

OCEAN BEACH UNIT NO. 1

DEED 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 OCEAN BEACH CLUB.

The use of the bathing beaches is for the exclusive use of members in good standing of the OCEAN BEACH CLUB in Unit No. I, and/or guests, and/or tenants of such members.

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.

Building Restrictions (Lots other than ocean front) except lots West of State Highway #35 Southbound

No building shall be built or placed closer than two (2) feet to front lot line, three (3) 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 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 (Ocean Front Lots)

All toilets and plumbing shall be modern and sanitary. No cesspools are permitted. Septic tanks shall be used. 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 abovementioned 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.

BUILDING RESTRICTIONS (Lots west of State Highway #35 Southbound)

Except on special approval of developers, no building shall be built or placed closer than twenty-one (21) feet to the road line nor twenty (20) feet to any Lagoon or Water Front or Rear Lot Line, nor closer to any sideline than eight (8) feet.

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 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, 2061, 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.

NOTE: The Club Restrictions outlined above have been revised from the original restrictions and approved by the Developer. This has been done for clarification and to eliminate that portion thereof that would or might be considered illegal under existing laws.