Greenbriar Woodlands Community Association
Architectural Review Committee (ARC)
Request for Exterior Changes/Modifications Application

Homeowner: ______________________ Phone #: ______________

Address: ______

Home Model: ______

Fully Explain Desc

______

______

______

______

Proposed Dates: $

Required Enclosures: ... scription of Material

The Architectural Revie... ppearance of changes to the exterior of buildings ... disapprove the adequacy of any apparatus, its fu... n or appearance of any in-stallation is the homeow...

It is the homeowner's re... ant Committee Rules and Regulations and to obta... initiating work. If required permits are not obtained ... val of this application shall be required prior to initia...

By signing this applicat... and hold it harmless from any claims and damage... thermore, the homeowner will correct any drainage...

Attachments must inc... with dimensions of any change or modification... les of building materials and colors. If this info... ed.

Please notify the Club ... e will be returned to the homeowner when the p... ARC, is canceled by the homeowner, is rejected...

Homeowner herebyAMc... s.

Homeowner's Signatu... ______

****

Greenbriar Woodlands

RULES & REGULATIONS

FROM

ARC
ARCHITECTURAL REVIEW COMMITTEE

2025

Date Received: __________ Deposit Obtained: $ ______________ By: ______________

( ) APPROVED ______ ( ) REJECTED EXPLANATION: ______________ DATE: __________

SECURITY DEPOSIT CHECK RETURNED TO HOMEOWNER BY: __________ DATE: __________

(01/2025)

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Greenbriar Woodlands, Toms River, NJ

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to follow these Rules & Regulations of the community.

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GREENBRIAR WOODLANDS COMMUNITY ASSOCIATION
COVENANTS COMMITTEE (ARC) RULES & REGULATIONS
(Revised January 2025. New 2025 changes or additions are seen in italics throughout this book)

A. INTRODUCTION

The Merged Declaration of Covenants and Restrictions of Greenbriar Woodlands and the Community Association Board (CAB) have sanctioned the Covenants Committee, also known as the Architectural Review Committee (ARC). The main purpose of the ARC is to preserve the harmonious design of the community. The ARC is authorized to oversee the regulations and guidelines for the home appearance, use and modifications of the property within the community and enforcing these Rules and Regulations subject to CAB approval.

The CAB has authorized the ARC to impose fines when necessary.

Residents have the right to appeal ARC actions as contained in the Declaration Covenants and Restriction Article IX, Section 2: "The Owner of the Living Unit involved may, within thirty (30) days of the date on which he is given notice of a decision of the Covenants Committee denying a requested approval, give notice to the Board of Directors that he wishes the request be submitted for decision to the Board." A hearing before CAB *or an ADR (Alternate Dispute Resolution) may* be scheduled through the Community Manager's office.

A project cannot be started nor *considered* completed prior to being given approval from the ARC or a fine will be applied *and you may receive a work stoppage notice.*
An application and the $100 security check will still be required.

B. APPLICATION PROCEDURES

The application form "Request for Exterior Change/Modification" is available at the clubhouse. The homeowner will receive written notification on results of the application, within thirty (30) days from the committee's receipt of completed application indicating approval or disapproval of the application. Application approvals granted by the ARC are valid for one (1) calendar year. It is the homeowner's responsibility to require all contractors to comply with the current ARC Rules & Regulations and to obtain any and all permits/inspections which Toms River Township requires prior to initiating and finalizing work (e.g.: deck permit, gas lines, building permits, etc.). **All external additions, changes and modifications require the express written approval of ARC prior to Toms River permit.**

A **copy** of the **permit must go to ARC and the original must be displayed in your front window. Once the Final Permit Approval is obtained from Toms River a copy of Permit approval and Final Inspection must be given to ARC. (Final closeout of the application will not be given until copies of the permits and any inspections are supplied to ARC.)**

Permits required are indicated on back of application. - One (1) project per ARC application.

By submitting a signed application to ARC with the $100.00 security deposit, the homeowner hereby gives the ARC Committee members access to the property for inspections.

It is the homeowner's responsibility to be familiar with the content of the Rules and Regulations which are in effect when they make application for any structural additions, alterations or improvements to the exterior of their home.

The **application** should provide **sufficient detail** *and samples* to allow ARC to understand the scope of work or modification sought by the homeowner. This means **surveys** are to indicate property line width and depth, **ex:** if tree to be removed – indicate location of tree on the survey and mark *tree*

properly, mark survey where windows are to be replaced, tree positioned, etc...

Homeowner should allow sufficient time to obtain ARC approval. Incomplete or unclear applications will be returned for clarification. The normal anticipated cycle time for ARC approval is four (4) weeks from submission. Any questions filling out an application please call an ARC member for help.

C. GENERAL RULES

All alterations to the appearance of any portion of the exterior of any home require approval of the Architectural Review Committee. This approval will be processed once a completed ARC application is received with all required associated information such as marked up property surveys, material descriptions and physical property mark outs.

- *Property mark outs can include flags, sticks, ribbon, paint, etc. on the property and are required for all modifications involving decks, patios, standby generators and landscaping modifications outside of the 3-foot planting beds around the homes. Failure to provide the required information or missing property mark outs will result in applications being put on hold until the necessary information is supplied or rejection of the application. - One (1) project per application.*

1. No homeowner, occupant, or group thereof, shall build, plant or maintain any matter of thing (including, without limitation, any addition, alteration or improvement to any home) upon, over or under the property **including common ground** (cul-de-sac, golf course, etc.) **without the prior written consent of the ARC.** Common area is to be kept in a natural state.

   Some of the prohibited items include:
   - artificial flowers in outside planters or in hanging baskets or in landscape beds etc,
   - gazing balls/pots/ornamental items over 24" in height
   - ornaments/decorations of any description on exterior of home
   - outdoor swimming pools (in-ground or above ground)
   - outside sheds or storage units and similar type structures
   - **hardware placed on garage doors is prohibited**
   - painting of any concrete nor putting carpeting on any concrete
   - curb cuttings for drainage systems is prohibited: pop-up diffusers behind the curb to be used.
   - birdbaths (not visible to street)
   - permanent court games
   - charcoal grills/smokers
   - planting of bamboo
   - trellises
   - hot tubs
   - gazebos
   - dog houses
   - Window boxes
   - fire pits
   - greenhouses
   - fencing of any kind
   - soaking tubs
   - arbors
   - dog runs
   - etc...
   - chimineas
   - permanent yard items
   - clotheslines
   - ponds
   - patio, or deck structure
   - electric animal fences
   - torches
   - pinwheels
   - rain barrels
   - fountains
   - weathervanes
   - compost piles

   Common ground area is not an extension of your property. Do not encroach on it with your own personal items or plantings. Common area is to be kept in a natural state but can be cleaned of dead debris **with** ARC application and approval.

2. Concrete sidewalks (pathways) leading to the front doors must be replaced with concrete. Walkway extensions are prohibited.
   Any removal or replacement of concrete walkways or paver patios needs ARC approval.
   Painting or carpeting of any concrete anywhere is not permitted.
   Any new concrete being poured in new dirt area requires a Toms River Building Permit.

3. Township Building Permits may be required for any addition to the outside of the home. Including, but not limited to: decks, room additions, enclosures, all exterior gas lines, generators, etc... **It is the homeowner's responsibility to secure the necessary Permit(s) *and final Inspection Approvals* from Toms River Township.** Final closeout of the application will not be given until copies of the permits and final inspections are supplied to ARC.

4. Resident is to follow all building codes associated with their modification. To avoid unnecessary expense, do not apply for a building permit or variance until your application is first approved by the ARC. **A copy of Toms River permit should then be given to the ARC along with a copy of the final Toms River inspection approval.** Final closeout of the application will not be given until copies of the permits and any inspections are supplied to ARC.

5. A copy of a **lot survey must** accompany applications for **all exterior structural and/or landscape changes**. The lot survey submitted shall show the changes to be made with location and necessary dimensions. Lot surveys may be available at the front desk.
The homeowner must submit a personal check for the security deposit of $100.00 with the lot survey or reasonably accurate hand-drawn drawings are required for the following types of building or landscape modifications:

Examples:
- decks
- sunroom additions
- driveway/walkways
- additional AC/Heating
- and other items outside 3 ft. of foundation.
- external fireplace gas lines
- awnings
- standby generators
- flag poles
- tree plantings/removal
- patios or patio extension
- planting, landscaping, trees
- satellite dishes
- mailboxes
- tree-wells/landscape islands

One (1) project per application.

All decks, patios, generator, trees, and any landscaping modifications need to be marked out by ribbon, flags, sticks, paint, etc., on physical property. Failure to provide sufficient mark outs may result in return or rejection of application.

6. The homeowner must place a personal check for the security deposit of $100 with the Community Association application for **all** external changes. The homeowner must notify ARC when the project has been completed. This deposit will be refunded, without interest, within thirty (30) days following your notification of completion and our satisfactory inspection of the project. Deviation from the approval may result in forfeiture of the deposit and incurring additional fines. **Failure to submit an application for ARC approval will result in the violator incurring a fine and a work stoppage notice for the project.**

7. There shall be no digging or earth removal of any property without first obtaining permission from the ARC and proper mark-outs indicating utility locations. Careless digging can damage underground utilities, causing disruption of vital services, property damage and even possible injury. Taking the proper steps to avoid damage can prevent expensive repairs, project delays and costly fines.

   The homeowner will be held liable for any damage caused to the cable service, utility lines or piping resulting from landscape or exterior modifications.

   The homeowner shall make sure that the contractor, or whoever is digging or excavating, calls New Jersey One Call at 811 or 800-272-1000 at least **three business days, prior** to outdoor construction or digging and take the following steps:
   - Wait for the site to be marked with paint, flags or stakes.
   - Respect the marks and dig with care.

- Hand dig within two feet of buried piping and facilities.
- Be mindful that inclement weather may wash away the painted markings.
- This section is intended as a protection against inadvertent disruption of underground services and creation of a nuisance to adjoining property owners.

8. Each homeowner is advised that any alteration/addition, including landscaping, which affects the grading and drainage pattern, ensures that the proper grading and drainage is maintained or reestablished.

D. WINDOWS, GARDEN WINDOW and WINDOW BOX

1. Any replacement window(s) must first be approved by ARC with an application. Window replacement(s) must be consistent (ex.: with grids or without grids) throughout the home. You must indicate on a drawing with the application the location of windows(s) to be replaced.

2. Garden windows are not permitted in front of the home. Approved on a case-by-case basis.

3. **Window boxes** and **plant hangers** are not permitted on any window visible to street.

4. AC Units not to be placed in any individual windows of home.

E. SECURITY LIGHTS, LIGHTS, CAMERAS

Sensor units may be installed on exterior house lights in sensor mode. A floodlight is permitted in the rear of the house where the lot backs up to common ground, but lights are not permitted to be lit permanently. Lighting range is confined to the homeowner's property only.

1. **Solar path lights** are permitted within height restriction of **24"** inches in height, and no less than **24"** and no more than **36"** apart, evenly placed, secured in the ground, and not to be placed along driveway. No colored lights.

2. Any color or white lights are **not** permitted either temporarily, stationary, flashing or rotating in any outside fixture at any time visible from the street.
   During holidays or occasions of special significance you may use colored lights as per item 3 below.

3. **Holiday Lighting - needs to follow the before and after display time frame of 3 weeks prior and remove 1 week after.**
   a. **Exception** is the December holiday when decorating can begin at Thanksgiving and lit. **NOT** prior to Thanksgiving. And must be removed by January 13th.

4. Any exterior camera placement and positioning is to be placed on survey with an application for ARC approval first, except for placement of any 'Ring' style doorbell.

F. RULES FOR ARCHITECTURAL CHANGES

1. **Encroachment on common ground is not permitted**. Generally, there is no common ground between rear-facing lots. Consult your property survey for dimensions and boundaries.

2. The homeowner must submit a completed application and detailed building plan drawings or blueprints, along with a lot survey, location, and dimension for all architectural changes. Once given ARC approval, the homeowner can then submit any projects requiring Toms River Township's

approval to the Toms River Building Department. If approved then a copy of Permit must go to the ARC committee. Note: ARC approval must be obtained prior to submitting to township.
All decks, patios, generator, trees and any landscaping modifications need to be marked out by ribbon, flags, sticks, paint, etc., on physical property. Failure to provide sufficient mark outs can result in return or rejection of application.

3. **The ARC reserves the right to approve or disapprove any item that is not provided for in the Rules and Regulations.**

4. Application to ARC for exterior property changes/modifications gives all Members of ARC access to walk on homeowner's property with or without prior notification.

5. Any change, addition or modification requires prior written approval of the ARC even if an identical change or modification has been approved and installed elsewhere in the Community.

   a) The siding, roofing shingles, gutters and leaders, or shutters of the addition must coordinate with the house in color, texture and material. Substitutions must be approved by the ARC. Samples of color and material to be used must be submitted to ARC with the application.

   b) **Walkways/Paths** along the sides of homes, between neighboring homes or in common grounds is not permitted.

   c) **Paths** of any style and material, **lighting**, etc... are not permitted in any common ground.

   d) **Foundations** may be painted to match the color of original traditional **concrete color** only and **not** to match the color of the house or trim. Product specifications **must** be submitted with application for painting foundation along with paint color sample. A sand-based paint is suggested.

   e) The **exterior walls and roof** of any extension must be of the same color, texture and material as those of the house. Substitutions must be approved by the ARC. Sample/photos required.

   f) The **front façade** of a home's brick, concrete, stucco or other material may be painted. However, color sample must be submitted with an application to ARC for approval.

   g) *Screened in front porches are not permitted.*

   h) A totally **enclosed sun room** (solarium or 3 season room) is permitted as long as the design drawings have been submitted to ARC for review and approval in meeting ARC requirements. Construction of the room must conform to Toms River Building Codes. A copy of Toms River permit must then be given to the ARC.
   A copy of the Final Toms River Inspection Approval must also be given to ARC. Final close out of the application will not be given until copies of the permits and any inspections from Toms River are supplied to ARC.

   i) Under no circumstances will new exterior entrances/exits be allowed to a residence without ARC approval.

   j) All unglazed areas must conform to existing construction. No exit/entrance steps, walls, railings, etc. are to extend beyond the side footprint of the home.

k) ***Front doors**, **shutters**, **garage doors** and any other **external painting** must have an ARC application of approval first and supply color sample with application.*

G. ADDITIONAL AIR CONDITIONING / HEATING

Additional air conditioning/heating units, defined as AC/Heating units, may be installed in enclosed porches, sunrooms or multi-seasonal rooms with ARC approval. They may not be added to existing living space already serviced by the residence's existing central heating and air conditioning (HVAC) system.

1. The additional AC/Heating unit may be installed in enclosed porches, sunrooms or multi-seasonal rooms located in the rear of the residence. Not to be installed in garage.

2. The additional air conditioning/heating unit must be a Split AC/Heating unit that uses a separate, externally mounted condenser coil unit.

3. Split AC/Heating not permitted in garage.

4. Self-contained through wall AC/Heating units **or window AC units** are **not** permitted anywhere.

5. The external condenser unit must be mounted on the same side as the residence's Central HVAC unit. Provisions for installation in other locations will be considered by ARC on a case-by-case basis.

6. A plot plan showing the location of the unit's components and installation details must be included with the application form.

H. DRIVEWAYS

The widening of driveways is permitted, only with ARC approval and Toms River Permit. If ARC approved, existing driveway must be totally removed and replaced with new concrete and cannot extend beyond the garage width. Regular replacement driveways also need ARC approval.

1. Stones, mulch, pavers, landscape lighting or borders of any material **cannot** be used in-place of grass along any driveway.

2. Stepping stones, stones, pavers, blocks are NOT to be used to widen driveways ***for any reason**.*

3. **Driveways are to be kept clean and not left blackened with mold, *nor oil stained, etc…***

4. Cement coatings, paint, carpeting is NOT permitted on any concrete.

I. GAS LINES

Exterior gas lines require survey and drawing with accurate gas line placement detailed on the ARC application. Details as to whether the gas line will be buried, attached to the foundation or run through the attic needs to be included. Installation by a licensed plumber/contractor is required along with Toms River Permit.

J. GARAGE /GARAGE DOORS

Replacing new garage door(s) or **painting** garage door(s) are limited to colors: white, almond, tan or beige. Clear and frosted glass windows *only* in garage doors are permitted but are to be confined to the uppermost panel of the door. *Application is required for new garage door(s)* ***OR*** *painting of garage door with color sample.* **Decorative hardware is NOT permitted attached or magnetic**.

If the home has two garage doors and only one door is being replaced and cannot match existing model, both doors must be replaced and be identical.

1. Exterior entrance/exit doors cannot be added to existing or newly built garage walls nor partitioned/renovated or converted for any residential living space in other parts of the home.

2. Screen doors for garage opening may be purchased but only with ARC application and approval.

3. Garages may not be converted/partitioned/renovated into any type of residential living quarters or commercial workshops. Garages shall be used only for trash/recycling cans, vehicle parking, golf carts, motorcycles, personal items, boats or similar items. Garages may not be partitioned into room(s) for **any** use.

K. PORTICOS

A portico is a home entrance completely covered by a roof.

1. Homeowners requesting new concrete or other materials on their portico floor or elsewhere will be treated on a case-by-case basis with an ARC application.

2. **Permanently adhered carpeting or painting of any concrete is 'not' permitted** under the portico, patio, walkway, driveway or anywhere else on the exterior of the home.

3. **Portico walls** are the only area of home exterior walls where decorations, ornaments, signs, plaques may be placed on a home.

4. Tile, slate or other coverings may be requested with an ARC application for portico concrete floor.

L. AWNING RULES and REQUIREMENTS FOR PATIO and DECK

Mechanical or electrically operated retractable canvas awnings on decks or patios are permitted with indoor or outdoor control switches attached to home. Due to safety concerns of all residents and their guests temporary or permanent roofs/awnings/structure of any other material are not permitted anywhere on home or property.

Support structures for awnings should have a minimum head clearance of 6' 8" when extended.

The awning color may be plain or simple stripes and coordinate with home color. Color or stripe sample **must** be submitted for approval to the ARC committee with application. Application will not be accepted without awning material sample.

Valances must be the same color as the awning with depth not to exceed 10 inches. The awning material should be water repellant.

M. LIVING UNIT

Nothing shall be done to any living Unit which will impair the structural integrity of any living unit or which will structurally change a living unit. No owner may make any structural additions, alterations, or improvements to living unit without the prior written consent of the ARC.

N. HOME USE

No living unit plot except those owned by the community Association shall be used for any purpose other than as a private residence.

O. HOME REBUILD

Any home destroyed by natural, accidental or any other cause requiring rebuild is required to:

1. Notify management.
2. *Design specs to be given to ARC prior to build with exterior color, siding, window, etc. samples.*
3. Prompt removal of debris.
4. Property to be temporarily fenced in immediately after any major loss for safety issues. Follow Toms River Ordinances.
5. *Updated information or changes on building to periodically be submitted to ARC.*
6. Rebuild on same footprint of lost home only.
7. Same exterior design to be built to fit in community aesthetically and *first* approved by ARC.
8. No longer than 2 year rebuild unless authorized otherwise by ARC for completion process.
9. Moving PODS and dumpsters are permitted with prior permission of the management.
10. No additional bedroom(s) permitted anywhere in home per ARC and Toms River Ordinance.

P. TEMPORARY or FREESTANDING STRUCTURES

Temporary or permanent free-standing structures such as a gazebo, a screened structure, wood structures, sheds, walls, greenhouses, trash/recycle cans container, etc… are **not** permitted anywhere on property.

Exception:

TENT - A tent is a temporary collapsible shelter of solid fabric attached to a frame of strong secured poles.

1. ARC Application request for all tents must be received and approved by ARC and the approval letter from ARC received by applicant before tent may be erected. The application must have 'dates of use', a 'survey' and 'drawing' to show the properly marked location. Dimensions and a full description of the item including a 'picture/brochure' or the ARC application will be returned.

2. The tent will be approved on a **case-by-case basis,**
   a) Maximum size permitted is 100 sq. ft.
   b) Requested yard event is permitted only once in a year. *An ARC application must be submitted timely each year for this approval.*
   c) Requested use only April 1 thru November 30.
   d) Not to exceed use of more than 14 days per ARC approval.
   e) Tent is to be **properly secured in the ground, deck or patio** by stakes, ties and/or weights to prevent damage to property or bodily injury.

f) The tent is to be built atop an assembled framework of steel or aluminum pipes. Sturdy enough that it does not move in a high wind.
g) It is residents' choice for flooring and the lawn is to be restored.
h) Must be a purchased kit or rented, '**not' homemade**. Placed in rear yard, following the 5-foot property line set-back rule.
i) Tent cannot be visible to street unless approved by ARC.
j) Parking of extra cars to follow Greenbriar Woodlands Parking Rules & Regulations, and not overnight from 2am to 6am.

Q. DECK, PATIO, RAILING

All decks, patios, trees and any landscaping modifications need to be marked out by ribbon, flags, sticks, paint, etc., on physical property. Failure to provide sufficient mark outs can result in return or rejection of application.

Decks, patios, railings, walls, addition, steps, awnings or any structure cannot extend beyond the width of house.

Decorative lighting on decks/patios/railings not permitted visible to street or if a nuisance to neighbors.

Any type of railing/fencing wanted anywhere on property must first be approved by ARC.

1. **Deck** - A flat-floored surface composed of wood decking or plastic composition elevated above the ground and may not go wider than footprint of home.
   a) Where the floor is nine (9) inches or more above ground level, a **36" High** railing is required.
   b) Sample/brochure of 'decking and color' is required with ARC application. Request is mandatory or application will be sent back to resident as incomplete.
   c) See pages 10 and 21 for deck box information.

2. **Patio** - A patio is to be constructed of brick, pavers or concrete on the ground.
   a) Where the patio is nine (9) inches or more above ground level, a **36" High** railing is required.
   b) Sample of patio material and color is required with application or application and can be returned.
   c) Concrete stamping design must be approved by the ARC, and design sample required along with color.

3. **Railing** - Railing is defined as a barrier of horizontal rails and vertical supports and all other parts. *Railing is to be white, black, naturally colored wood, wrought iron or metal and must be aesthetically pleasing to our community**, and must have ARC approval.*** A full drawing description of the railing along with picture of the railing and **stating color** must be submitted with materials and design/brochure with the ARC application. Request from ARC is mandatory or application will be sent back to resident. If application is not provided *or if changed without ARC approval, your job will be denied and you will have to **remove**.*

   Railing is ONLY permitted in rear yard patio or on deck. (Front steps: g)).
   a) Vertical style *slats (baluster, spindles)* and **horizontal flat/rounded rail 'top' and 'bottom'** is required.
   b) Railings may not exceed *or be shorter* than **36"** inches in height.
   c) No pointed pickets *(or picket style)* or lattice design can be incorporated in railing.

d) Any step(s) or gate(s) or *railing* must be placed and visible on drawing. Not to extend past footprint of home.
e) Lattice may be used under the decking to keep out animals, and must be maintained.
f) Railing not to extend past footprint of home.
g) Railing/fencing may be placed at front stairs of home only with ARC approval. It must be permanently installed and can be only one (1) color.

4. Free Standing **Rear Garden Walls** - Construction of free-standing rear garden walls are allowed on the perimeter of proposed or existing patios and included in setback requirement. The walls shall be constructed of decorative designed concrete block specifically manufactured for this purpose and approved by ARC.
   a) The height of the wall shall not exceed twenty-seven inches (27") and not to be wider than footprint of home, including stairs.
   b) Sample, exact measurements and design specifications regarding the type and color and design of the material must be submitted to the ARC for approval along with specific plot plan/survey and mark outs. May vary depending on slope of property.

5. Free standing **Front Garden Walls** - Construction of free-standing front garden walls are permitted. The walls shall be constructed of decorative designed concrete block specifically manufactured for this purpose.
   a) Any new front wall structure should **not exceed 4 feet from homes foundation.**
   b) The height of the wall for a column shall not exceed twenty-seven inches **(27")**.
   c) Lower section of wall not to exceed twelve (12) inches.
   d) Sample, exact measurements and design specifications regarding the type and color and design of the material must all be submitted to the ARC along with specific plot plan and mark outs in place. Slopes may vary.

6. **Deck Boxes** – One Deck Box is permitted per property and cannot exceed sixty (60) inches left to right, twenty-eight (28) inches in height, and twenty-four (24) inches deep.
   Deck box *must* be placed on patio or deck and only in rear of home.

7. **Sheds** of any kind are **not** permitted anywhere on property.

8. **Flammable materials** (i.e.: propane tanks and gasoline cans) or storage of any kind is not permitted under decks or along sides of home. Those areas are to be kept clear.

9. **Painting or permanent carpeting** on concrete of front entrance porticos, decks, walkways, driveways, or any patios is not permitted.

R. PROPERTY SET BACKS

	Property setbacks *(Property line to structure)*		
	Patio	***Deck***	***Ext.***
Rear Yard - (borders on neighboring property)	12 ft.	20 ft.	20 ft.
Rear Yard - (borders on common ground)	5 ft.	15 ft.	20 ft.
Side Yard - (borders on neighboring property)	8 ft.	8 ft.	8 ft.

S. MAINTENANCE OF GROUNDS and LAWNS

Each homeowner shall maintain, fertilize, seed, weed control and water their lawn.

Homeowner shall re-mulch, or re-stone and weed mulched or landscaped or stone-covered areas as needed. No gravel lawns are permitted.

Homeowner is also responsible for trimming of shrubs and trees, and the timely removal of dead

shrubs or trees within three (3) feet of their home foundation. **This includes hanging over driveway and sidewalks**. Beyond 3 feet requires ARC approval.

Any small stones or mulch in landscaping requires a border to hold material back from falling into grass and interfering with lawnmowing. The *3 foot landscape area cannot be filled in with concrete, pavers, blocks, etc.*

a) Lawns must be properly maintained by owner or lawn service.
b) Lawns must be watered regularly to maintain the lawn **and** sprinklers are to be properly maintained and used regularly in season.
c) Predominance of crabgrass, dandelions, clover, weeds, dirt, dirt patches, etc. is not acceptable as a lawn and lawn must be corrected *by May 1 each year. Fine* will be imposed.
d) Landscape designs, tree retaining walls *and landscape* walls must be maintained, and kept repaired.
e) When any work is completed, area must be restored to maintained condition.
f) Shrubs are to be *trimmed and* kept six (6) inches away from sides of the house.
g) Shrubs *are not to* block any windows.

Please do not rake or **brush leaves, grass, pine needles, twigs, *branches*, etc., into the street.**

This helps avoid clogging your storm drains. These trimmings must be taken to *and disposed:*

- Toms River Township Recycling Center at 1617 Church Rd. – Phone 732-255-1000.
- Ocean County Recycling Center, 601 New Hampshire Ave. – Phone 732-367-0802.

LMS and Township of Toms River are not contracted to remove this debris.

T. ROOFING, GUTTERS, SIDING MAINTENANCE and MOLD

The homeowner is responsible for the exterior maintenance of their home to include the removal of fungi, algae and dirt from siding, gutters, garage doors, brick work, concrete sidewalks, driveways, etc… Gutters must be clean looking and cleared of visible debris. Power wash along with the other surfaces.

All siding, roofing shingles, gutters and leaders, or shutters of the addition must coordinate with the house in color, texture and material.

~ ~ All exterior MOLD is to be removed by May 15 of each year ~ ~

This includes siding, gutters, garage doors, brick work, sidewalks, driveways, patios, decks, etc. After that date violation letters will be sent stating immediate removal of mold.

U. LANDSCAPING: *within three (3) feet of foundation*

1. Flowers, trees and shrubbery may be planted or removed without seeking ARC approval within three (3) feet of foundation. If planting, no fruit bearing shrub or tree is permitted. Stumps are to be removed.

2. Fencing of any kind and size is not permitted anywhere, including but not limited to: trellises, arbors, short-tall *wire or wood* garden fencing, lattice, sticks, etc.

3. Any ornament in landscape beds, tree beds, in front of home including flower pots, etc. **cannot exceed 24" in height and not more than 4 in number.** *No ornaments or items on lawn.*

4. Birdbaths are not permitted in front or side of home.

5. Windows should not be blocked by any growth.

6. All areas within 3 ft of home if 'left as dirt' are to be grassed or stoned and to be aesthetically pleasing to the community. Sea shells are prohibited as mulch.

7. Small landscape stones may be used provided they are enclosed by a permanent barrier/border which will prevent the stones from getting on the lawn. *But no pavers etc. to fill in an area.*

8. Shepherd Hooks: Only **3** are permitted and secured firmly into ground in the front three (3) ft landscaping of home and **only** with **live flower plants hanging**.
    a) One (1) Shepherd hook is permitted on sides of home with plant only.
    b) No chimes, lanterns, signs, birdhouses, bird feeders or any other item is to hang from any shepherd hook. Plants only. Only **1** chime per home unless nuisance to neighbors.

9. Shepherd hooks to be removed if not used or not in the ground securely.

10. Storage of any kind is **not** permitted at the front, sides, rear or under decks of home.

11. Side entrance homes, side exposed homes and corner lot homeowners must follow rules same as front entrance homes with exception.
    a) Number of flower pots limited to four (4) only in front of home **within** 3 feet of foundation, and four (4) only for side entrance homes No pots or ornaments to exceed 24" in height.
    b) Limit number of landscaping ornaments **within** 3 feet of foundation to four (4) only, and to be placed **within** 3 feet of foundation and in landscaping.
    c) Items not to be placed on sidewalks or lawn.
    d) Ornaments, lawn furniture, or any other items may **not** be stored or left on the lawn, in landscaping, or on driveway overnight.

For changes beyond three (3) feet of foundation:

All landscape modifications outside of the 3-foot planting bed around the home will require an ARC application including the necessary description of the work to be completed with a marked-up property survey and property mark outs. (This will include any desired basic cleanup of adjacent Common Grounds.)

1. Indicate the "location" of the proposed plantings on the lot survey and drawing. The "dimensions" of each ground cover area (bed) must be included.
    a) List the common name, indicate the plant height and expected maximum growth of proposed plantings and finished ground cover (mulch or stones) on application.
    b) Fruit bearing trees or shrubs are not permitted anywhere.
    c) Any living or dead shrubs or trees outside 3 ft. of house foundation shall not be removed or replaced from any property without prior ARC approval.
    d) Ornaments, lawn furniture, or any other items may not be stored or left on lawn, in landscaping or on driveway overnight.
    e) Fencing of any kind is not permitted anywhere including but not limited to: trellises, arbors, short garden fencing, sticks, lattice, etc.

f) Corner lot owners shall not plant in the sight triangle easement areas designated on their lot surveys.
g) Grass sections of lawn at sidewalk/driveway is not to be turned into shrub or decorative area. Grass not to be removed.
h) Marker flags, sticks, rods, tape, etc. of any height for any reason not permitted for longer than two weeks around property.
i) Birdbaths are not permitted on lawn or in front or side of home. Rear only.

2. **Use or landscaping of 'Common Ground'**
   - **Do not** dump or store anything in the common grounds.
   - **Do not** remove any live trees, shrubs or live natural brush from the Common Grounds.
   - **Do not** store or use any items such as firewood, furniture, hammocks, ornaments, building materials or landscape tools or ladders, etc on Common Grounds.
   - **Do not** add mulch or do any additional live plantings in Common Grounds.
   - Paths, walkways, path markings or path lighting is **NOT** permitted on Common Grounds.
   - Violation of the above rules can result in fines.

V. Tree Wells and Tree Islands

1. **Tree Wells** - A tree well provides space around the trunk of a tree that is free of grass or weeds and is often covered with mulch, stone, plants or flowers.
   a) A new tree well is to be approximately 12-inch-high walls or less with approximately a 3-foot radius from tree trunk to the tree well wall and proportionate to tree size. **And ARC application is required.**
   b) Walls or barrier are not necessary as long as the dirt, stone or mulch does not fall into grass lawn for mowing. They may be larger rock, paver material, etc.
   c) Must be 5 feet from property line, driveways, sidewalks.
   d) Tree well walls are to be maintained OR removed if no tree.
   e) 4 ornament maximum.

2. **Front Lawn "Islands" -** Island beds float alone in the landscape, surrounded by lawn where they can be viewed from all sides. A short border is required if mulched or stoned to avoid mower issue. If island is not maintained then it is to be removed. ARC application is required.
   a) With your location, shape, border and size indicated, indicate plants/flowers idea.
   b) Indicate the "location" of the proposed plantings **on the lot survey and submit drawing**
   c) If a wall border is used it is not to be higher than 6 inches.
   d) If *island* is elongated, not to be more than 1/3 width of front lawn.
   e) Must be 5 feet from all property lines, driveways, sidewalks.
   f) List the common name, indicate the plant height and expected maximum growth of proposed plantings and finished ground cover (mulch or stones) on application.
   g) 4 ornament maximum.

W. ORNAMENTS, HOUSE DECORATION, PLAQUES, SIGNS, or any other item

The ARC Description of an ornament, decoration, accessory, plaque, sign, or any other item is something that is placed **on exterior** of a home for appearance, accessory, decoration, garnish, frill, adornment, embellishment, trimming, or any other reason**.** Items *such as*: stars, fish, eagles, flowers, signs, wall pots, butterflies, hooks, or any other items, in wood, metal, plastic, ceramic, resin, or any other material **are not permitted to be attached to exterior of home. They may be placed on the home under your portico.**

1. Other items:
   a) One (1) flower planter may hang from a bracket between double garage doors only and must be maintained. No bracket or planter at a one car garage.
   b) Nothing at/on exterior of home may contain artificial flowers.
   c) Ornaments and other items cannot be hung from trees or Shepard hooks, Plants only.
   d) One flag pole or bracket is permitted on any home**.** (See Flags)
   e) Other exceptions permitted are: permits, oxygen, security emblems and political signs.
   f) "For Sale" signs not permitted on, in, or outside home.
   g) Only one small house number plaque may be placed on front of home but no larger than 12" wide by 8" high.

2. **"Wreaths" can be placed on front door or under portico only, year round. Not placed on front windows, front of home or over garages.**
   (Exception: the December holiday wreaths may go on house or windows.)

3. **Lawn signs** of any kind are not permitted.

4. If you choose to display a ***political sign*** the requirements are:
   a) One sign per home permitted and to be removed 24 hours after the election.
   b) Sign to be placed only one (1) month prior to election.
   c) Signs must not exceed 2 ½' x 2' in size.
   d) Sign to be displayed in the front landscape bed only, not on the lawn *nor in house window.*

5. The combined number of **landscaping ornaments** and **planters** in front and side landscaping must not exceed four (4) each and each can be no higher than 24 inches and to be placed within 3' of foundation. This applies to all homes and shall be aesthetically pleasing to the community.

6. Plantings/ornaments/lights are not permitted along sides of driveway.

7. **Artificial flowers** or plants are not permitted anywhere.

8. Landscaping lights not to exceed **24"** high and spaced no closer than **24"- 36"** (2-3 feet apart), and not to be placed along driveway.

9. Landscape ornaments and furniture are not permitted on lawns.

10. **Pinwheels**, weather vanes, and any other moving objects are not permitted.

11. One **wind chime** is permitted under portico only or rear yard unless there is a nuisance complaint**.**

X. HOLIDAY and SEASONAL DECORATIONS

1. **Holiday** Holidays are described as one specific day, short and festive.
   - **Decorations may be displayed three (3) weeks prior to the holiday and must be removed one (1) week after.**
2. **December holiday decorations may go up Thanksgiving weekend the earliest, and lit.**
   - December decoration removal is by January 13.
   - Wait until after Thanksgiving weekend to decorate the exterior of home for the December holiday. That means lights, Santa's, reindeer, garlands, etc. Other residents want to continue enjoying Fall and Thanksgiving without December decorations interfering with their season.
3. **Inflatables -** Inflatables of any kind are not permitted any time of year.

Y. GARDENS *(Vegetable only)*

1. One garden will be permitted. It can be placed in the rear *or rear side* of the home not to extend more than 3ft (36") out from the foundation and not to exceed *9 feet* in length.

2. The vegetable garden can be planted on May 1, and must be removed by Oct 15.

3. Corner house garden will be considered on a case-by-case basis by ARC.

    a. Height of garden growth NOT to exceed 6 feet.
    b. Plant support NOT to exceed 4 ft.
    c. Corn cannot be grown.
    d. Tomato cages may be used within ARC specified garden areas only. Not in landscaping.
    e. Lattice, trellis, stick, wire fencing, or arbors, etc. are not permitted in garden, landscape or anywhere on property.
    f. *Area of vegetable garden to be totally cleared an removed including any posts, cages, pots, dead growth and all support equipment, etc. by Oct 15 each year.*
    g. *Rules described here for **vegetable garden fencing** will be permitted May 1 to October 15 No exception.*
        1. *'Garden only' fencing and posts may be no longer than garden size of 9 feet.*
        2. *Material used is to be deer netting/plant protective netting, 3/5^{ths} mesh and reuseable. Example: 'By allFenz' can be found online, Lowes, at Tractor Supply store, Wayfair, etc…found 7x100' and reusable.*
        3. ***Fencing of any kind may NOT be used around flower beds or elsewhere.***

- Garden hoses are not to be exposed to front of street. Place behind shrubs, in a hose box or neatly on side of home in/on a hose holder.

Z. FLAGS GENERAL

a) One flag pole permitted permanently in the ground with ARC approval.
b) One flag bracket permitted permanently on home.
c) Pro sports, college and community sports are permitted on the house pole or bracket, no larger than 3' x 5'.
d) Political flags are not permitted.
e) Flags of any kind may not be placed in trees.

Free standing 'permanent' flagpoles 'DO' require ARC approval to ensure proper permanent placement on property. Some homes without a front landscape bed may not be able to install a free-standing flagpole. (See rules below)

The homeowner shall make sure that the contractor, or whoever is digging or excavating, calls *New Jersey One Call* at 811 **or** 800-272-1000 at least three business days, prior to outdoor construction or digging to avoid hitting any underground lines. (See page 3)

Garden flags in ground and **house-mounted flags** do not require ARC approval as long as they follow ARC guidelines.

- Garden flags in ground are generally 12" x 18" *and not higher than 24".*
- House mounted flags are maximum 3' x 5'.
- Not to be a political flag. Must be a seasonal flag, sports flag or the American Flag.

1. **GARDEN FLAGS -** Defined as a cloth like single- or double-sided pattern displayed on a thin wire frame and generally are 12" x 18".
    a) Garden flags 12" x 18" may be used for a specific holiday or a seasonal theme (winter, spring, summer, fall, Valentine's Day, St. Patrick's Day, Easter, etc).
    b) Holiday Garden flags 12" x 18" may only be displayed 3 weeks prior and 1 week after the holiday.
    c) One (1) Garden flag 12" x 18" is permitted and located within the front 3 ft landscaping bed. It may not be placed in the tree bed.
    d) US flags are NOT to be touching the ground.

2. **HOUSE MOUNTED BRACKET AND FLAG -** U.S. Flag, 3' x 5', may be displayed on a house mounted bracket on the front of the home, and carefully placed not to be a hazard.
    a) **Only** one house mounted bracket per house and used for display of one (1) Seasonal flag, US Flag, a 1st Responder, POW, other Service flag or NJ State flag.
    b) Seasonal and holiday flags are permitted per Rules & Regulations.
    c) If U.S. flag left out after dark, illumination must be provided or the U.S. flag removed.
    d) Pro sports, college & community sports are permitted on the house, no larger than 3' x 5'
    e) Not to be a political flag.

2. **FREE STANDING FLAGPOLE -** One (1) free standing standard 15' (15' from ground level) high pole is permitted *permanently in ground.*

    U.S. Flag size is to be 3' x 5' and flag pole placed to allow flag to fly freely.
    The location must be 'specifically' shown on a plot plan along with the installation, material and illumination details and sent to the ARC committee for correct placement approval, with the ARC application. Flag pole cannot be placed **on** the lawn.

    a) A single (1) free standing flagpole sleeve, must be permanently installed in the landscaping ground 24 inches deep and **6 feet**+ away from foundation in the landscape bed only. Area to give six (6) feet space for proper flag flying clearance so as not to interfere with hitting the home, shrubs, trees or property line. Flag is to be placed in an existing, or proposed landscape bed approved by ARC.
    b) Only the U.S. Flag, 3' x 5', may be displayed at the top placement of the flagpole. Under it can be 1 additional flag displayed: a 1st Responder flag, POW, other Service flag, or NJ State flag. They are to be 2' x 3' only.
    c) The pole should be metal or fiberglass. Any noise complaints by neighbors about clanging ropes or hardware may result in removal of the flagpole.
    d) Telescopic flag poles are permitted but set at 15'.
    e) Homemade poles of any material are not permitted.
    f) There may be an occasional home that cannot install a pole due to no available location and must use house mounted bracket. You may request rear yard placement with ARC approval of flag placement if possible.
    g) The US Flag Code must be followed for display including providing illumination to allow display after dusk, or else the flag is to be lowered and removed. Lighting is to shine toward the home to light flag.

The homeowner shall make sure that the contractor, or whoever is digging or excavating, calls New Jersey One Call at 811 or 800-272-1000 at least three business days, prior to outdoor construction or digging to avoid hitting any underground lines. (see page 3)

AA. TREES

Removal of trees is not permitted without prior ARC approval and application.
Residents must mark to indicate the tree(s) they request to remove *with* a painted X, string, ribbon, etc… and also mark the location on their submitted survey with application.

The ARC will consider the removal of trees under the following circumstances:

a) Trees dead or damaged beyond repair;
b) Trees presenting danger safety issue to persons or property;
c) Trees causing confirmed sewer or water line problems;
d) To facilitate approved construction;
e) Highly exposed roots on ground surface;
f) For other unspecified reasons on a case-by-case basis.

If you feel the circumstances meet the guidelines listed to have a tree removed, obtain and complete an ARC application, indicate reason why, attach property survey indicating location, and apply to ARC.

Trees that are visible on the front or the side of a corner home **must** be replaced with shade trees. The location may vary but with ARC approval only. The tree must be replaced within the period stated in the approval letter. Usually replaced by May 15th or Oct 30th unless otherwise specified.

1. **ALL front lawns require '1 Shade Tree'.**

2. **Two shade trees belong on the side of corner homes, and one shade tree on front lawn.**

3. **Tree Rules & Regulations:**
   Diameter defined is a straight line that runs from one side of tree trunk and passes through the center to the other side. *(Not measured around the trunk.)*

   a) FRONT YARD *(and a corner home side yard)* - **Shade tree:**
   2+ inch trunk diameter and minimum **8 ft.** in height.

   b) **SIDE YARD** *(between homes)* **- Ornamental tree:**
   2-inch trunk diameter, and minimum **6 ft.** height.

   c) Trees must be deciduous.
   d) Evergreen and fruit bearing trees or shrubs are prohibited.
   e) Tree wells are to be removed if not reused for a tree.

❖ ***SHADE TREE*:** **2+** inch trunk diameter and minimum **8 ft.** in height.
"Front lawn" of each home requires a shade tree.
Front lawn of two homes where a tree was removed 'between' homes requires a shade tree replacement or each home plants their own shade tree.
The ARC suggests, but you are not limited to, the following tree replacements:
***Suggestions*:** Sugar Maple**,** Trident Maple, October Glory, Paperbark Maple, Bradford Pear, Katsura Tree, River Birches**:** Heritage River Birch, 'Cully' Oaks, Northern Red Oak, Pin Oak.
Not permitted as 'front lawn shade trees': Weeping Cherry, Magnolia, Crepe Myrtle and Dwarf Japanese Red Maples.

❖ ***ORNAMENTAL TREE*:** **2**-inch trunk diameter, and minimum **6 ft.** height.
***"Sides or Rear"* of home can be 'ornamental trees'.**

***Suggestions*:** Blood Good Red Maple, Red Maples, Purple Leaf Plum, Amur Maple, Japanese Maple, Kwanzan Cherry, Kousa Dogwood, Royal Star Magnolia, Eastern Red Bud, White Dogwood, Crepe Myrtle, and other ornamental trees.

You will have many other choices of trees if working with a tree service or arborist. Check with them that the tree you are buying "matches our criteria" or you will be asked to replace it. Some trees can be messy with dropping items, be cautious with your purchase.

4. If approved and tree is removed from **any** location on the property, the **stump** must be ground down below surface level sufficient for re-sodding or replanting of a tree. If tree is re-located per ARC approval, **tree wells** must be removed *if not used for a tree* and area re-sodded.

5. Home owners must limit the spread of surface roots to prevent them from being a safety hazard or damaging driveways, paved areas, sidewalk areas or encroaching a neighbor's property.

6. **Tree centers** may be planted no closer than five (5) feet within the owner's property lines, driveways and sidewalks and spaced a minimum of five (5) feet apart (tree to tree) with a bed of at least three (3) feet in diameter at each tree.

7. **Shrub centers** may be planted no closer than 3 feet apart within the owner's property line.

8. **Tree Limbs** and branches must be trimmed over the sidewalk no lower than 6 feet to allow for safe passage for pedestrians and trimmed over the street to prevent property damage to vehicles.

Call New Jersey One Call at 800-272-1000 for utility mark outs three days prior to removal.

REAR and SIDE YARD TREE REMOVAL

If approved by ARC and tree(s) removed from *any* location on the property, the stump must be ground down below surface level sufficient for re-sodding or replanting.

a) Tree wells to be removed from property if not to be used for tree.

UTILITY BOXES and SHRUBS/TREES

Planting of shrubs at utility box sites is not permitted. If existing plantings, they must be maintained by homeowners and left open on one side for access to utility box.

1. If homeowner wishes to remove the plantings, utility mark outs must be called first.
2. Existing shrubs are to be no higher than the utility box.
3. Seed or sod the area when plants are removed. Do not cut back and leave stump(s)
4. Decorating of utility boxes with plants/pots/lights/ornaments and anything else is not permitted.
5. One or both homes are responsible for the existing shrub care of utility box area.

BB. MAILBOXES, MAILBOX POST and NUMBERS

Each home is to have a mailbox, which must be **black** in color, provide a slot for periodicals and newspapers, be approved by the Postmaster General and mounted at the curb on a wooden 4x4 post, natural wood or painted black in color. ***Application to ARC required following the description in Rules & Regulations.***

Two (2) mailboxes are approved by the community and are generally available at local home supply stores or online, and are to be used should the home's mailbox need replacement.

When the older Metal Mailbox is in need of replacement, it must be replaced with the following new Plastic models and in black.

1. ARC approved Replacement Mailboxes are:
   - **Gibraltar Gentry all-in-one Plastic Mailbox and Post Combo, Black - GGC1G0000**
   - **Step2 Mail Master Plus Plastic Mailbox, Black - Model 541200**
   - **Mail Master Plus Mailbox, Black**

   These ~~two~~ mailboxes are available locally at local home supply stores. If not in stock, they can be ordered online at: www.Amazon.com; www.HomeDepot.com**;** www.Walmart.com; www.Lowes.com; www.Ace.com.



   a) Mailboxes are NOT to be moved.
   b) Plantings are NOT to be placed at the mailbox post base.
   c) Holiday or Seasonal decorations are NOT to be affixed to the mailbox.
   d) Posts that tilt more than a few inches vertically need to be adjusted or replaced.
   e) ARC can suggest you replace your mail box *or clean.*

2. **Mailbox Numbers:**
   a) Self-adhesive home numbers are to be affixed to both sides of the mailbox, and maintained as to be legible for Postal and Emergency personnel.
   b) The numbers must be a minimum of two (2) inches in height and not more than four (4) inches in height. **White on Black Or Black on White only.**
   c) Numbers that are cracking, peeling, missing or hard to read must be replaced as needed.

CC. PARKING AND VEHICLES

All usage of the roadways, parking, parking regulations, parking areas, speed limits, stop intersections and any other generally acceptable traffic/vehicle technique shall be adhered to by residents and guests and subject to compliance within the community.

a) Greenbriar Woodlands is a gated community with a 24-hour manned front gate.
b) Residents are issued barcodes for their vehicles for easy entry.
c) Visitors and any business companies must first stop at the 'Visitors side' of the gatehouse for clearance.
d) All residents are required to call the gatehouse prior to their visitor arrival with their guests or business company name. This is including incoming bikers, etc…

1. **Parking and Vehicles**
   a) Any inoperative vehicle cannot be parked on road or in driveway or used for any form of storage when outside the garage.
   b) Inoperative vehicles must be stored in the garage or removed from property.
   c) Servicing or repairs of vehicles on driveway or road is prohibited.
   Example: oil changes, tire rotations, etc…are NOT permitted visible from the street.
   d) *Any parked covered car must display the license plate.*

2. **Parking Lots** – The parking lots are intended solely for clubhouse and recreational usage from 6:00 a.m. to 11:00 p.m.

a) *NOTE: **Long term parking** is limited. **Reserved** (like RV/ Boats/ Trailers/ campers) & **Hang Tags** (cars, vans, commercial vehicles) Programs may be available at an annual fee.*

b) **Temporary** overnight guest parking is permitted at the Maintenance Yard/Tennis Courts provided that a temporary guest permit is first obtained from the office and is placed within the vehicle so as to be clearly visible from the exterior.*This area is reserved for temporary parking for up to 2 weeks per year (**Max**imum 14 days/ 24 hrs per day).*

c) **Temporary parking in "Clubhouse parking lot and the Golf Shop parking lot" will only be between the hours of 10 pm - 8:00 am daily.**

d) **Temporary** parking spaces at the Clubhouse lot will be restricted to the spaces furthest from the clubhouse. After 8 am, all vehicles must be removed to restore parking spaces for normal clubhouse activity. However, if this area is more convenient for you to use for overnight guests you can continue to use this lot also for overnight parking,

In any Temporary situation, parking passes are required. Please call or stop at the front desk to arrange for a temporary parking pass. *You will be asked to provide us with your name, address, phone number, the make, model & license plate number of the car being parked*.

***Parking Passes* are to be displayed on the dashboards**

3. **Vehicle Registration** – All owner and/or resident vehicles shall display valid license plates and up to date state inspection stickers. Each owner/resident shall register with the Community Manager each vehicle owned within thirty (30) days of the date hereof. The Association shall issue a security bar code sticker for each vehicle being registered. The security bar code sticker must be placed vertically on the right rear passenger window in order that the bar code reader may read it. *All vehicles are required to be registered immediately. Homeowner must update all Temporary License Plates with a valid license plate at the Front Desk (bring in your vehicle registration) to avoid disruption of use by the barcode reader.*

4. **Street Parking** – **Street parking is not permitted anywhere throughout the community between the hours of 2:00 a.m. and 6:00 a.m.**

On Street Parking Items Prohibited 24/7

a) Parking in the fire zone immediately in front of the clubhouse.
b) Parking in non-designated areas.
c) Parking within 25 feet of any intersection or crosswalk.
d) Parking within 50 feet of a stop sign.
e) Parking within 10 feet of a fire hydrant.
f) Parking against the direction of traffic.
g) Parking on the inner circle of a cul-de-sac.
h) Parking on any lawn is prohibited.
i) *Parking horizontally in driveways or across sidewalks is prohibited. No Horizontal and vertical cars together in any driveway.*
j) *Any sidewalk or lawn parking is prohibited.*
k) Parking on the streets during or after a storm prior to plowing.

Driveway Parking Items Prohibited 24/7

a) One car only can be parked on a single driveway; Second car if parked behind is not to encroach on the sidewalk.
b) Two cars can be parked side by side on a double driveway; If a rear car is parked behind it, car is not to encroach on the sidewalk.

c) Parked cars on a driveway and used to store materials visible to street are not permitted.
d) Any vehicle that is not in working order, cannot be parked or stored on any street, parking lot or homeowner's driveway, and must be either removed from the community or placed in the homeowner's garage.

5. **Prohibited Vehicles** – Owned or operated vehicles of residents displaying **commercial license plates *and/or lettering*** must be parked in the homeowner's garage or RV lot, not on driveway or street overnight. State or municipal vehicles are exempt from this rule.

6. Boats, trailers, campers, or mobile homes may not be parked on any part of the homeowner's property at any time. Parking *may be* available in the RV lot at an annual fee for these vehicles.

7. **Handicapped Parking** – A handicapped license plate or an appropriate handicap display is required for parking in a handicap parking space.

8. **Mobile Storage Units (Pods)/Dumpsters** – Mobile storage units (pods) or dumpsters may be placed on the driveway for a limited time. Contact the Community Manager for permission.

9. Cars if **covered** must have license plate visible.

DD. STORAGE, DECK BOXES, GARDEN HOSES and FIREWOOD

Trash containers, gardening equipment and supplies (hose racks that are attached to side of home and other hose containers are exempt), lumber, ladders, wagons, wheel barrels, and any other miscellaneous items shall not be stored or left outdoors.

1. **Garden hoses** are not to be left lying loose nor visible in front or side of the home. To be kept neatly in hose box/reel at side of house
2. Outside storage **sheds** are prohibited anywhere on property.
3. One **deck box** is permitted and cannot exceed **approximately 60"** inches in width, twenty-eight (28) inches in height and twenty-four (24) inches deep and are limited to one. Colors to coordinate with home and placed **only on patio or deck.**
4. **Firewood**, stacked in a neat manner, may be stored outdoors, in the rear yard, but not on common ground *nor next to home.*
   a) Minimum of 12 inches from rear of house.
   b) Not to be kept anywhere in common ground.
   c) To be stored/stacked in a metal firewood holder on concrete, pavers, or stoned surface.

EE. OUTDOOR GRILL and PATIO HEATER

1. Portable **propane outdoor grill (1 only)** must be stored and used only behind the home, and not be visible from the street. Your grill can be hooked up to a permanent gas line with ARC application approval.
2. One **propane patio heater (1 only)** per patio or deck is permitted, and must be placed at least 5 feet from the home, with a heat output not to exceed 50,000 BTUs. The heater generally covers 200 square feet of heat, and is less than 7 feet in height and designed to not be easily knocked over. **No wood burning, charcoal or open flame units are permitted**, and the heater is not to be placed under low hanging tree branches.
3. *Grill and heater must be 5 feet from home when in use.*

FF. TRASH DISPOSAL and RECYCLING

Trash/Recycle enclosures of any kind are NOT permitted at exterior of home anywhere on property are NOT to be stored outside the home. Fines will be incurred.

1. **Robo Trash Containers** - Attached lid needs to be fully shut with no garbage protruding at top for truck pickup to prevent items from blowing away or being picked through by birds or animals.
   a) Trash containers can be put out as early as **6 PM** on the evening prior to a pick-up. And no later than **6 AM** on pick up day. Household waste will be picked up on **WEDNESDAY.**
   b) The Robo can is to be placed on the ROAD.
   c) Wheels and hinges of Robo must be facing the house.
   d) The Robo can is to be placed a minimum of four (4) feet away from mailbox, vehicles, and any other object for pickup by equipment.
   e) **Plastic bags, crates, containers of any** kind are NOT to be used for household waste disposal outside of the trash container. If left outside of Robo can they WILL NOT be picked up.
   f) If Holiday falls prior to Wednesday, collection will occur one day later.
   g) Shrubs, trimmings, grass, branches may NOT be put in Robo cans for pickup.
   h) Christmas trees are NOT to be placed on the curb earlier than the normal collection schedule. Curb side tree collection will take place for two weeks, beginning the week of MLK birthday. Or trees must be dropped off at the Recycling Convenience Ctr at 1672 Church Rd.

Call TR DPW direct for any detailed information: 732-255-1000.

Trash/Recycle enclosures of any kind are NOT permitted at exterior of home anywhere on property and cans are NOT to be stored outside the home. Fines will be incurred.

2. **Robo Recyclable Containers –** Attached lid needs to be fully shut with no garbage protruding for truck pickup, to prevent items from blowing away or being picked though by birds or animals.
   a) Recycle containers can be put out as early as **6 PM** on the evening prior to pick-up and no later than **6 AM** on pickup day. Recycle waste will be picked up on **every other TUESDAY.**
   b) The Robo can is to be placed on the ROAD.
   c) Wheels and hinges of Robo can must be facing the house.
   d) The Robo can is to be placed a minimum of four (4) feet away from mailbox, vehicles, and any other object for pickup by equipment.
   e) Recyclables are collected as part of the Toms River Ocean County Single Stream Recycling Program.
   f) **Plastic bags**, **crates**, **containers** of any kind are NOT to be used for household waste disposal outside of the recycle container. If left outside of Robo can they WILL NOT be picked up.
   g) Cardboard boxes are to be flattened and put inside the recycle Robo can or taken to Recycling Convenience Center.
   h) Recyclables must be loose in Robo can. **Plastic bags of any kind are NOT permitted to be thrown in with recyclables.**
   i) Toms River DPW has the right to **not** pick up your recyclables if they find any plastic bags in your recycling container.

If you have extra recycling that does not fit in your container, you may call the Toms River DPW to arrange for an additional pick-up. The DPW must receive the call by 2 p.m. on Thursdays. The DPW will pick-up the extra recycling on Fridays.

For extra recycle pickup call 732-255-1000
Email for quickest contact information response to: DPW@tomsrivertownship.com

3. **ONLY 'CLEAN'** materials can be placed in ROBO recycling container for collection include: Please refer to the Ocean County Single Stream Recycling Directory for a comprehensive list of recycle items and disposal instructions. *Empty all liquids & food.*
    a) Aluminum foil, trays, tin food cans, steel, clean and dry.
    b) Glass bottles, jars, jugs, clean and dry.
    c) Plastic and glass bottles, clean and dry.
    d) Paper such as newspaper, mixed paper, junk mail, cereal boxes, *magazines,catalogues.*
    e) Corrugated cardboard is to be flattened – not bundled, bagged, nor tied.
    f) **DO NOT** place plastic bags in with recyclables. *No Styrofoam, phone books, chipboard.*

Other items such as phone books, rigid plastic, Styrofoam, shredded paper, or an excessive amount of single stream items (mixed), may be brought to either recycling centers.

- **Church Rd.** - household trash or recycling ….. 732-255-1000
- **New Hampshire Ave.** - recycling, leaves and brush ….. 732-367-0802

4. **Metal Collection** - Items made primarily of metal: appliance, railings, metal poles, bikes, bed frames, dishwasher, air conditioner, refrigerator. (No propane tanks). Due to a Federal Law, Freon must be removed from air conditioners, refrigerators, dehumidifiers, etc. The appliance must have a sticker attached by a licensed service company.

    Call 732-255-1000 to be placed on metal pick up list. Place item on curb at 6:30 a.m. on following Monday of your call. Items will be picked up THAT WEEK.

.

5. **Bulk Pick Up** - Bulk will be picked up twice annually, in Spring and in Fall. look for dates in monthly Pinecone.

6. **Trash/Recycle enclosures of any kind are NOT permitted at exterior of home anywhere on property and cans are NOT to be stored outside the home. Fines will be incurred.**

GG. SATELLITE DISHES

An application form must be submitted for installation of Satellite Dish. Residential satellite dishes are permitted and may be placed on home or grounds at the point of best signal reception. Roof installation shall be done whenever possible.

Attention should be given to locate the satellite dish in the least obtrusive location and not pose a safety hazard. If at ground level and visible from the street the dish must be camouflaged by shrubbery.

HH. SOLAR ENERGY INITIATIVES

The ARC recognizes that some homeowners may want to avail themselves of efficiencies that might be realized from utilizing solar energy to create electric power to partially or completely power their homes. The following items are the minimum required to be furnished to ARC with the application to install solar panels.

1. The contractor is to provide an **engineering report** substantiating that the roof is capable of supporting the increased load and submit the report with their proposal for a solar panel installation.
2. The contractor is responsible for obtaining all required permits and the homeowner is to submit copies to the ARC prior to any installation. The homeowner is responsible for providing the ARC with a copy of the final inspection report.
3. The Insurance Certificate showing the Homeowner as the insured, not the Community, must be provided to ARC with the application.
4. The **contractor is responsible** to submit his/her application with a complete engineering package detailing the placement drawing, product specifications, installation methodology, locations and dimensions, to the homeowner to submit to ARC.
5. Freestanding collector units or solar panels are not permitted.

II. FEEDING WILD BIRDS, ANIMALS, FEEDERS and BIRDHOUSES, BIRDBATHS

Free standing, hanging or tree mounted bird houses, feeders and birdbaths are permitted only in the rear of the home on personal property. Birdhouses are not are not to exceed two.

1. Birdhouse, feeders and birdbaths, etc. are **not permitted in the front of the house** nor attached to trees, windows, shepherd hooks, or to the home.

2. There is to be NO ground feeding on any property for any animals or birds. Feeding deer and any other undomesticated animals (feral cats, squirrels, fox*, turkeys*, etc.) is prohibited. Salt licks for deer are prohibited. ***Fines will be imposed.***

JJ. DOMESTICATED ANIMALS and BIRDS

The Board is responsible for the enforcement of the Association rules.
Section 5.9 Animals. The Declaration prohibits pets on, or in areas of common property which includes the amenities of the **No reptiles, rabbits, horses, livestock, fowl or poultry, shall be raised, bred or kept in any home, garage, on a homeowner's lot in or on any common property,** *clubhouse, golf course, golf shop, pool, tennis shuffleboard and bocci courts.*

1. A maximum of two (2) domesticated birds are permitted as pets per home.

2. No more than (2) two pets: cats **or** dogs, shall be permitted per household.
    a) Outdoor enclosures, pens, runs or dog houses are not permitted including on patios and decks.
    b) Cats and dogs cannot be leashed outside longer than six hours, not left outside alone as owner must be outside with pet, and not left out overnight.
    c) Clean drinking water must be provided.
    d) Barking of dogs is to be controlled at all times and not a nuisance to neighbors.
    e) Electric animal fences not permitted.

3. *All owners, their guests or agents shall accompany pets or animals in their charge at all times. When not on Owner's Property, cats and dogs must be on a leash*, **curbed** and must not be permitted to defecate and/or urinate upon any homeowner's property at any time.
    a) All excrement must be removed immediately from all properties and placed in correct receptacle.
    b) Plastic bags are not to be tossed in storm drains with garbage or cat/dog waste.
    c) Cats and dogs on leashes or tie outs attached anywhere on property and left outside alone is prohibited.

d) Barking of dogs is to be controlled at all times and not be a nuisance to neighbors.
e) Cats or dogs are not permitted to roam freely outside the home at any time.
f) Walking of pets on golf course or golf path is prohibited.
g) ***Animals*** *are not allowed in the clubhouse or in any of the recreational areas mentioned above with the exception of service or comfort animals. Any resident with a qualifying disability may request an* ***Accommodation Form****. Completed forms will be reviewed by legal counsel to evaluate the modification requested. Forms are available in the office.*
h) As a courtesy, note: per Toms River Township-ALL Dogs & Cats are to be licensed.

KK. NUISANCE and NOISE

No noxious, hazardous or offensive activities shall be carried on, in or upon the property, or in any living unit which may be or become an annoyance or nuisance to other residents in accordance with the Toms River Township Noise Ordinance, *10pm to 8am.*

a) Excessive barking will not be tolerated.
b) Loud motorcycles and loud cars are not to be revving engines between 10pm and 8am.

LL. SNOW REMOVAL

Homeowners are responsible for removing accumulations **under 2 inches** and for de-icing front walkway and driveway. Community is not responsible for removing snow on resident sidewalks past the mailbox.

a) Parking on the streets during or after a snow storm **prior** to plowing is prohibited.
b) Throwing shovels of snow, self-plowing of snow, car clean off of snow, is not permitted to be tossed into the street.

MM. PERMANENT GENERATOR (Standby)

Homeowners or contractors must obtain all necessary township approvals – Permit and Final Inspection Approvals – and provide copies of both to the ARC Secretary prior to placing the unit in operation.

1. **Information Needed** by ARC to 'process' application:
   a) Application is required for ARC approval.
   b) Certificate of Insurance needed and must be made out to resident name and address by the Electric Service providing the generator.
   c) Lot survey required with application
   d) The proposed location of the generator must be indicated on the **survey** or **drawing** with all measurements for 'generator unit placement' submitted with the ARC application.
   e) Your physical property location must be marked out with flags or sticks by the licensed Electric Firm. When installed, the generator must be placed in the exact approved ARC location. **Installation changes are NOT permitted unless with ARC approval.**
   f) Permanent standby generators are to be fueled by the homeowner's natural gas line and be stationary and securely anchored on a permanent 3-4" concrete pad.
   g) If the generator is closely facing the door of another home, you are required to get neighbors approval to install.

2. **Specifications:**
   a) The permanent standby generator must be installed no closer than **8 feet** from the **front or rear corner** of the house.

b) **The permanent standby generator may be NO closer than 18" from the side of the house.** *18" minimum to specifications of manufacturer "&" 5 ft from property line.*

c) **If the generator is installed in the rear of the house, it may not extend beyond the house footprint on sides and be placed NO closer than 18" out from the rear of the house.** & 5 ft from property line.

d) Permanent standby generator cannot be installed in front of the house.

e) Prefer generator not to be visible from the street. If placed toward the front of the house we request a shrub/plant planted to hide the unit.

f) Generators cannot be located within 5 feet of a window or door with the exception of a garage window. A generator can go at the exterior of a garage window as a garage is not a living space, however the garage window must be made totally inoperable with a locking bracket and caulking. This includes any basement window near the garage window. Toms River to inspect upon completion and ARC sent a copy.

g) Configuration of Generator locations may vary from house to house.

h) Weekly or Monthly testing of the generator must be programmed to occur between Monday through Friday and only during the hours of 10am to 5pm.

All generators which are connected to the electric house wiring through a transfer switch (to prevent feedback to power utility lines) must be installed by a licensed electrician and comply with all applicable codes and **inspected** by the appropriate Toms River code officials.

NN. PORTABLE GENERATORS

1. Any portable generator (supplemental house power) must have an electric Transfer Switch if plugged in the main distribution electrical panel installed by a certified electrician per Toms River.
2. Minimum clearance of 5 ft from any window, door, overhang or projections from walls.
3. Portable generators are to be fueled by gasoline or propane.
4. When in use place outside of garage on driveway or rear or side patio not near windows
5. Store generator in garage when not in use.
6. Replace in garage approximately 8 hours after electric restored.
7. Maximum of one 5-gallon gas may be stored in garage near garage doors, away from any excess storage. Preferably a plastic gas can with self-closing spout.
8. Portable generators are to be used exclusively by one home. No extension cords to neighbors.
9. Extension cords between homes are not permitted.
10. Generator to be placed a safe distance from home.

OO. ELECTRIC VEHICLES (EV) Charging STATIONS

Applications are required only if electric is being placed on exterior of home. A Toms River permit is required to install an electric car charger.

PP. CONTRACTOR LIMITS

As per Toms River Township: Contractors should not begin work for homeowners before 8 am Monday thru Saturday. The work should be completed by 6 pm.

a) Work on Sundays should be reserved for emergency reasons only, ex.: house plumbing, roof, water line. No major landscaping, tree removal or trimming, nor power washing permitted.

QQ. VIOLATION OF RULES and FINES

Homeowners are encouraged to report any violations of the ARC Rules & Regulations in writing to the management, with a signed Complaint Form**.** It will be kept confidential. The community manager, in cooperation with the ARC, also makes periodic unannounced inspections of the community.

After notification of a "Violation" not complied to, the ARC Committee may apply a fine. Violation must also be corrected.

Homeowner is responsible for violation fines.
Violations not corrected will **initially be** subject to a monetary fine per the governing documents:
The first fine will be your $100 security check if applicable.
In addition, monthly or daily fines, ranging from $50 to $100 can be applied to a homeowners account when their property is found to be noncompliant with the Association Rules & Regulations.

Payments made to the Association for monthly assessment will first be used to pay the fine which could cause your account to be delinquent and eventually sent to collections. Possible Loss of Community Privileges is also possible.

In an effort to resolve this matter the Board of Directors is urging you to comply.

Have a Question or Need Assistance?

While we have tried to make the Greenbriar Woodlands Rules and Regulations booklet clear and concise and easy to find what you're looking to do to your property, there may be something that is not quite clear, or is not covered in the booklet. The Committee exists to work with our residents to make their desired improvements in a manner that complies with the Restrictive Covenants.

If you would like to consult with the ARC before submitting a request, you can contact any of the Committee members with your question or concern. The names of current members and their phone numbers, are listed in the front of the community Phone Directory under the heading Architectural Review Committee (ARC). Please contact a member who will be able to guide you through the process and may review your plans at your home if necessary.

Our goal is to be responsive to your needs while maintaining the overall appearance of the Community we all live in.

Reminders: The ARC reserves the right to approve or disapprove any application item that is not provided for in the Rules and Regulations.

- Any "anonymous" correspondence sent to any ARC member, will not be considered for any action. It must contain residents' signature and address.

- Any exterior work to home requires ARC application for ARC approval.

- At no time of day or night can the golf course be used for walking, jogging, bicycling, hunting for golf balls, etc…. Dog walking is strictly prohibited. Visiting children are not allowed on the Golf Course or to play in the sand.

Application to ARC is included in this booklet as sample (or use)

Revisions approved by CAB January 2025

APPENDIX

2025 ARC APPLICATION

ADDITIONAL APPLICATIONS ARE LOCATED IN THE CLUBHOUSE AT THE FRONT DESK AND ON THE WALL IN INFORMAION ALLEY

Greenbriar Woodlands Community Association
Architectural Review Committee (ARC)
~ *Request for Exterior Changes/Modifications* Application ~

Homeowner: ______________________________ **Phone #:** _____________________

Address: ____

Home Model: ______________________ **Side entrance?** _____ **Home Color:** _____________

Email address: ____

~~ Only 1 major project per Application ~~

***Fully* Explain Description/Change/Modification:** ____________________________________

____

____

____

Proposed Dates: Start: ________ **Finish:** ________ **Contractor/Vendor:** ________________

Required Enclosures: **( ) $100 Security Deposit Check (made out to GWCAI)**
( ) Lot Survey (see reverse) ( ) Sample / Brochure ( ) Description of Material

The Architectural Review Committee (ARC) functions only to approve the acceptability of the appearance of changes to the exterior of buildings and lands. There is no intention, expressed or implied, to approve or disapprove the adequacy of any apparatus, its function, or the contractor or subcontractor. The maintenance for operation or appearance of any installation is the homeowner's responsibility.

It is the homeowner's responsibility to require any contractors to comply with the current Greenbriar Woodlands Covenant Committee Rules and Regulations and to obtain any permits which the Township of Toms River may require prior to initiating work. If required permits are not obtained or if a variance is required, the approval shall become void and re-approval of this application shall be required prior to initiating work. **Copy of any Permits to be submitted to ARC.**

By signing this application, the homeowner agrees to indemnify the Community Association and hold it harmless from any claims and damages to persons or properties that may arise from the work undertaken. Furthermore, the homeowner will correct any drainage which is adversely affected by this project.

Attachments must include the appropriate $100 check written to G.W.C.A.I. plus a lot survey, showing location with dimensions of any change or modifications (including distances from property lines) and a description/samples of building materials and colors. Property project MUST be marked with flag, paint, sticks, etc … If this information is not supplied the application will be automatically denied and returned.

Please NOTIFY the Clubhouse when this project has been completed or canceled. The fee will be returned to the homeowner when the project is completed in accordance with the approval and inspection by ARC, **or** is canceled by the homeowner, is rejected by ARC, or voided because of Municipal regulations.

- Homeowner hereby gives ARC Committee members outside access to property for inspections**.**
- **Homeowner's Signature**: ____ **Date:** ______________________
- Authorization to shred your check once project approved and completed**:** **Yes** ____ **No** ____ **Initial** _________

DO NOT WRITE BELOW THIS LINE*

Date Received: ___________________________ **Check #** _______________________

NOTES:

(01/2025)

Architectural Review Committee (ARC)
Request for Exterior Change/Modification Application

AUTHORITY

Nothing shall be done to any Living Unit which will impair the structural integrity of any Living Unit or which will structurally change a Living Unit. No Owner may make any structural additions, alterations or improvements in or to his Living Unit without the prior written consent of the Covenants Committee subject to the Owner's right of appeal to the Community Association Board and as provided in Article IX, Section 2 of the Bylaws.

~~ PROCESSING OF REQUEST FOR CHANGE/MODIFICATION APPLICATION ~~

The ARC meets on the first and third Thursday of each month. Completed applications must be submitted to the ARC secretary at the Clubhouse office by noon on the Thursday before each scheduled meeting. The committee will review your application, make any necessary inspections, and then notify you of their decision in writing within thirty days following the meeting. The approval is valid for one year from the date of the approval letter, but the homeowner can request an extension or submit a new request at any time.

For the application to be considered complete: You must include the application form completely filled in including the signature of the homeowner, the application fee with **$100 check made payable to G.W.C.A.I.**, a copy of a lot survey clearly showing location (if required), dimensions, and also a full description of the change or modification, including building materials, colors, samples and distances to the property lines where applicable and any tree removal properly marked.

~ Some items for ARC Applications ~

Decks *(Lot survey required (and *Permit)*	Planting / Landscaping *(Lot survey required)*	Front Yard or Rear Yard Landscape Wall *(Lot survey required)*
Patio, Patio Extensions *(Lot survey required (and *Permit)*	Tree Wells / Landscape Islands *(Lot survey required)*	**Any** Exterior Painting
Exterior & Interior Gas Lines *(Lot survey required (and *Permit)*	Room Additions *(Lot survey req'd and *Permit)*	Driveways / Walkways / Concrete *(Lot survey required)*
Supplemental HVAC *(Lot survey required)*	Tree Removal *(Lot survey required)*	Doors & Storm Doors Replacement or Paint
Garage Door(s) Replacement or Paint (No Hardware)	Gutters / Siding *(and *Permit)*	Awnings (Deck / Patio Only)
Windows / Shutters *(Permit req'd if window size change)*	Mailbox	Satellite Dish *(Lot survey required)*
Flag Poles *(Lot survey required)*	Generators *(Lot survey req'd and*Permit)*	Solar Panels *(and *Permit)*
Railings	Trees *(Lot survey required)*	Electric Car Charger *(and *Permit)*

Once ARC application is approved by ARC you **MAY need to apply for a Permit from Toms River. A copy of that permit must be given to ARC once received.*

PENALTIES FOR VIOLATIONS

After notification of a violation, the ARC Committee may apply a fine.

Some Violations but not limited to:

1. Beginning work without ARC approval.
2. Project not completed in a timely manner.
3. Non-compliance with township guidelines and codes and Community Rules & Regulations.
4. Not restoring the surrounding area landscaping after completion of a project (i.e., grading, sod replacement, to unify appearance, etc.).
5. Use of non-matched trim, siding and garage doors.
6. Use of non-approved landscaping material.
7. Lack of maintenance of a structural change and property.

Due to the careful considerations involved, we cannot omit any steps in this procedure. Should you have any questions, please contact any of your ARC Committee Members listed in the front of the telephone directory or the Community Manager at 732-286-6888.

Thank you!

(01/2025)

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