

***ARCHITECTURAL REVIEW COMMITTEE AGENDA***  
***June 1, 2026***  
***Administration Conference Room***

| <b><i>ARC Meeting Agenda 6-1-26</i></b> |                       |                       |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                               |
|-----------------------------------------|-----------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>Public Comments</i></b>           |                       |                       |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                               |
| <b><i>Variances/Exceptions:</i></b>     |                       |                       |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                               |
| <b><i>Time</i></b>                      | <b><i>Sec-Lot</i></b> | <b><i>Address</i></b> | <b><i>Discussion</i></b>                                                                                                                                                                                                                                 | <b><i>Comments</i></b>                                                                                                                                                                                                        |
| 9:35 a.m.                               | 06-0727               | 23 Harpoon Road       | Exception to forego the need for an as-built survey for a fence that has been recently installed due to property backing up to woods.                                                                                                                    | <i>Approved as submitted/requested</i>                                                                                                                                                                                        |
| 9:55 a.m.                               | 11-0405               | 18 Granby Lane        | Variance to build a deck that will extend beyond the front building restriction line by approximately 9'.                                                                                                                                                | <i>Approved with adjustment – deck approved at 38' by 10' coming out from house</i>                                                                                                                                           |
| 10:15 a.m.                              | 01-0450               | 59 Grand Port Road    | Exception to keep a privacy fence, concrete wall (potting bench), and fire pit on the property. Fence is over the allowed 24' and 1' off of the side property line. The concrete structure and fire pit are over the 35' rear building restriction line. | <i>Approved as presented</i>                                                                                                                                                                                                  |
| 10:35 a.m.                              | 02-0043               | 100 White Horse Drive | Exception to install 44' of privacy fencing in the back of the property. Fence will be placed 10' from the rear property line. (Tabled from 5-4-26 meeting)                                                                                              | <i>Approved as submitted</i>                                                                                                                                                                                                  |
| 10:55 a.m.                              | 18E-II-12             | 1103 Stones Run       | Exception to build a home that will exceed the allowable coverage by 19.1% (allowable – 59.2%; proposed – 78.3%).                                                                                                                                        | <i>Approved pending the sub-association approval letter submitted back to the ARC (sub-association approval received 6-2-26)</i>                                                                                              |
| 11:15 a.m.                              | 11-0207               | 819 Ocean Parkway     | Exception to allow a privacy fence to remain on the property that exceeds the allowable 24'. Also exception to allow the wiring and metal supports to remain on the play/pet enclosure (installed to support the fence).                                 | <i>Approved as submitted</i>                                                                                                                                                                                                  |
| 11:35 a.m.                              | 05-0065               | 18 Brookside Road     | Exception to install a 42" tall white vinyl fence that will be placed 2.5' from the side property line (allowable – 8' from side property line).                                                                                                         | <i>Approved pending support letter from neighbor and at 3' from property line (not 2.5') – owner is responsible for cost of removing fence if access is needed in the back (support letter received from neighbor 6-3-26)</i> |
| 11:55 a.m.                              | 04-0037               | 86 Teal Circle        | Exception to install a 4' tall black aluminum fence 1' off the bulkhead.                                                                                                                                                                                 | <i>Approved as submitted – owner is responsible for cost of removing fence if access is needed in the back</i>                                                                                                                |