

Ocean Beach Shores Club

Building & Grounds Rules and Regulations

revised 12/2023

General Property Maintenance

Pursuant to Bylaw Article 5, Section 4 Any owner whose lot or vacant property is in a condition deemed unsightly, poorly maintained, or detrimental by the Building and Grounds Committee shall first be requested to clear the violation. If the violation is not cleared in fourteen (14) days, the Building and Grounds Committee shall notify the Board of Trustees and a fine will be issued in accordance with the current Buildings & Grounds Rules and Regulations.

For purposes of these Rules and Regulations, failure to maintain the member property grounds and structures, will result in fines of \$100/week, after the fourteen (14) day remedy period has expired, accumulating at that rate of \$100 per week until said violation is remedied. This shall include, but is not limited to, the abundance of weeds, general lack of regular maintenance, and obvious disrepair of building and/or other structures.

In addition, the construction prohibition per Bylaws Article 11, Section 4 applies to the production of extreme and prolonged noise during the season. As part of our Rules and Regulations, the production of such noise, for example, by power washers, nail guns, circular saws, cement/tile cutting tools, is also prohibited during the beach season, with dates to correspond directly with the Construction prohibition. Any emergency request for exception should be directed to the Buildings & Grounds Chairman.

General maintenance rules are set in place to maintain the overall appearance of the Community. Member cooperation in keeping our community in a well-maintained condition voluntarily is greatly appreciated.

Reconstruction, New Construction & Additions

- 1) No building shall exceed 17'6" as measured from the finished first floor to the highest part of the building except for any chimney or vent as required by code.
- 2) No building in the FEMA designated A zone shall exceed the greater of BFE plus forty-eight (48) inches as measured to the finished first floor in accordance with the designated FEMA flood zone directive, subject to any and all local, state or federal regulations, or 32" in height as measured from the average curb height to the bottom of the lowest structural member.

- 3) No building in the FEMA designated V zone, excluding Ocean front homes, shall exceed the greater of BFE plus forty-eight (48) inches as measured to the bottom of the lowest structural member in accordance with the designated FEMA flood zone directive, subject to any and all local, state or federal regulations, or 32" in height as measured from the average curb height to the bottom of the lowest structural member.
- 1) 4) No Ocean front building shall exceed the greater of BFE plus seventy-two (72) inches as measured to the bottom of the lowest structural member in accordance with the designated FEMA flood zone directive, subject to any and all local, state or federal regulations, or 32" in height as measured from the average curb height to the bottom of the lowest structural member.
- 5) No building outside of a FEMA flood hazard designated area shall exceed 32" in height as measured from the average curb height to the bottom of the lowest structural member, subject to any and all local, state or federal regulations
- 6) Habitable living space above the first floor is not prohibited by the deed restrictions and existing neighborhood scheme.
- 7) Any and all use of habitable living space above the first floor remains subject to approval by the Board and the Developer and must be consistent with all applicable codes and regulations. Please note that, as per the uniform construction code, habitable attic space may be created and considered a one-story dwelling as long as the space created at 7 feet or higher does not exceed 1/3 of the space of the floor below.
- 8) All roofs shall have a pitch.
- 9) Setbacks remain as defined per by-laws and restrictions
- 10) All building construction aspects and/or components shall be governed by the Amended Order filed August 16, 2013 in Ocean county and the Township of Toms River Municipal Building Code. Any structural component of a one-story dwelling not identified in the Order shall be governed by the Township Municipal Code as it applies to construction including, but not limited to, decks, railing, dormers, pitches, garages, bathrooms and other definitions. Pre-existing specifications for sheds and fences at the time of this Order shall stand as written and/or approved.
- 11) All reconstruction or exterior renovations involving the height of the existing building and/or the creation of habitable space above the first floor shall require architect's plans and confirmation letter clearly identifying the above specifications and certifying the structure to be a One-Story Dwelling as defined in the Toms River Township Municipal Code. Said letter and drawing shall contain the Architect's raised seal. If no architect is used, the homeowner shall

be responsible to pay the fee for a professional plan review to be performed through a qualified, licensed individual chosen by the Board of Trustees before initial approval can be given.

- 12) Please have your builder contact, or give your builder's contact information to, the Buildings & Grounds Chairman/Trustee so that he/she can clarify the Club requirements directly. Permission to continue a dialogue with your builder would be appreciated to avoid issues that could be otherwise avoided with direct communication. The current contact can be reached at building_grounds.obscnj@gmail.com
- 13) a) Please submit a copy of your proof of foundation location survey required by the Township to the Buildings & Grounds Chairman during foundation phase of the construction period. For New Construction or additions, this document should outline the foundation's position from the property lines and TOP OF FIRST FLOOR.
- 1) b) For House Lifts, once the foundation is complete and before the house is dropped back in place, a survey showing the elevation to the top or block or band beam is required. A survey with the elevation to top of first floor is required along with the final as-built certification

ALL surveys should be performed and sealed by a licensed-surveyor.

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uction shall not proceed until this survey has been presented to Buildings & Grounds committee and APPROVED.

- 14) At time of completed framing, the Board requests an elevation survey be taken of the height from the top of first floor to the highest part of the roof. This survey should also outline the height above sea-level of 1) the top of the finished first floor for FEMA designated Flood Zone A, or 2) the bottom of the lowest structural member for Zones V and X as described previously. This survey should be performed and sealed by a licensed surveyor. This survey should be submitted to the Buildings & Grounds Chairman. **Construction shall not proceed until this survey has been presented to Buildings & Grounds committee and APPROVED.** If not provided, the homeowner will be charged the cost of having the survey performed by a licensed professional on behalf of OBSC.
- 15) Please include an "as built" certification/report from your architect for the habitable attic living space after sheetrock is complete. A final survey is also required at time of completion.
- 16) Any additional building specifications shall be governed by the By-laws and the Township of Toms River Municipal Building Code. Any structural component allowable as a one-story dwelling not identified in the by-laws shall be governed by the Township Municipal Code as it applies to construction including, but not

limited to, decks, railings, dormers, garages, bathrooms, etc. Pre-existing specifications for sheds and fences at the time of this Order shall stand as written or as subsequently approved.

17) Please NOTE that, according to OBSC By-laws, NO CONSTRUCTION SIGNS are to be placed on the property.

18) In addition, no construction storage containers/trailers are to be placed on the property or parked on the street overnight. All such construction containers/trailers need to be removed daily. This does not include dumpsters as cited in item 7.

19) Please provide debris containment (onsite dumpster and fencing, at the Building & Grounds Chairman discretion.) for applicable projects such as roofing, siding, etc. In addition, portable toilets need to be provided on site for the duration of the project. These safety and decency provisions shall be observed for all projects, new and in currently in progress.

20) Failure to submit timely, PRE-Construction/Improvement applications to OBSC Buildings and Grounds shall result in a fine of \$200 per week for every week the application is delinquent up to \$1,000. This period shall commence two weeks after request for missing application by OBSC Buildings & Grounds Trustee has been made. A fee of \$300 shall accompany all new construction projects. A fee of \$200 shall accompany all house raising applications. Both checks should be made out to Ocean Beach Shores Club.

21) If any violation of the Court Order or the Rules & Regulations concerning building, house lifting, renovations, improvements, the timing of surveys, and the like, should transpire requiring the OBSC Board of Trustees to seek legal counsel or Township relief, all costs incurred by Ocean Beach Shores Club for such counsel, litigation or professional services shall be the responsibility of the homeowner in question regardless of final outcome. Please make certain your contractors are aware of the restrictions and the associated cost of violation.

22.) OBSC owns both Ocean Bay Blvd and Ocean Road and therefore is responsible for the maintenance of it. If damage occurs because of heavy equipment or contractor errors on either road, the homeowner is responsible for the road to be repaired to original condition at homeowner expense.

ALL EXTERIOR PROJECTS (CONSTRUCTION, RENOVATION, FENCING, DECKS, ETC)

REQUIRING APPLICATIONS must occur between the Tuesday after Labor Day and June 15th. Any project not completed by that time is subject to a \$500 per day fine for every day the project extends passed June 15th without written permission of the OBSC Buildings & Grounds Trustee and approval of the OBSC Board of Trustees.

Please note that there are full time residents in Ocean Beach Shores. **Therefore, exterior construction hours during above-noted construction period are Monday thru Saturday during the hours of 8 am thru 6 pm. NO SUNDAYS!** Please make your contractor aware of this time restriction.

As a rule of thumb, all exterior renovation and/or repair/replacement projects that require a Toms River Township permit also require an improvement application be submitted to the Buildings and Grounds Chairman. Examples of such improvements are as follows: Outdoor showers, fences, curbscuts/aprons, pavers/concrete covering over 150 sf, sheds, roofing/siding

Please note that the Board of Trustees reserves the right to defer to the construction code of Toms River for any technical definitions that may be in question.

Ocean Beach Shores Building and Grounds

Awnings, Satellite Dishes, Pet Ramps

Fixed awnings shall be no more than 4 ft from house siding. Retractable awnings, either mechanical or manual crank, shall not to exceed 15 ft maximum distance from house with no side supports or panels.

Satellite dishes and or radar dishes must be attached to the house and no larger than 3 ft in diameter across face of dish.

Pet ramps that access the pets to the water are to run parallel to the dock system or bulkhead. They shall be hinged and no wider than 18 inches and no longer than 7 ft. No added pilings.

Jacuzzi and Hot Tubs

Hot Tubs shall not exceed 500 gallons. Placement of Hot Tubs shall be a minimum of 10 Feet off bulkhead and be a minimum of 3 feet off fence rail or deck edge.

Maximum height of 42 inches with cover.

All hot tubs are to be placed in the rear of all homes. Proper supports needed.

Ocean Beach Shores Club

Shed/Storage Box Specifications 09/2022

Location:

A. On Ocean Rd., lagoon and marina lots, storage boxes shall be located against side of the cottage designated for garbage cans and clothes lines (which have an ornamental fence to hide same from road).

B. All other lots, sheds or storage boxes shall be located either against the rear of the cottage (side furthest from road) or at the rear of the property line, placed up to 3 feet from back property line.

C. Sheds/Storage Boxes should be located not to violate fire and safety regulations.

Flooring:

All Sheds/Storage Boxes must have a flooring of wood, concrete, or plastic.

Storage Shed Specifications

All **sheds** shall comply with the Garden shed-type construction specifications set forth by the Township of Toms River. All shed shall be less than 100 square feet. Garden Type sheds can be placed up to 3 feet from back property line. No shed shall be located on the side or front of any other houses. (Most common garden type shed size is 8 x 12 x 10 feet high)

All **storage boxes** shall be less than 100 sq feet and not to exceed 6 feet in height.

Only Storage Lockers and Storage Boxes are permissible on lagoon, marina and OceanRd. homes, not to be located on the front or rear of property.

Please note that Township Permits are required for all structures such as sheds and storage boxes as described above.

Ocean Beach Shores Club

Fence Construction Guidelines and Specifications

revised 9/2022

General Guidelines:

All fencing must meet the current Toms River Township Zoning and Construction officer rules and regulation.

An application must also be filed with the OBSC Building & Grounds Trustee to be approved by OBSC Trustees. **Applications MUST include a marked survey as well as the Township of Toms River Zoning Permit.**

See attachment and inquire at Toms River Township Zoning office for other permit requirements and specifications.

Ocean Beach Shores Club

Deck Construction Guidelines and Specifications

09/2022

1. Ground Floor decks shall not exceed a height equal to the top of the finished first floor.
2. All decking constructed thirty (30") inches or greater above ground level must contain a guard railing (Toms River)
3. Unroofed decks which do not rise above the height of the floor level of the ground floor may extend into any yard, provided that the total area of such decks which extend into such yards does not exceed

one thousand (1,000 s.f.) square feet (Section 348-5.5 C. Toms River Municipal Code).

4. Roofed decks may not extend into the setback areas (Section 348-5.5.C. TomsRiver Municipal Code).
5. Decks which rise above the height of the floor level of the ground floor may not extend into the setback areas. All second floor decks/balconies may not extend into the setback area. (Section 348-5.5.C of Toms River Municipal Code)
6. No Guardrails shall exceed 36 inches unless required by Municipal Code

Please note that Decks 36" above grade are subject to the "Maximum Lot Coverage by Buildings" limitation of Toms River Township which is 950 square feet plus 25% of the lot area over 200 square feet for our zone.