OCEAN BEACH

RESTRICTIONS

BEACH CLUB

All property owners in this development are required to be members of a property owners' association known or to be known as "OCEAN BEACH CLUB" or similar name and to faithfully abide by its rules. No sale, resale, or rental of any property in Ocean Beach shall be made to any person or group of persons who are, have been, or would be disapproved for membership by the said club.

The use of the bathing beach is for the exclusive use of members of the OCEAN BEACH CLUB, who shall lease the bathing beach from its owner Edward J. Patnaude.

Being a private club the OCEAN BEACH CLUB shall make such rules as it deems necessary pertaining to the race, color, or creed of persons eligible for membership and any other rules or regulations it chooses.

The OCEAN BEACH CLUB shall each year collect from its bona fide member lot owners or lot lessees the sum of five dollars [$5] per lot owned or leased by each said member.

The total yearly collections thus made are to be paid to the beach owner, Edward J. Patnaude or his successors, heirs or assigns as yearly consideration and payment for use of said bathing beach leased to the OCEAN BEACH CLUB.

Building Restrictions [Lots other than ocean front]

No building shall be built or placed closer than two [2] feet to front lot line, eight [8] feet to rear lot line, or two [2] feet to side lot line.

It is not recommended, but is permissible upon special approval by the Ocean Beach Co. Developers to have the front of buildings including porches, garages, etc., to total over twenty-four [24] feet. All buildings must be erected on the left side of lots when viewed from the road. Vacant space on right side of lot when viewed from road.

Building Restrictions [ocean front lots]

No building, alteration, addition, or structure of any kind shall be erected closer than thirty-five [35] feet to the front or easterly side of an ocean front lot; nor closer than four [4] feet to side lines.

GENERAL RESTRICTIONS

All toilets and plumbing shall be modern and sanitary. No cesspools are permitted. Septic tanks or connection to Dover Township Sewer Authority Sewer System is required. 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 Ocean Beach Co.

The use of property 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 family dwelling shall be allowed on any lot.

It is the intention of the Developers 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 development.

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 or cat shall be permitted each property holder.

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 neighborhood. The use of the above-mentioned vacant land is intended for automobile parking and or terrace and/or garden.

UTILITIES

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

BUILDING RESTRICTIONS Unit No. 2 Extension Lots, Melody Lane

[West of State Highway No. 35, Southbound]

Except on special approval of developers, no building shall be built or placed closer than twenty [20] feet to the road line nor twenty [20] feet to any Water Front or Rear Lot Line, nor closer to any sideline than eight [8] feet on one side nor closer than four [4] feet on other side.

No building, alteration, fence, or addition shall be made without the written approval of the Developers. This shall also include docks, piling and bulkheads at Water Front.

No more than one, one story one family dwelling shall be allowed on any lot.

In addition to all restrictions and or covenants listed above, the following Special Restrictions and/or Covenants for Melody Lane lots [West of State Highway No. 35, Southbound] shall apply.

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 the developers.

EXPIRATION

These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 2064, at which time said covenants shall automatically extend for an additional period of 50 years, unless by vote of the majority of the members of the Ocean Beach Club it is agreed to change said covenants in whole or in part.