

Compliance Process and Construction Approvals

All new construction and/or major renovations **must** comply with the individual property owner's existing deed restrictions. No building or structure of any kind can be placed, erected, altered, or permitted to remain on any lot until proper architectural plans are submitted to and approved by the Board.

The Board has developed a process to handle review of such plans.

Steps

1. Proper plans submitted by the Applicant must be reviewed for deed restriction compliance by the Board's designated architect.
2. Melillo Architecture - 402 Higgins Ave, Brielle, NJ 08730. The administrator's name is Kim Maguire, 732-974-8593, kim@melilloarchitecture.com.
3. The Applicant will be responsible to directly pay the architect's fee for such review. The Applicant will be required to provide the architect, upon application:
 - a. A copy of his/her individual deed restriction
 - b. A copy of the proposed survey reflecting the new construction parameters
 - c. A copy of plans and specifications showing the proposed improvements
 - d. An affidavit signed by the Applicant or the applicant's architect which states that the proposed improvements will not violate his/her individual deed restrictions upon completion.
4. After the plans are reviewed and any issues resolved with the applicant's architect, engineer, or other professional, the plans will be submitted to the Board for its approval.
5. The CPPOA's approval must be secured before Brick will issue a building permit.
6. Inquiries with respect to such applications to the Board or the approval process in general should be directed to the Board's Secretary, Deborah Bruno.

7. The CPPOA approval must be secured before Brick will issue the permit. Brick Township is aware of this process and will not accept plans without the CPPOA approval and seal/signature.

Deed Restrictions Summary

All Curtis Point property owners' deeds contain restrictions. Following is a summary of those restrictions. The following summary is provided for convenience only and reference should be made to the text of the deed restrictions in each owner's individual deed to ascertain their exact language.

The premises must be used for single family private residential purposes only; no multiple family or non- residential use is permitted.

- Not more than one dwelling house and one private garage may be erected for each 9000 sq. ft. of lot area.
- Dwelling house shall have a minimum living area of 1500 sq. ft. exclusive of porches, breezeway and Garage; a two-story house shall have a minimum ground floor living area of 1250 sq. ft.
- No dwelling may exceed 2 stories of living space. Nor, by ordinance, exceed 35 ft. in average roof height.
- No dwelling area shall exceed 25% of the lot area.
- No dwelling shall be nearer than 25 ft. to street.**
- No dwelling shall be nearer than 10 ft. to side property line.
- No dwelling including porch shall be nearer than 30 ft. to bulkhead or waterfront line.
- Attached garage shall not be nearer than 20 ft. to line of street. **
- 10 ft. to line of adjoining premise.
- Detached garage shall not be nearer than 15 ft. to line of street, 6 ft. to line of adjoining premise.
- No business of any nature whatsoever shall be carried on upon said lot nor shall any dog kennels (house) or livestock of any kind be kept on property.
- No fence shall exceed 3 ft. in height (4 ft., if pool).
- Fence materials other than wood or evergreen require review and approval by the CPPOA'S Board for permitted variations.
- No sign larger than 8" x 24" shall be erected or attached to any buildings containing only the name of the occupant or an appropriate name for the property (such as its street address). No commercial signs are allowed.
- No structure of any kind is to be built on Parcel No. 2 except a private open dock which extends more than eighty-five (85) feet from the bulkhead line of Parcel No. 1.
- ** There is a sidewalk easement. Therefore, add 10 ft. when measuring to the street.