



LIONS HEAD SOUTH

# Architectural Regulations



Revised  
09-92  
05-97  
09-98  
09-99  
10-02  
01-05  
11-05  
03-08  
06-12  
12-15  
04-18

# Table of Contents

<b>I.</b>	<b>RATIONALE .....</b>	<b>1</b>
<b>II.</b>	<b>RESTRICTIONS ON COMMON PROPERTY USES .....</b>	<b>1</b>
<b>III.</b>	<b>GREEN AREAS.....</b>	<b>2</b>
<b>IV.</b>	<b>BRICK TOWNSHIP AND LIONS HEAD SOUTH REGULATIONS.....</b>	<b>2</b>
<b>V.</b>	<b>APPLICATIONS FOR ADDITIONS/ALTERATIONS .....</b>	<b>3</b>
<b>VI.</b>	<b>APPLICATION PROCEDURES .....</b>	<b>3</b>
<b>VII.</b>	<b>ADDITIONS/ALTERATIONS MADE WITHOUT APPROVAL.....</b>	<b>3</b>
<b>VIII.</b>	<b>INSPECTIONS BY ARCHITECTURAL COMMITTEE .....</b>	<b>4</b>
<b>IX.</b>	<b>SPECIFIC ADDITIONS/ALTERATIONS .....</b>	<b>4</b>
<b>X.</b>	<b>COMMENCING WORK.....</b>	<b>4</b>
<b>XI.</b>	<b>APPLICATIONS REQUIRED.....</b>	<b>4</b>
	<b>A. List.....</b>	<b>4</b>
	<b>B. Details.....</b>	<b>5</b>
	<b>1. Roofs, Windows and Frames, Siding, Gutters and Downspouts, Soffits, Garage Doors, Driveways, Sidewalks .....</b>	<b>5</b>
	<b>2. Patios.....</b>	<b>5</b>
	<b>3. Porches.....</b>	<b>6</b>
	<b>4. Greenhouse Windows .....</b>	<b>6</b>
	<b>5. Cupolas and Weather Vanes of Roofs.....</b>	<b>6</b>
	<b>6. Plantings and Landscaping.....</b>	<b>6</b>
	<b>7. Plantings on Corner Properties.....</b>	<b>7</b>
	<b>8. Garage Window Fans.....</b>	<b>8</b>
	<b>9. Driveway Extensions .....</b>	<b>8</b>
	<b>10. Color of House Entrance Door.....</b>	<b>8</b>
	<b>11. Screens for Garage Doors .....</b>	<b>9</b>
	<b>12. Permanent Exterior Lighting.....</b>	<b>9</b>
	<b>13. Canopies and Awnings.....</b>	<b>9</b>
	<b>14. Railings .....</b>	<b>9</b>
	<b>15. Front Door Enclosures .....</b>	<b>9</b>
	<b>16. Lawn Lamp Posts.....</b>	<b>9</b>
	<b>17. Satellite Dishes and Antennas.....</b>	<b>9</b>
	<b>18. Solar Panels.....</b>	<b>10</b>

# Table of Contents (continued)

<b>XII.</b>	<b>APPLICATIONS NOT REQUIRED .....</b>	<b>10</b>
	<b>A. List.....</b>	<b>10</b>
	<b>B. Details.....</b>	<b>10</b>
	<b>1. Free-Standing Flag Pole.....</b>	<b>10</b>
	<b>2. Outdoor Firewood Storage.....</b>	<b>10</b>
	<b>3a. Mailbox – Mailbox Post.....</b>	<b>11</b>
	<b>3b. Borders, Edgings and Planting Beds at Base of Mailbox Post.....</b>	<b>11</b>
	<b>4. Decorative Window Shutters .....</b>	<b>11</b>
	<b>5. Window Flower Boxes.....</b>	<b>11</b>
	<b>6. Painting of Garage and House Trim.....</b>	<b>11</b>
	<b>7. Lawn Decorations .....</b>	<b>11</b>
	<b>8. Wind Screens Around Plantings .....</b>	<b>12</b>
<b>XIII.</b>	<b>PROHIBITED ADDITIONS/ALTERATIONS .....</b>	<b>12</b>
	<b>A. List.....</b>	<b>12</b>
	<b>B. Details.....</b>	<b>12</b>
	<b>1. Painting of Driveways, Walkways and Concrete Areas.....</b>	<b>12</b>
	<b>2. Air Conditioner in Windows or Walls .....</b>	<b>12</b>
	<b>3. Exterior Jacuzzi/Hot Tub .....</b>	<b>13</b>
	<b>4. Gazebos.....</b>	<b>13</b>
	<b>5. Signs.....</b>	<b>13</b>
	<b>6. Fences or Markers along Property Lines.....</b>	<b>13</b>
	<b>7. Arbors .....</b>	<b>13</b>
	<b>8. Screen Houses .....</b>	<b>13</b>
	<b>9. Lawns Not Composed of Grass.....</b>	<b>13</b>
	<b>10. Pools.....</b>	<b>13</b>
	<b>11. Outdoor Carpeting in Front of House .....</b>	<b>13</b>
<b>XIV.</b>	<b>TREES AND SHRUBS NEAR THE STREET SIDEWALK LINE.....</b>	<b>13</b>
	<b>A. Utility Box Planting.....</b>	<b>13</b>
	<b>B. Pruning Tree Branches on Sidewalk Street Trees.....</b>	<b>14</b>
<b>XV.</b>	<b>EXTERIOR STORAGE OF TRASH OR SUPPLIES.....</b>	<b>14</b>
<b>XVI.</b>	<b>SEASONAL/HOLIDAY DECORATION .....</b>	<b>14</b>

# ARCHITECTURAL REGULATIONS

Revised February 2018

## I. RATIONALE

The Architectural Rules and Regulations provide the means through which architectural integrity and landscaping can be achieved and controlled in the manner that all residents desire and expect. **Architectural Integrity** includes proper maintenance of the living unit such as, but not limited to, well maintained and clean siding; and **landscaping** includes, but is not limited to, properly weeded shrub and foundation beds. Compliance with these items shall be based on the discretion and judgment of the Architectural Committee. Any proposed external improvements or changes to a living unit shall be, as determined by the Architectural Committee and as defined herein, compatible with the architectural characteristics of the house, its construction details and the landscaping.

The Architectural Regulations, **to which each individual unit owner subscribed upon purchase of a home**, are designed to keep the community and Common Properties in a perpetual state of order and beauty.

Architectural Regulations, properly exercised, protect property values and preserve an attractive and harmonious design setting for the community.

## II. RESTRICTIONS ON COMMON PROPERTY USES

Common properties are all the areas of Lions Head South that are not titled to each unit owner. They include the Clubhouse and surrounding recreation area, the wooded areas, which form a buffer on the perimeter of the community and areas defined in the Policies 8.1.1.2. Every unit owner is part owner of the Common Properties; this does not include "Green Areas". (*see Sec. III*)

**All Common Properties shall be left in their natural state, as required by Brick Township, the State of New Jersey and the Covenants governing Lions Head South.**

The New Jersey Department of Environmental Protection, under NJ State Act 13:19:1 et sig., the Coastal Area Facility Review Act (CAFRA) requires that Common Properties remain in their natural state since the natural vegetation retains the surface soil and allows for maximum water absorption. CAFRA has the power to fine individuals who violate this provision.

The Architectural Committee has been granted power by the Board of Trustees to issue citations for violations of the use of the Common Properties.

**No trees or shrubs shall be removed from the Common Properties without an approved application from the Architectural Committee.** Where the natural growth is sparse, the planting of native trees, shrubs and evergreens in the Common Properties is permitted with the approval of the Architectural Committee and affected neighbors.

Vegetable gardens shall not be permitted in the Common Properties. Flowers may be planted on the edge of the Common Property where it meets the grass area.

Vegetable gardens shall be limited to the three-foot wide rear foundation planting area of the house or the side area from the rear of the air conditioning unit to the rear of the house or an equivalent area on the opposite side of the house.

Corn or tall varieties of sunflowers shall not be planted in foundation areas or in the Common Properties.

Common Properties shall not be used for the placement of man-made objects, including but not limited to patios, blocks or walkways, picnic tables, barbecues, firewood, benches, furniture or rock gardens.

Birdbaths and bird feeders may be placed at the edge of the Common Property where it meets the grass area.

**III. GREEN AREAS**

Green areas shall include those sections of property to the rear or side boundaries owned by the unit owner and containing trees and/or other vegetation that were preserved and/or planted by the developer. Green areas shall be left in a natural state, except that dead vegetation shall be removed. Trimming shall be the unit owners’ responsibility.

No trees or shrubs shall be removed from the Green Areas without the approval of the Architectural Committee, which shall include an on-site inspection and consultation. If overgrown trees/shrubs are removed, and if deemed necessary to preserve the Green Areas, and to maintain a privacy screen, as before, suitable replacement evergreen shrubs or small trees shall be required.

Adjacent neighbors affected by the changes shall be notified before work is started.

Patios, poured concrete, picnic tables, barbecues and firewood shall not be placed in the Green Areas. This list is not all-inclusive.

**Regular and Emergency maintenance in the Green Areas**

Therefore, to protect the privacy capabilities of the Green Areas and the rights of the adjacent neighbors, the following regulations will apply:

- All work in a Green Area must be approved in advance.
- The request package must include a detailed plan of what will be done.
- A list of the signatures from all affected property owners must be attached to the request package.

**IV. BRICK TOWNSHIP AND LIONS HEAD SOUTH REGULATIONS**

Any permanent additions/alterations or extensions to living units shall conform to the Brick Township Building Code, as follows, before the Architectural Committee can approve an application:

Minimum front yard setback .....	25 feet
Minimum side yard setback.....	~6 feet
Minimum rear yard setback .....	20 feet
Minimum rear yard porch setback.....	15 feet

All unit owners shall abide by these Regulations. These Architectural Regulations supplement the Covenants, By-Laws, and the Policies, Rules and Regulations. The By-Laws outline “Rights in the Common Properties” and list “Restrictions” which all unit owners shall follow.

To implement these Architectural Regulations, the Board of Trustees shall appoint an Architectural Committee chairperson who recommends a minimum of five (5) Committee members to the Board of Trustees for their approval. The opinions of an individual Committee member shall not be official or binding on the Committee as a whole. Refer to By-Laws 5:2 Guidelines.

## V. APPLICATIONS FOR ADDITIONS/ALTERATIONS

Additions/alterations fall into one of two categories:

- (1) Exterior property additions/alterations requiring an application to the Architectural Committee. Refer to Architectural Regulations – Table of Contents.
- (2) Exterior property additions/alterations which do not require an application to the Committee. Refer to Architectural Regulations – Table of Contents.

These regulations deal with the more common exterior additions/alteration. **They are not all inclusive.** Any change or alteration, except those specifically listed under “Applications Not Required”, requires that an application be made to the Committee. Approval or disapproval shall be at the discretion of the Committee.

## VI. APPLICATION PROCEDURES

Unit owners shall obtain two (2) applications from the office and return them along with two (2) copies of a sketch (when required) to the Administrator.

Applications shall include details such as the shape, total dimensions, location of the addition/alteration, and materials and colors to be used. The applicant shall sign and date both copies.

All proposed additions/alterations shall be compatible with the architectural characteristics of the house, the neighborhood setting, color and construction details.

**Applications shall be submitted no later than two (2) business days before the monthly meeting. Action on applications is usually completed by the tenth of each month. Approved applications shall be valid for one year, after which a new application shall be required for the work.**

If an application is denied by the Architectural Committee, or if a unit owner disputes an Architectural Committee requirement, he/she may, via written appeal within thirty (30) days, seek a hearing before the Architectural Committee.

If, following the hearing, the Architectural Committee denies the appeal, the unit owner may, via a written appeal within thirty (30) days, seek a hearing before the Board of Trustees. Representatives of the Architectural Committee shall be present at this hearing. The decision of the Board of Trustees shall be final.

## VII. ADDITIONS/ALTERATIONS MADE WITHOUT APPROVAL

Any unit owner who has made additions/alterations to his/her property without the written approval of the Architectural Committee shall be notified by the Committee to submit an application for consideration by the Committee.

If the application is disapproved, the applicant shall be notified that the disapproved alteration/addition shall be removed at his/her own expense within thirty (30) days.

A unit owner who disagrees with the Architectural Committee's decision may file a written appeal with the Board of Trustees and seek a hearing before the Board.

The appeal shall be filed within ten (10) days after the application is disapproved.

If the Board of Trustees denies the appeal, the disapproved alteration/addition shall be removed within thirty (30) days of the hearing or a fine, as per By-Law Article VI, Section 20 and Rules and Regulations 1.15 shall be levied on the unit owner.

## **VIII. INSPECTIONS BY ARCHITECTURAL COMMITTEE**

Architectural Committee members shall have the authority to enter upon any lot to inspect additions/alterations or to check for violations of the Architectural Regulations.

## **IX. SPECIFIC ADDITIONS/ALTERATIONS**

At the discretion of the Architectural Committee, approval of a specific addition/alteration shall not automatically assure approval of a similar application.

## **X. COMMENCING WORK**

**No work on an addition/alteration shall commence until written approval by the Architectural Committee has been received by the Unit Owner.**

Failure to comply with the Architectural Regulations will result in the issuance of a fine by the Board of Trustees, the suspension of a unit owner's membership benefits and/or legal recourse against the unit owner.

## **XI. APPLICATIONS REQUIRED** (details follow this list)

A. **List:** An application to the Architectural Committee shall be required for the projects listed below. **This list is not all-inclusive.** Any addition/alteration requires an application to the Committee except those listed under "Applications Not Required".

1. Roofs, Windows and Frames, Siding, Gutters and Downspouts, Soffits, Garage Doors, Driveways, Sidewalks
2. Patios (survey required)
3. Porches (survey required)
4. Greenhouse windows
5. Cupolas and Weather Vanes
6. Plantings and Landscaping (survey required)
7. Plantings at corner property (survey required)
8. Garage Window Fans
9. Driveway Extensions
10. Color of House Entrance Door at the discretion of the Architectural Committee
11. Screens for Garage Doors

12. Permanent Exterior Lighting (survey required)
13. Canopies and Awnings (survey required)
14. Railings
15. Front Door Enclosures
16. Lawn Lamp Posts (survey required)
17. Satellite Dishes and Antennas
18. Solar Panels

**B. Details:**

1. Roofs, Windows and Frames, Siding, Gutters and Downspouts, Soffits, Garage Doors, Driveways, Sidewalks

**The repair/replacement of these items shall be the responsibility of the Unit Owner.** Replacement materials shall be of equal or better grade and shall meet the requirements of the Coastal Area Facilities Review Act (CAFRA), if applicable.

- a. Roofs shall be gray in color. A sample must be submitted with application.
- b. Windows and frames, gutters and downspouts, soffits and garage doors shall be white.
- c. An application, including a color chip shall be submitted for approval to replace or to paint house siding or cedar shakes.

2. Patios

Patios may be constructed of concrete, patio block, slate, tile, brick or paving stones and shall be installed at ground level only. Other materials may be permitted at the discretion of the Architectural Committee. Patios shall be limited to a maximum dimension of ten (10) feet deep and limited to the full width of the rear of the house.

Patios constructed of reinforced concrete shall have a minimum thickness of four (4) inches with a thickened perimeter base where needed to accommodate changes in ground elevations. White vinyl pre-molded expansion joint material shall be used where needed.

Slate shall be installed on concrete with grouted tooled joints.

Tile shall be of skid resistant finish and not imbedded, but attached to the concrete base, using acrylic fortified mortar per manufacturers' instructions. Tile shall not be laid on a sand base only.

Patio block and brick may be set on a sand base. All vegetation and compressible soil shall be removed and replaced with a bank-run composed of sand and gravel, well compacted to obtain a firm base, with a leveling top layer of sand.

Paving stones shall be installed according to the manufacturer's instructions.

All patio extensions shall continue the cross slope of the existing concrete patio slope to ensure proper appearance and drainage.



A sketch showing the proposed patio extension, existing and relocated sprinkler heads and lines shall be submitted with the application. Patios shall not cover any sprinkler lines. Any damage to the sprinkler system and the replacement of damaged sod shall be the responsibility of the Unit Owner.

All debris from the patio construction shall be removed at the conclusion of the work.

Concrete patios may be stained or painted cement gray or a shade of terra cotta, the choice of color to be coordinated to the existing hardscape/landscape materials. A color chip shall be submitted with the application.

An outdoor carpet may be installed on the patio but shall be limited to cement gray or a grass green color. A color chip shall be submitted with the application to carpet the patio.

### 3. Porches

Porch extensions shall be permitted only on the Marlowe or Thoreau Models; porch additions shall be permitted only on the Emerson IV Model; subject to Brick Township set-back requirements.

### 4. Greenhouse Windows

Greenhouse windows shall be restricted to the sides or rear of homes only and restricted to a maximum depth of twelve (12) inches.

### 5. Cupolas and Weather Vanes on Roofs

Cupolas and/or weather vanes shall be limited to a maximum of thirty-three (33) inch height.

### 6. Plantings and Landscaping

All homes are required to have front foundation landscaping.

No approval shall be required for planting shrubs in the three (3) foot foundation areas around the houses. The side and rear foundation bed depth shall not exceed three (3) feet. The corner of the house foundation plantings shall not be greater than four (4) feet. Oversized lots shall be given special consideration for extended plantings upon receipt of an application to the Committee.

**Approval is required for the planting or replacing of trees in the foundation or lawn areas.** If a tree is removed from the foundation area, only shrubs and dwarf varieties of trees shall be permitted. Unit owners shall be advised to consult the Architectural Committee for suggestions on tree and shrub plantings. The selected tree shall be named on the application.

Snow fencing and chicken wire shall not be permitted around any foundation planting. White or green decorative plastic edging or green plastic-coated trellis netting, a maximum of eighteen (18) inches in height, is permitted around foundation plantings as a protection from rabbit damage. Edging around foundation areas and trees shall be limited to ten (10 inches in height).

Bedding areas around trees shall be a maximum outside dimension of five (5) feet (including edging material) and may be shaped as a circle, oval or square. Ovals shall be parallel to the street. Free form designs such as tear drops or banana shapes shall not be permitted. If small landscape stones are used as top dressing, the edges shall be defined by a barrier to keep the stones from getting on the lawn.

Only one deciduous tree shall be permitted on the front lawn. Oversized lots shall be given special consideration. No evergreen trees shall be permitted on the front lawn.

Trellises shall be permitted within the three (3) feet foundation area to the sides and back of the house, in the space between the front windows of the Hawthorne model house and the front garage sidewall of the Austin/Walton models.

No artificial flowers shall be permitted in the bedding area, including the foundation and lawn areas, around trees, lawn lamp posts or mailbox posts. Seasonally appropriate artificial plants in pots will be permitted.

All landscaping or plantings in the lawn areas shall require Architectural Committee approval to insure proper sprinkler operation and lawn maintenance. A sketch showing the location of sprinkler heads shall accompany all applications.

### **Street Tree Required on Each Lot**

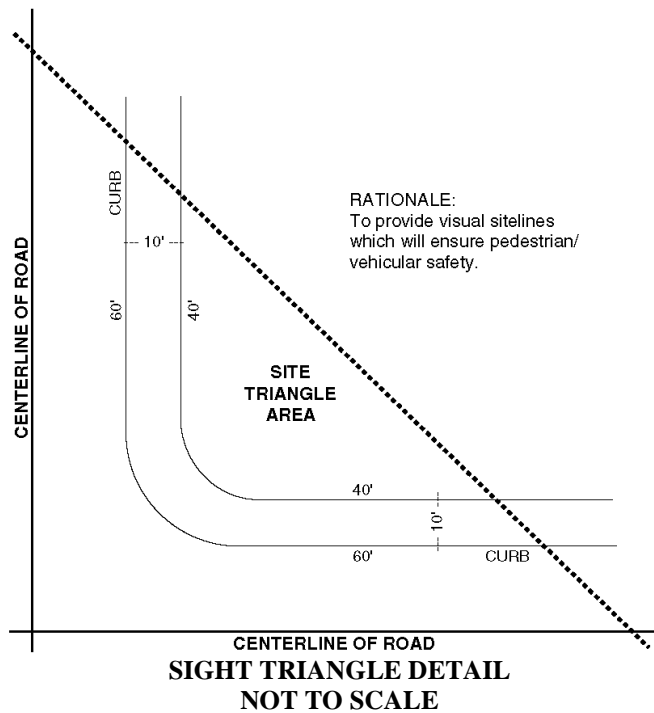
Each lot shall have one deciduous tree on the street side of the dwelling. A deciduous tree is one that drops its leaves before becoming dormant in the winter, not an evergreen. The tree shall have a minimum height of five (5) feet measured from the level of ground. It shall be planted so as not to interfere with the sprinkler system and shall be located at least fifteen (15) feet and no more than eighteen (18) feet from the curb and within an area bounded by the width of the house.

Poplar, birch, weeping willow and Bradford pear trees shall be prohibited. A list of approved trees is available from the Architectural Committee. Requests for trees other than those listed will be subject to approval by the Architectural Committee on a case-by-case basis.

### 7. Plantings on Corner Properties

No plants, shrubs or flowers higher than thirty-six (36) inches above the curb level shall be permitted in the sight triangle easement on corner lots. As outlined in the Brick Code 190-215, and on the Site Plans for Lions Head South, such easements shall be the areas bounded by the right-of-way lines and straight lines connecting points on all street center lines, as shown in the diagram below.

A small deciduous tree, subject to the approval of the Architectural Committee, may be planted in the Sight Triangle Area, provided that said tree shall be kept trimmed at all times so that no limbs are lower than seven (7) feet above ground level.



8. Garage Window Fans

Removable flush mounted or behind the screen mounted types of window fans may be used in the garage window in season. No window fans that extend beyond the sills of the window shall be permitted. No window fans shall be installed in the walls of the homes.

9. Driveway Extensions

The original concrete driveways installed by the builder may be extended in width to a maximum of twelve (12) feet. The additional width may be divided equally on either side or constructed on one side of the driveway. Driveways may be extended as follows:

- a. Concrete: the extension shall be steel-reinforced concrete with a four (4) inch minimum thickness.
- b. Brick: the extension shall be four (4) inch steel-reinforced concrete with bricks set into the fresh mortar. The brick joints shall be filled with mortar and finished with a brick joiner. The color of the bricks shall be restricted to red.
- c. Paving Stones: the installation shall be in accordance with the manufacturers' recommendations and instructions. A brochure or a color chip shall be submitted with the application.

No raised edging blocks, wall blocks, hedges, stones, drain pipes, fences of any material or any object that creates an obstacle to lawn maintenance shall be permitted along the edges of the driveway.

10. Color of House Entrance Door

The main entrance door to houses shall, at the discretion of the Architectural Committee, be of a color compatible with the exterior of the house.

## 11. Screens for Garage Doors

- a. White roll-up garage door screens (fiberglass fabric) shall be permitted. A white cornice shall be added to conceal the rolled-up screen.
- b. White-framed fine mesh portable ventilation screening with a maximum height of twenty-eight (28) inches may be used beneath garage doors.

## 12. Permanent Exterior Lighting

Any permanent exterior lighting, either on the building itself or around the foundation shrubs and walks, shall be located within the confines of approved flower beds so as not to interfere with normal seasonal lawn maintenance operations.

Such lighting shall be located and shielded so as to prevent a glare upon neighboring residences and nighttime drivers. (Temporary holiday lighting requires no application but shall conform to the same restrictions).

## 13. Canopies and Awnings

Awnings shall be permitted only on the rear patio of houses and shall be the roll-up type with no ground supports. They shall be color-coordinated with the house siding. Patio awnings shall be limited to the depth and length of the patio, but in no case shall they exceed the width of the approved patio.

## 14. Railings

A decorative railing may be installed **on** the front extended step of the Hawthorne model homes or **on** the rear patios of all of the model homes. A decorative railing may be installed **on or abutted against** the porches of the Austin or Walton models and shall not extend beyond the wood expansion joint of the porches. All decorative railings shall be limited to a maximum height of thirty-six (36) inches. Colors shall be limited to white, black or dark green. A description or picture of the railing shall be submitted with the application.

## 15. Front Door Enclosures

White aluminum and glass enclosures shall be permitted on the Marlowe, Thoreau and Emerson models only. The enclosure shall be recessed and located behind the roof edge.

## 16. Lawn Lamp Posts

Application for lawn lampposts shall be accompanied by a location diagram and description or brochure of the lamppost to be installed. Area around lawn posts shall be circular or square and limited to eighteen (18) inches either in diameter or length and width respectively. Edges around lawn lamp posts shall be limited to a height of four (4) inches.

## 17. Satellite Dishes and Antennas

Provided that adequate reception can be obtained, it is recommended that Satellite Dishes be installed on the rear roof of the home below the ridgeline. If reception is not adequate in that location, dishes may be installed elsewhere on the roof or on the ground on the sides of the home within three (3) feet of the foundation towards the rear of the house.

Should the installer recommend trimming of trees to obtain reception, a detailed description of such trimming must be provided and, once approved, will be accomplished by a professional tree service at the homeowner's expense. Also, trimming of trees in Green Areas must also be approved by requesting homeowner's neighbors.

#### 18. Solar Panels

Applications must be approved by the Architectural Committee. Permits are required by the Township of Brick.

Solar panels placed on the roof should accommodate the maximum sunlight and must be flat following the contour of the roof. Panels are to be installed only on the roof and not in any other location.

Trees must not be altered in any way without approval in writing from the Architectural Committee. This will be followed up by a member of the Architectural Committee visiting the residence.

### **XII. APPLICATIONS NOT REQUIRED**

A. **List:** No application to the Architectural Committee shall be required for the projects listed below; however, all restrictions shall be followed. **Any variations from the specifications given for the following projects shall require an application.**

1. Free-standing Flag Pole
2. Outdoor Firewood Storage
3. Mailbox, Mailbox Post/Borders, Edgings and Planting Beds at Base of Post
4. Decorative Window Shutters
5. Window Flower Boxes
6. Painting (**white only**) of Garage Doors and House Trim
7. Lawn Decorations
8. Wind Screens Around Plantings

#### B. **Details:**

##### 1. Free-Standing Flag Pole

The total height of a flagpole from ground level shall be limited to sixteen (16) feet. Its color shall be white or aluminum. No yard arms (cross arms) shall be permitted. Care shall be taken to protect sprinkler lines and heads.

##### 2. Outdoor Firewood Storage

Firewood shall be stored at the **rear** of the house, or the sides of the house to the rear of the air conditioner unit or the fireplace chimney, close to the house and in such a manner so as not to interfere with seasonal maintenance or sprinkler operation.

Log holders may be used on the front porch of the Austin and Walton model homes, under the roof extension in front of the Hawthorne model garage and in the courtyard of the Emerson, Thoreau and Marlowe model homes.

To prevent termite infestation, firewood **must** be stored on racks above ground level and that the firewood not be in contact with the home.

3a. Mailbox – Mailbox Post

All curb-line mailboxes shall conform to the U.S. Postal regulations.

Mailbox posts may be a natural wood stain, black, white, brown, green or gray; to coordinate with the house color.

The following types of mailbox posts shall be permitted:

- Pressure treated wood
- Cedar wood
- Plastic covered pressure treated wood
- Solid vinyl/plastic
- Metals – Wrought Iron, Cast Aluminum or Steel
- Molded one-piece mailbox/post

3b. Borders, Edgings and Planting Beds at Base of Mailbox Post

Borders edging blocks and planting beds shall be restricted to the area from the curb to the sidewalk, and to fifteen (15) inches on either side of the mailbox post. Hardscape materials may be paving stones, brick, stones and edging blocks, limited to four (4) inches high. Poured concrete shall not be permitted. Plastic coated wire types of edging/screening shall not be permitted.

Bedding plants may be ground covers or low-growing varieties of flowers which will not exceed 12 inches in height. Vines and tall, floppy plants that require staking shall be prohibited. No flowerpots shall be permitted.

4. Decorative Window Shutters

Shutters, color-coordinated to the house siding, may be installed.

5. Window Flower Boxes

Window flower boxes shall be constructed of stained redwood, cedar wood or plastic. Plastic window boxes shall be white or color-coordinated with the house siding.

Window boxes shall be restricted in size to eight (8) inches in height and depth. They shall not exceed the width of the window.

6. Painting of Garage Doors and House Trim

Any painting of the garage door or house trim shall be white only.

7. Lawn Decorations

Decorative lawn objects shall be defined as all forms of sculptures and statuarities, including non-traditional flowerpots designed in the shape of figures. These objects may be located

within the foundation planting areas or edged lawn-bedding areas. They shall not be placed on the grass areas. A maximum of five (5) decorations shall be permitted. They shall be limited to eighteen (18) inches in height, except that two (2) of the five (5) may be up to thirty-six (36) inches.

8. Wind Screens Around Plantings

New, clean Burlap or Synthetic Fabric may be used as cold weather shields for exposed planting beds. These shields shall be limited to brown, green or black in color, constructed in a neat and sturdy manner, and affixed evenly and tightly to supportive stakes of uniform design and size.

### **XIII. PROHIBITED ADDITIONS/ALTERATIONS**

A. **List:** The following addition/alterations shall be prohibited:

1. Painting of Driveways, Walkways, and Concrete Areas
2. Air Conditioners in Windows or Walls
3. Exterior Jacuzzi/Hot Tub
4. Gazebos
5. Signs
6. Fences or Markers along Property Lines
7. Arbors
8. Screen Houses of a Permanent Nature
9. Lawns not Composed of Grass
10. Pools
11. Outdoor Carpeting in Front of House

B. **Details:**

1. Painting of Driveways, Walkways and Concrete Areas

The painting of driveways and walkways shall be prohibited. Other concrete areas shall be as follows:

- a. Concrete patios may be stained or painted Gray or Terra Cotta in color.
- b. The front porch of the Austin or Walden houses may be stained or painted, up to the wood expansion joint of the porch. Color choices may be white, off-white, light gray or light tan. A color chip shall be submitted with the application.
- c. The front step of the Hawthorne house may be stained or painted and the color choices shall be the same as above. Safety strips may be painted or taped on the entrance step.
- d. All other concrete areas shall be left in their natural state.

2. Air Conditioner in Windows or Walls

Air conditioners installed either in windows or walls shall be prohibited.

3. Exterior Jacuzzi / Hot Tub

No outside Jacuzzi or Hot Tub shall be permitted.

4. Gazebos

No Gazebos shall be permitted.

5. Signs

No signs of any nature shall be erected or displayed upon any property, except when express prior written approval of the size, shape, content and location has been obtained from the Board of Trustees. (By-Laws)

6. Fences or Markers along Property Lines

No fences, or objects such as blocks or markers of any type shall be permitted on the grounds of any Lot as a property division line. (By-Laws)

7. Arbors

Arbors shall not be permitted.

8. Screen Houses

Screen houses shall not be permitted on any Lot.

9. Lawns Not Composed of Grass

All lawns not created from natural grass seed or natural grass sod shall be prohibited. This shall include the area between the sidewalk and the curb.

10. Pools

Above or below-ground pools on lawn areas shall be prohibited; however, kiddie pools on lawns shall be permitted, but shall be removed daily after use.

11. Outdoor Carpeting in Front of House

Installation of outdoor carpeting in front of the houses shall be prohibited in all walkways, driveways, front steps and porches with the exception of the COVERED porches of the Austin/Walton models.

**XIV. TREES AND SHRUBS NEAR THE STREET SIDEWALK LINE**

**A. Utility Box Planting**

All shrubs planted around utility boxes shall be pruned at the sides and top of the cover so that the cover can be opened by utility company personnel. No shrubs or flowers shall be planted on the front side of the utility boxes. A 10-foot clearance is needed in front of the transformer cover so that utility employees can properly service the transformer with special tools.



No raised edging blocks, wall blocks or fences of any material shall be permitted around the utility box.

**B. Pruning Tree Branches on Sidewalk Street Trees**

All tree branches overhanging the sidewalk shall be pruned to a minimum of seven (7) feet up from the sidewalk.

**XV. EXTERIOR STORAGE OF TRASH OR SUPPLIES**

No exterior storage of trash, garbage or waste, whether loose in plastic bags, or in containers, shall be permitted. No exterior storage of work or garden equipment, including, but not limited to wheelbarrows, ladders, tools, shall be permitted. Garden hoses shall be permitted.

A small storage container such as a deck box may be used, if placed behind the Air Conditioner, on the rear patio, or in the rear of the house. No garbage cans shall be permitted as outdoor storage units.

Residents shall only use the automated garbage and recycle containers provided by Brick Township. They shall be placed at the curb no sooner than 4:00 P.M. on the day prior to the day of collection. Empty containers shall be removed from the curb by 8:00 P.M. on the day of collection and placed indoors by 8:00 A.M. on the day following the day of collection. The same schedule shall apply to recyclable containers.

**XVI. SEASONAL/HOLIDAY DECORATION**

- A. Seasonal or holiday decorations shall not be displayed forty-five (45) days before the holiday and shall be removed within thirty (30) days after the respective holiday.
- B. Candles and luminaries (sand filled bags with candles) used to line sidewalks, driveways, etc. shall be prohibited.

**ATTENTION:**

**Failure to submit an application and have it reviewed by the Architectural Committee prior to the start of the work shall result in the issuance of a fine; the amount to be determined by the Board of Trustees. The fine shall be imposed regardless of the final approval or disapproval of the alteration or addition by the Architectural Committee.**



# LIONS HEAD SOUTH ASSOCIATION, INC.

## Architectural Regulations Revision

### Replacement Pages - Tear out and place in Lions Head South Architectural Regulations

Recommendation presented by the Architectural Committee to change the total height of a flagpole from sixteen (16) feet to twenty (20) feet. *Motion approved by the Board of Trustees December 17, 2018.*

#### **PLEASE NOTE REVISION TO ARTICLE XII B.1 TO READ AS FOLLOWS:**

B. Details:

1. Free-Standing Flag Pole

The total height of a flagpole from ground level shall be limited to twenty (20) feet. Its color shall be white or aluminum. No yard arms (cross arms) shall be permitted. Care shall be taken to protect sprinkler lines and heads.

Recommendation presented by the Architectural Committee to change the requirements for window replacement(s).

*Motion approved by the Board of Trustees February 25, 2019*

#### **PLEASE NOTE REVISION TO ARTICLE XI B.1 TO READ AS FOLLOWS:**

B. Details:

1. Roofs, Windows and Frames, Siding, Gutters and Downspouts, Soffits, Garage Doors, Driveways, Sidewalks

The repair or replacement of these items shall be the responsibility of the unit owner. Replacement materials shall be of equal or better grade and shall meet the requirements of Lions Head South Architectural Regulations, *All Building Codes* and the Coastal Area facilities Review Act (CAFRA), if applicable.

- a. Roofs shall be gray in color. A sample must be submitted with the application.
- b. All windows and frames, gutters and downspouts, soffits and garage doors shall be white. All applications for new or replacement windows must contain the full description of the glass being installed. If the window glass is Low Energy High Efficiency, they must have full Solar Energy Diffusion screens or film covering the glass areas.
- c. An application, including a color chip shall be submitted for approval to replace or to paint house siding or shakes.



# LIONS HEAD SOUTH ASSOCIATION, INC.

## Architectural Regulations Revision

**Replacement Pages - Tear out and replace in Lions Head South Architectural Regulations – Page 3, VI. Application Procedures**

Recommendation presented by the Architectural Committee to change required Application Procedures. *Motion approved by the Board of Trustees May 8, 2023.*

### **PLEASE NOTE REVISION TO PAGE 3, ARTICLE VI. APPLICATION PROCEDURES TO READ AS FOLLOWS:**

**Unit owners shall obtain one (1) application from the office and return it along with one (1) copy of a sketch (when required) to the office.**

Applications shall include details such as the shape, total dimensions, location of the addition/alteration, and materials and colors to be used. The applicant shall sign and date copy.

All proposed additions/alterations shall be compatible with the architectural characteristics of the house, the neighborhood setting, color and construction details.

**Applications shall be submitted no later than seven (7) business days before the monthly meeting. Action on applications is usually completed by the tenth of each month. Approved applications shall expire at the end of the calendar year submitted, after which a new application shall be required.**

If an application is denied by the Architectural Committee, or if a unit owner disputes an Architectural Committee requirement, he/she may, via written appeal within thirty (30) days, seek a hearing before the Architectural Committee.

If, following the hearing, the Architectural Committee denies the appeal, the unit owner may, via a written appeal within thirty (30) days, seek a hearing before the Board of Trustees. Representatives of the Architectural Committee shall be present at this hearing. The decision of the Board of Trustees shall be final.



# LIONS HEAD SOUTH ASSOCIATION, INC.

## Architectural Regulations Revisions

**Please Tear out and Place in the Lions Head South  
Architectural Regulations**

**Page 1, II. Restrictions on Common Property Uses**

**Page 14, XV. Exterior Storage of Trash or Supplies**

Recommendations presented by the Architectural Committee to include additions/revisions to Restrictions on Common Property Uses and Exterior Storage of Trash or Supplies.

*Motion approved by the Board of Trustees August 28, 2023.*

### **Please Note Additional Revision to Page 1, II, Restrictions on Common Ground, Paragraph 7, To Read as Follows:**

Vegetable gardens shall be limited to the three-foot wide rear foundation planting area of the house or side from the rear of the air conditioning unit to the rear of the house or an equivalent area on the opposite side of the house. Tree plantings may be protected with green vinyl coated landscaping type fencing, specifically designed to protect plants. It may be placed around new plantings, during their first year of planting. It may not exceed three (3) feet in height and must be removed by May 1 of the year following the planting. No chicken wire or construction fencing may be used.

### **Lions Head South Architectural Regulations Page 14, XV. Exterior Storage of Trash or Supplies/Storage Containers/Garbage Collection Replaces 2<sup>nd</sup> Paragraph:**

One (1) small deck box, no larger than six (6) feet in length, thirty-six (36) inches in height and thirty-six (36) inches deep, with a top hinged lid only, may be placed behind the air conditioner on either side of the house, but not on the street side if a corner property. It may also be placed on the rear patio at the rear of the house. In addition, one (1) upright storage/garden container, measuring no larger than six (6) feet in height, three (3) feet wide and two (2) feet deep may be stored on the rear patio. A maximum of two (2) units (one of each) may be placed on each property. The storage units may not be made of wood and must be constructed of man-made materials. It must be stand-alone and may not be attached to the house. The color must blend in with the existing color of the house. Prior approval of the size, color and location of the storage unit (s) is required by the Architectural Committee.