

RULES AND REGULATIONS

(a) Each Unit is intended to be and shall only be used as a private residence.

(b) Automobiles may be parked only in the legal areas provided for that purpose. No parking area or common elements shall be used for the parking, storage or repair of:

- (1) Boats and/or trailers;
- (2) House trailers or campers;
- (3) Motocycles or minibikes;
- (4) Trucks or commercial vehicles;

(c) No Unit may be used for the conduct of any commercial enterprise. No resident shall post any advertisement or posters of any kind, except as authorized by the Association. This restriction shall not apply to the builder's office, samples and/or sales and display areas during the selling period.

(d) No common areas or limited common areas, other than those described and assigned to each dwelling unit may be used for any type of storage of any unit owner's property.

(e) No alterations to the exterior of the units, patios, fences or common areas or limited common areas may be made without written approval of the Board of Directors. No enclosures, extension, alterations or screening of the patio area are permitted.

(f) No Unit owner shall make any modifications or alterations within his Unit affecting a "bearing wall" or other common element without the written approval of the Board of Directors.

(g) Garbage and trash must be placed in trash containers in the Unit's designated location. Collection will be provided by management or by municipal government.

(h) No radio or television antenna of any type nor any air conditioning unit, flood light or any other equipment or appurtenance or any wiring for any purpose may be installed on the exterior of the building or protrude through the walls, windows or roof without the written consent of the Association.

(i) The patio shall be used only for the purposes intended and shall not be used for hanging garments or other objects, or for cleaning rugs or other household items.

(j) The hanging of awnings, garments, rugs or other personal property in the windows or from any of the facade of the condominium is absolutely prohibited.

(k) No Unit owner or occupant may make or permit any disturbing noises, nor do or permit anything to be done by such persons who will interfere with the rights, comforts or convenience of other Unit owners or occupants.

(l) No Unit owner or occupant may play or allow to be played any musical instrument, phonograph, radio or television set in his unit between the hours of 11:00 p.m. and 8:00 a.m. if the same shall disturb or annoy other Unit owners or occupants of the condominium.

(m) No Unit owner or occupant shall build, plant, or maintain any matter or thing upon, in, over or under the common elements without prior written consent of the Association.

(n) Unit owner shall not have any right to paint or otherwise decorate or change the appearance of any portion of the exterior of any building without prior written consent of the Association.

(o) No noxious or offensive activity shall be carried on, in or upon the common elements or in any such unit or shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance to the other residents in the condominium.

(p) No improper, offensive or unlawful use shall be made of any Unit; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

(q) Nothing shall be done to any Unit or on or in the common elements which will impair the structural integrity of the buildings or which will structurally change the building. No Unit owner (other than Grantor) may make any structural additions, alterations or improvements in or to his unit or in or to the common elements, without prior written approval of the Association. The Board of Directors of the Association shall have the obligation to answer any written request received by it from a Unit owner for approval of a proposed structure addition, alteration or improvement in such Unit owner's unit within thirty (30) days after receipt of such request, and failure to do so within the stipulated time shall constitute a consent to the proposed structural addition, alteration or improvement.

(r) No Unit may be leased without first obtaining the consent of the elected members of the Board of Directors of the Association in accordance with the provisions of the Master Deed, By-Laws and Articles of Incorporation. This provision is not applicable to Grantor.

(s) All property taxes, special or added assessments and other charges imposed by any taxing authority are to be separately assessed against and collected on each Unit as a single parcel, as provided in the New Jersey Condominium Act.

(t) Each Unit owner shall pay for his own telephone, heat, electric, water and sewer and other utilities, if any, which are separately metered or billed to each user by the respective utility company. Utilities which are not separately billed or metered shall be treated as part of the common expenses.

(u) No large dogs of any kind shall be permitted in or upon the condominium property. Small dogs that are permitted shall be walked only in those areas designated by the Board. They shall not in any manner be a nuisance to Unit owners. "Pooper Scoopers" shall be required to be used at all times when walking dogs.