

ATTACHED TO AND FORMING A PART OF A CERTAIN

OCEAN BEACH SHORES RESTRICTIONS

BEACH CLUB

Only property owners or long term lot lessees in this development are eligible to apply for membership in a property owners' association known or to be known as "OCEAN BEACH SHORES CLUB" or similar name and such members shall faithfully abide by its rules.

Being a private club, the Ocean Beach Shores Club shall make such rules as it deems necessary pertaining to membership eligibility and/or any other rules or regulations it chooses.

The OCEAN BEACH SHORES CLUB shall lease on long term the private bathing beaches, parking areas and boat basin designated on plan of Ocean Beach Shores from the owners of such private facilities.

The use of the private bathing beaches, parking areas and boat basin, designated on plan of Ocean Beach Shores and leased on long term by the Ocean Beach Shores Club, are for the exclusive use of members in good standing of the said Ocean Beach Shores Club and/or Club approved guests of such members.

The OCEAN BEACH SHORES CLUB shall each year, starting with 1966, collect from its bona fide members (lot owners or lot lessees) the sum of Thirty (\$30.) Dollars per lot owned or leased by each member. An increase (cumulative) of 15% every 5 years thereafter shall be made: Example; 1971 through 1975 \$35.00 yearly total, 1976 through 1980 \$40.00 yearly total, 1981 through 1985 \$46.00 yearly total, 1986 through 1990 \$53.00 yearly total, and so on. (amounts rounded out to even dollars).

The 15% Increase each 5 year period shall be considered a minimum rental for use of the Bay and Ocean Bathing beaches, parking areas and boat basin. Should the Consumer Price Index, as determined and published by the U. S. Department of Labor, show a Cost of Living percentage increase higher than the minimum 15% increase herein required, then, in that event, the beach lease rental fees shall be increased accordingly.

The Ocean Beach Shores Club in their Lease shall, as yearly consideration for use of the private facilities herein mentioned, pay to the owners thereof, each year, a sum equal to the total amount of lots originally sold or leased by the Developers times the prevailing yearly lease rate per lot as above stipulated.

BUILDING RESTRICTIONS (Lots other than Ocean Front)

All lots (other than Ocean Front) shall have building placed no closer than: (a) 20 feet to any road; (b) 20 feet to rear lot line (the extreme southerly or northerly boundary of the development), except Lagoon lots which shall have a 20 foot minimum clearance between building and waterfront bulkhead as well as 20 foot clearance to any road; (c) no building shall be closer than 4 foot to one side line and 8 foot to the other side line. All buildings shall be so located as to provide a minimum of 12 feet between buildings on adjoining lots.

BUILDING RESTRICTIONS (Ocean Front Section; lots East of Ocean Road)

No building, alteration, addition, or structure of any kind shall be erected closer than twenty-five (25) feet to the front or easterly side of an ocean front lot; nor closer than eight (8) feet to side lines, or closer than twenty (20) feet to road line.

GENERAL BUILDING RESTRICTIONS - All Lots

All toilets and plumbing shall be modern and sanitary and shall be connected to Dover Township Sewer System. All electric wiring shall be approved first by the Inspectors of the Fire Underwriters. No building, alteration, fence or addition shall be made without the written approval of the Developers, their successors or assigns. Bulkheads and docks at Lagoon Lots are included in this requirement.

On any and all waterfront or lagoon lots, whether or not riparian rights are granted, it shall not be permitted to fill with earth or other material (including piling) North of the bulkhead line shown on the filed plan of Ocean Beach Shores. All boats shall be moored parallel with bulkhead and not at right angles thereto.

The use of property when this restriction is attached to deed or lease shall be exclusively for residential purposes. No business, factory, farm, fishery, or establishment whatsoever other than private residence shall be permitted. Temporary residences, such as tents, trailers, and/or movable forms of shelter shall not be permitted under any circumstances whatsoever. No more than one residence nor more than one-story one family dwelling shall be allowed on any lot without special written approval of Developers.

It is the intention of the Developers, their successors or assigns, to make it mandatory that each property owner does not permit his buildings or grounds around same to become shabby, unpainted, or in a state of disrepair that would injure the general neat, well painted appearance of the community.

(See over)

ANIMALS

The use of any part of the premises for harboring animals such as horses, cows, pigs, goats, sheep, pigeons, ducks, chickens, geese, etc. shall be prohibited. One dog and/or cat shall be permitted each cottage owner.

STORAGE

The portion of land upon which no buildings are erected shall be kept clean, free of trash, junk, lumber, building materials, food stuffs, garbage and/or any other articles detrimental to the general neat appearance of the community. The use of the above mentioned vacant land is intended for automobile parking and/or terrace and/or garden.

Clothes lines, laundry poles, trash and garbage cans shall in all cases be placed where they are not too visible from the road.

Examples:

Ocean Front and Lagoon Lots shall have garbage cans, trash cans, clothes lines and outside showers, along one side of building, screened from road side view with an appropriate and ornamental fence designed and approved by the developers.

The rear yards of all other lots shall be used for clothes lines, trash and garbage cans.

An exception; on collection days - garbage and trash cans may be at curb.

No clothes lines or poles shall be placed closer to the ocean side of Ocean Front houses than twenty (20) feet.

No clothes lines or poles shall be placed closer to the Lagoon side of houses on the lagoon than twenty (20) feet.

No change in location of outside shower or of clothes lines, etc., as above mentioned, shall be made without written approval of developers.

PARKING

The roadways, Ocean Road and Ocean Bay Boulevard, shall be used as Private Roads.

All parking of automobiles, other than temporary parking by trucks and other vehicles while making deliveries and/or repairs, shall be prohibited in these roadways.

Parking of private automobiles shall be made on all lots in the area adjacent to the roadway and not along side of buildings and not in the road.

Limited parking under the control of the Ocean Beach Shores Club at the Bay Bathing Beach and at the Northbound State Highway locations, designated by the Developers, shall however, be permitted.

UTILITIES

Utilities Companies shall not be prevented from using the extreme front or back line of any property in this community for the purpose of installing facilities necessary to furnish gas, water, electric light or telephone service in said community. Telephone and/or electric lights and power wiring shall be permitted to cross over property where necessary.

SIGNS

The use of any type or kind of sign whatsoever on any part of the property is not permitted without the written permission of Developers, their successors or assigns.

EXPIRATION

These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 2066, at which time said covenants shall automatically extend for an additional period of fifty (50) years, unless by vote of the majority of the members of the Ocean Beach Shores Club it is agreed to change said covenants in whole or in part.

The following designated locations shall, for purposes of this restriction, not be subject to exclusive residential use and, therefore, are to be considered ineligible for membership and thereby exempt from payment for Beach Lease and other membership requirements and shall not be entitled to any club benefits, unless and until any such lot or lots, upon special written approval of the Developers, or their successors, shall become in whole or part residential:

Northbound State Highway Lots #1, Block #12 (Parking Lot), #26, Block #11, #1, Block #31 and #20, Block #30.

Land area reserved for use as Small Boat Basin.

Ocean Bay Boulevard Parking Lot at Bay Bathing Beach as well as the private Bay Bathing Beach.

Lot #6, Block #10 (Ocean Bathing Beach).