

Kings Cove Neighborhood Association, Inc.  
**ARCHITECTURAL AND LANDSCAPE REGULATIONS**  
(Updated September 2022)

The following regulations are intended to specify uniform criteria for community upkeep and to be used in evaluating future requests for various types of repairs, alterations, structural changes and landscaping changes at Kings Cove. General concerns and expectations regarding maintenance are also addressed in Appendix 3 attached to these regulations. The Architectural and Landscaping Committee ("ALC"), which has been established pursuant to Article V of the Kings Cove Declaration of Covenants, Conditions and Restrictions, is responsible for the administration of these guidelines, under the direction of the Board of Trustees.

These regulations supersede and replace any previous rules and regulations adopted by the Board of Trustees concerning landscaping, maintenance, repairs or changes to the exterior of the townhomes in Kings Cove.

These regulations, and their four appendices, do not purport to modify any requirement of the Kings Cove Declaration of Covenants, Conditions and Restrictions or any Amendments thereto nor do these Guidelines purport to modify the Bylaws of the Kings Cove Neighborhood Association, Inc. Rather, it is intended that these Guidelines effectuate and supplement the Declaration, Amendments and Bylaws. In the event of any inconsistency between these regulations and Covenants or Bylaws, the requirements of the Covenants and Bylaws shall prevail, in that order. As a reminder, the Declaration of Covenants, Bylaws and relevant amendments thereto are accessible through the owners' portal on the Kings Cove website: [www.kingscovebrigantine.com](http://www.kingscovebrigantine.com).

**Annual Inspection & Enforcement**

Each property owner shall keep their lot and all improvements thereon, in good order and repair in a manner and with such frequency as is consistent with first-class property management. KCNA conducts an annual exterior cosmetic inspection of all units. Failure to properly maintain a unit/lot results in a condition that adversely affects the value or enjoyment of neighboring lots. Accordingly, KCNA will initiate enforcement procedures as described herein to ensure compliance with KCNA rules and regulations.

If any townhome owner violates any of these regulations or fails to comply with any decisions of the ALC/Board of Trustees concerning these regulations, such conduct shall be considered a violation of the Rules and Regulations of the Kings Cove Neighborhood Association, Inc. and the Board of Trustees shall have the power to impose fines and/or liens upon the offending party and property in accordance with the procedures set forth in Amendment No. 2 to Article VIII of the Bylaws of Kings Cove Neighborhood Association, Inc. and the Kings Cove Declaration of Covenants, Conditions and Restrictions recorded in Atlantic County Deed Book 6382, Page 135 et seq. on November 17, 1998. Before any fine is imposed by

the Board of Trustees, the townhome owner shall be given at least ten (10) days prior written notice and an opportunity to be heard, with or without counsel, concerning the alleged violation. A fine and/or lien shall not be imposed unless the townhome unit owner is also simultaneously notified of his or her right to participate in an alternate dispute resolution procedure in accordance with the aforementioned Amendment No. 2 to Article VIII of the Bylaws of the Kings Cove Neighborhood Association, Inc. and the townhome owner either fails to notify the BOD in writing by certified mail, return receipt requested, of his or her election to participate, the procedure is resolved against the homeowner and in favor of a fine. Collection of any fines may be enforced against a townhome owner as if the fines were common expenses owed by the townhome owner.

### **Approval Process**

Article V of the Kings Cove Declaration of Covenants, Conditions and Restrictions provides at Section 5.02 that ***any written application properly submitted to the ALC in sufficient detail to enable it to make an informed decision*** shall be acted upon within thirty (30) days of the date of its submission to the ALC. If not so acted upon, the application shall be deemed approved. This section further provides that all work approved by the Architectural and Landscaping Committee/Board of Trustees shall be performed and maintained in a first class, workmanlike manner.

The application (Property Modification Form) is attached to these Guidelines at Appendix 4 and is available on the Kings Cove Neighborhood Association website, Owners Only page, Architecture & Landscape Regulations tab. You may print the form or request a copy from the Property Manager, Thompson Realty. All applications shall be submitted to Thompson Realty Company by mail at 1613 Atlantic Avenue, PO Box 57, Atlantic City, New Jersey 08404 or submitted via email to ThompsonRealty@comcast.net. Thompson Realty will advise applicants whether the application is complete. If the application is not complete, Thompson Realty will notify the applicant of the additional information that is needed before the application will be deemed complete. Upon receipt of the additional information, Thompson Realty will notify the applicant of the date that the application has been submitted to the ALC/BOD. **No modifications may proceed unless and until homeowners have been notified that their application has been approved.**

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1. **REPAIRS & ADDITIONS** Application required. Any extension of a townhome or repair to any exterior feature(s) requires submission of a property modification form and board approval . This includes, without limitation, stucco repairs, building decks, deck enclosures and screens, permanent spa or hot tub and deck expansions. Additions may not adversely impact neighboring townhomes or open space. The design of repairs and additions shall be consistent with the existing shape, style and proportion of the dwelling including the following:

- Siding, roofing and trim materials shall match the existing townhome material as to finish and color.
- Deck Extensions: Decks should be compatible in style and color to the subject townhome. The City of Brigantine requires a building permit. If decks are proposed to be enclosed in the future, all materials must match the townhome exterior. Subject to the setback requirements of the City of Brigantine Land Use Code, decks may not extend more than six (6) feet from the rear of the townhome and may not exceed the width of the townhome.

Application Requirements: Submit a Property Modification Form

2. **ANTENNAS AND SATELLITE DISHES** Application required. No exterior television antennas, radio antennas or satellite dishes shall be erected in Kings Cove without written approval of the ALC/BOD, except for any that were erected by the original developer. Any approved satellite dishes should be installed in the rear, affixed to the rear exterior of the townhome. Exposed wires must be painted to match the color of the townhouse. Wires which have been disconnected due to cancellation or change in service must be removed.

Application Requirements: Submit a Property Modification Form

3. **AWNINGS** Application required. Awnings must be retractable and compatible with the townhouse colors

Application Requirements: Submit a Property Modification Form

4. **DRIVEWAY-SIDEWALK-STAIRWAY-LANDING REPAIRS/REPLACEMENT** Application required. Maintenance of driveways, stairs and landings (inspected by KCNA) and sidewalks (inspected by the City of Brigantine) are the responsibility of the homeowner. Replacement driveways are required to be constructed of a material (i.e. asphalt or concrete or pavers) compatible with the townhome. Homeowners are solely responsible for ensuring that any work does not interfere with sprinkler lines or heads. Any damage and/or required repairs or relocation of sprinkler system elements must be paid for by the homeowner.

Application Requirement: Submit a Property Modification Form

5. **EXTERIOR LIGHTING** Application is required for all hard-wired exterior lighting. Exterior lighting should not illuminate adjacent property. Only lantern style light fixtures attached to the townhome facades are permitted. Lighting fixture color is black.

Application Requirements: Submit a Property Modification Form

**6. LAWN ORNAMENTATION & WINDOW BOXES** Application is required for all lawn and/or flowerbed ornamentation, including, but not limited to, for planting boxes, lawn sculptures and furniture, exterior lighting, fountains, birdbaths, bird houses.

Application Requirements: Submit a Property Modification Form

**7. OUTDOOR SHOWERS** Application is required. Outdoor shower heads, without enclosures, are permitted to be installed only on the rear of the home. Homeowners are not permitted to enclose showers.

Application Requirements: Submit a Property Modification Form

Notes: As of October 2020, shower enclosures exist at 5 properties. Board reviewed with Property Management firm and grandfathered those five properties only.

**8. REAR PATIOS-DECKS-WALKWAYS** Application is required for any new or changes to existing patios, decks and/or walkways. Attention should be paid to avoid any drainage problems for other residents and neighbors.

Application Requirements: Submit a Property Modification Form

**9. WINDOWS, SCREENS, DOORS (entrance, storm, outside closet), SHUTTERS, GARAGE DOORS** Application is required when replacing or painting.

- Replacement windows to match original; 50/50 grid window panel or 40/60 grid depending on your model home. All window grid patterns must match throughout the unit.
- Screens must be consistent on each wall, meaning that for each wall the unit must either have screens in all windows or screens in none.
- Front entrance doors are to be white OR may be painted the same color as unit compliant, shutter color.
- Replacement storm doors, trim around front doors and windows are to be white only.
- Exterior closet doors may either be white OR the same color as unit complaint shutter and front door color
- Replacement garage doors are to be white only. Garage door style choices are:  
a raised 16 panel door without glass (4 squares across) or a raised 12 panel door with glass windows on the top (4 squares across with window on the top row).

Application Requirements: Submit a Property Modification Form

**10. FRONT PORCH HAND RAILING** Application required. New or Replacement hand railings must be aluminum, vinyl or wrought iron. Color choices are white or black.

Application Requirements: Submit a Property Modification Form

**11. SOLAR PANELS** Application Requirements: Submit a Property Modification Form

APPENDIX I (Pg 1)

**ROOF SHINGLES, STUCCO, SHUTTER AND WOOD DECK COLORS & MATERIALS**

*As a reminder, applications and Board approval are required before any repairs or other changes may be made*

**FOR ALL BLUE SHUTTER UNITS**

- Roof Shingles: Tamko Heritage Virginia Slate  
Owens Corning Quarry Gary  
Owens Corning Slate Stone Gray  
Timberline Pewter Gray
- Stucco: Sherwin Williams Exterior Stucco/Masonry White (on file in Absecon Store as **KK2020 Kings Cove Light Stucco**)
- Shutters: Sherwin Williams Light Blue (on file in Absecon Store as **KK2020 Kings Cove Shutter Blue**)
- Wood Deck: Sherwin Williams Superdeck solid blue (on file in Absecon store as **KC2020 Kings Cove Deck Blue**) or Sherwin William Superdeck solid brown (on file in Absecon store as **KC2020 Kings Cove Deck Brown**)

**FOR ALL BROWN SHUTTER UNITS**

- Roof Shingles Tamko Heritage Rustic Redwood
- Stucco Sherwin Williams Exterior Stucco Masonry Tinted Beige (on file in Absecon Store as **KC2020 Cove Buff Beige**)
- Shutters Sherwin Williams Brown (on file in Absecon Store as **KC2020 Kings Cove Brown Shutter**)
- Wood Deck: Sherwin William Superdeck solid brown (on file in Absecon store as **KC2020 Kings Cove Deck Brown**)

- 1) In the event the shingle manufacturer or the shingle color is no longer available, contact Thompson Realty for the review and approval of the proposed replacement.
- 2) For solid wooden decks, all elements of the deck must be one consistent color approved by the ALC. If a wooden deck has vinyl posts and/or railings, those post & railings must be white and must be of a style approved by the ALC (as noted in this Appendix).
- 3) Sherwin Williams, located in Marketplace At Absecon shopping center, 674 White Horse Pike, Absecon NJ 08201 is the only vendor that has the appropriate paint colors on file. See bar codes below.
- 4) Roof pipe color – High Temperature Restoleum Gray

## APPENDIX I (Pg 2)

### COMPOSITE DECKING (railing & flooring) Colors & Materials

*As a reminder, applications and Board approval are required before any repairs or other changes may be made*

#### **Vinyl Railing:**

White is the only approved vinyl railing color.

Railing baluster style 1 1/2" square standard classic design is the only approved style. Baluster designs such as round or colonial (spindle) styles are not approved.

#### **Recommended Colors for Composite Deck Flooring**

**For Blue Shutter Units:** Trex Transcend Earth Tones- Gravel Path or Pebble Grey

TimberTech Aztek:

Arbor Collection - Beachwood Gray or Coastline Gray

Premier Collection - Maritime Gray

Terrain Collection – Stone Ash

**For Brown Shutter Units:** Trex Transcend Earth Tones - Tree House or Toasted Sand

TimberTech Aztek:

Arbor Collection - Autumn Chestnut

Vintage Collection – Mahogany

Legacy Collection - Pecan

APPENDIX 1 (pg 3)

Sherwin Williams Paint/Stain Barcodes

BLUE UNITS

STUCCO

SHERWIN-WILLIAMS 705157 02/04/20  
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL  
LOXON XP ACRYLIC  
FLAT IFC 0012MP  
KC2020 KINGS COVE LIGHT STUCCO  
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
N1-Raw Usher	-	5	1	-
Y3-Deep Gold	-	10	-	-

FIVE GALLON EXTRA WHITE  
LX1100051 651032015

STUCCO/MASONRY

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-001

WOOD DECK

SHERWIN-WILLIAMS 705157 02/04/20  
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL  
SUPERDECK SOLID COLOR STAIN  
FLAT IFC 0012MP  
KC2020 KINGS COVE DECK BLUE  
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
L1-Blue	-	12	-	-
B1-Black	-	59	-	-

ONE GALLON EXTRA WHITE  
SD7000151 650930746

DECK

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-004

SHUTTERS:

SHERWIN-WILLIAMS 705157 02/04/20  
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL  
RESILIENCE LATEX  
SATIN IFC 0012MP  
KC2020 KINGS COVE SHUTTER BLUE  
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
B1-Black	-	38	-	-
G2-New Green	-	4	-	-
L1-Blue	-	20	-	-

ONE GALLON EXTRA WHITE  
K4300051 640413548

SHUTTERS

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-003

BROWN UNITS

STUCCO

SHERWIN-WILLIAMS 705157 02/04/20  
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL  
LOXON XP ACRYLIC  
FLAT IFC 0012MP  
KC2020 KINGS COVE BUFF BEIGE  
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
B1-Black	-	8	-	-
R2-Narcon	-	8	-	-
Y3-Deep Gold	-	57	-	-

ONE GALLON EXTRA WHITE  
LX1100051 651032007

STUCCO/MASONRY

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-013

WOOD DECK

SHERWIN-WILLIAMS 705157 02/04/20  
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL  
SUPERDECK SOLID COLOR STAIN  
FLAT IFC 0012MP  
KC2020 KINGS COVE DECK BROWN  
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
N1-White	-	27	1	1
B1-Black	-	4	63	1
R2-Narcon	-	2	35	-
Y3-Deep Gold	-	2	1	-

ONE GALLON ULTRADEEP  
SD7000154 650930787

DECK

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-005

SHUTTERS

SHERWIN-WILLIAMS 705157 02/04/20  
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL  
RESILIENCE ACRYLIC LATEX  
SATIN IFC 0012MP  
KC2020 KINGS COVE BROWN SHUTTER  
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
N1-White	-	21	-	-
B1-Black	-	4	62	-
R2-Narcon	-	55	-	-
Y3-Deep Gold	-	56	-	-

ONE GALLON ULTRADEEP  
K4300054 640413621

SHUTTERS

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-012



## APPENDIX II LANDSCAPE SERVICES OVERVIEW

*This is meant as a general overview only and is subject to modification due to budgetary constraints, sprinkler maintenance issues and weather.*

Spring & Fall Clean-up: General landscape clean-up is conducted twice each year in the early Spring and Fall.

Mulch Application: All shrub beds are mulched, once each year in the early Spring.

Shrub Bed Weed Control: Six applications are provided through the Spring, Summer and Fall.

Shrub Fertilizer: Two (2) applications are conducted during the Spring and Fall.

Grass Cutting and Trimming: Grass cutting, and trimming is done twenty-six (26) times each year. Depending on the weather, cutting begins mid-Spring and continues through mid-Fall.

Edging: Edging is done thirteen (13) times each year during a scheduled grass cutting. Deep edging of shrub beds is done on a yearly basis in early Spring.

Grass Fertilization/Weed/Insect Control Program: A six (6) step program is conducted throughout the year. In addition, the lawn receives a lime treatment once each year.

Shrub Trimming (**opt-out basis**): The shrubbery is trimmed twice each year, early Spring and Late Fall. *If you would like to opt-out of the trimming program, please contact Thompson Realty in writing by March 31st each year.*

Tree Trimming (**opt-in basis**): Tree trimming is usually conducted late Fall. *If you would like to opt-in for tree trimming, please contact Thompson Realty in writing by September 15 each year.*

## APPENDIX III GENERAL GUIDANCE

**BOATS-MOTOR VEHICLES-TRAILERS-STORAGE UNITS-DUMPSTERS** No inoperable vehicle or any commercial vehicle, recreational vehicle, trailer, storage unit (e.g., PODS), storage trailer, trash dumpster, jet ski, or boat shall be parked placed upon or curbside of any lot for a period exceeding seventy-two (72) consecutive hours, year round.

No repairs (except emergency repairs) or renovations to any vehicle or boat shall be performed on a lot, driveway or street in front of such lot or driveway.

No vehicles of any type may be parked on any sidewalks at any time.

The City of Brigantine code does not permit commercial vehicle parking on the streets between the hours of 11:00 PM and 6:00 AM, which is applicable to all of Kings Cove.

**EQUIPMENT** Construction, landscaping, play, sports and medical equipment including, but not limited to, garden hoses, show shovels, walkers, horse shoes, trampolines tether balls, badminton, water slides, surf boards, paddle boards, volleyball nets, inflatables and pools must be removed from the lot and stored, out of sight, when not in use. The use of golf equipment is not permitted on any lawn area. Damage to landscaping caused using such equipment is the owner's responsibility to repair.

**ELECTRICAL BOX MAINTENANCE** Electric boxes must be secured to unit wall, caulked and painted to match stucco color.

**FIREPLACE LOGS** Logs may only be stored on the rear deck, in a vinyl storage bin or similar container.

**FLAGS** A single flag may be affixed, by commercial mounting bracket, to the front or rear deck.

**PRIVACY WALLS-DOG HOUSES-DOG STAKES, CHAINS & ROPES-FENCES-SHEDS-TRELLISES- ARE NOT PERMITTED**

**WINDOW AIR CONDITIONERS ARE NOT PERMITTED**

**RAIN GUTTER, DOWN SPOUTS & ROOF MAINTENANCE** Rain gutters & shingles/roof must be inspected annually. Clean, repair and/or replace as required.

**REAR DECK MAINTENANCE** Decks should not be cluttered with objects or used for storage. Small, weatherproof, vinyl storage bins may be permitted on decks if they are consistent with the color of the townhome. Railing replacements must be compatible with existing deck regulations. Skirting must match the color of the deck. Lattice is the only approved skirting; the height of which shall not exceed the height of the ground floor deck floor.

**GRILLS AND BARBECUES** Permanent grills and barbecues are not permitted. Portable grills and barbecues should be stored inconspicuously and used safely.

**SIGNS** No signs (realtor, contractor, political, etc.) shall be placed or located on any lot or the exterior of any structure or side lot. Nothing herein shall prohibit the placement of a sign *in the interior* of the

structure provided the sign does not exceed 2' x 2'. (See Amendment to Declaration of Covenants dated January 23, 1985).

**TRASH & TRASH CONTAINERS** Trash containers may only be placed in front of the townhome no sooner than 4 p.m. on the day prior to trash pick-up and must be removed by noon the day following pick-up. Trash cans must be stored in the rear of your unit or in the rear utility closet or in a garage when not curbside for pick-up. Care must be taken not to block any sprinkler heads or otherwise impede the proper functioning of the sprinklers. No refuse, excess trash or bulk materials may accumulate on any lot.

**APPENDIX IV**

**PROPERTY MODIFICATION APPLICATION**

Attached

KINGS COVE NEIGHBORHOOD ASSOCIATION  
c/o Thompson Realty  
PO Box 57  
Atlantic City, New Jersey 08404  
ThompsonRealty@Comcast.net

**Property Modification Application**

Application Date: \_\_\_\_\_

Owner(s) name(s): \_\_\_\_\_

Kings Cove Address: \_\_\_\_\_  
\_\_\_\_\_

Tenant Occupied: Yes \_\_\_\_\_ No \_\_\_\_\_

Mailing address of homeowner: \_\_\_\_\_  
\_\_\_\_\_

The undersigned hereby applies for approval to make property repairs or modifications to the above address located in Kings Cove Neighborhood Association, Inc. in Brigantine, New Jersey.

1. I/We are the lawful owner(s) of the premises.
2. I/We do hereby authorize the Board of Trustees or their designee to inspect the premises concerning the application, upon reasonable notice and during reasonable hours and will satisfy all costs and fees expended by the Association in furtherance of this project.
3. I/We agree to abide by all the terms and conditions of the approval procedures, the Declaration of Covenants, Conditions Restrictions, the By-Laws and the Rules and Regulations of the Association as they apply to the Proper Modification Application.

4. I/We agree to be responsible to pay the cost incurred by the Association regarding this review process; including but not limited to all reasonable attorney and engineering fees
5. I/We understand that this application and Board approval are required before repairs or changes may be made.

Description of Property Modification (**Please provide below detailed information** of your requested modification for the Board to clearly understand your request, limit questions and avoid delays. Where applicable, attach a copy of the scale drawing, name of contractor, building permit, copies of insurance certificates, materials to be used, manufacturer's brochure, etc.):

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Signature of owner(s): \_\_\_\_\_

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Date: \_\_\_\_\_

Printed Owner Name (s) \_\_\_\_\_