof shingles have at least 20 years of life remaining
 - c. Copies of all township permits are to be given to our management office prior to performing any work.

III. 2-7.26 Generators

Natural gas fueled A.C. electric generators are permitted:

1. Must be permanently installed in front (street side) of the air conditioner unit(s) and cannot extend beyond air conditioning unit(s).
2. Must be enclosed in a properly designed noise absorbing enclosure.
3. Must be installed according to township code and by licensed electrician and plumber.

4. Noise level cannot exceed NC 35 as per OSHA and ASHAE at the generator.
5. A building, plumbing & electrical permits are required.
6. Should be sized for the individual needs.

A natural gas unit needs only a once a year maintenance. Noise level is very quiet especially in comparison to a gasoline or diesel unit. Only in operation during a power outage or monthly testing or as per manufacturers maintenance instructions for testing unit.

III. 2-7.27 Gas Line Modifications

1. Any modification of the gas line (inside or outside the home) requires permits from the Township of Ocean.
2. Extension of the gas supply must meet all of the Township's codes. In addition the outside extension of the gas line should be placed as low as possible along the foundation wall below the siding. The Township code is a minimum (cannot be less than) 3 inches above grade.

DISCRETIONARY POWER

The Board or its designee at its discretion, may approve or reject requests for modifications that are not specifically stated in these guidelines. Any approval must be of benefit to the overall design of the community. This will also cover any special needs under the Americans With Disabilities Act.

SELF HELP PROVISION

Failure to maintain and/or repair any portion of the home or property, upon request by the Greenbriar Oceanaire Community Association, shall give the right to the Association to make such repairs or perform such maintenance at the sole cost and expense of the Homeowner.