

## **EDISON GLEN CONDOMINIUM GENERAL RULES AND REGULATIONS**

**Applicability to Tenants –**These rules and regulations apply to all residents of the Glen, including tenants and other occupants, and apply to all guests and invitees. Owners are responsible for compliance by their tenants and their tenants' guests and invitees. Therefore, an owner may be fined for any violations committed by the owner's tenant and such tenant's guests and invitees.

### **Animal Control -**

Only pets registered with the Association prior to March 14, 1996 are permitted on the property. **NO NEW ANIMALS AFTER THIS DATE ARE PERMITTED.** Any unauthorized animal **MUST** be removed from the Glen.

### **Firewood -**

The storage of firewood is limited to the balconies/patios only. All firewood must be stored in a container specified for holding firewood and cannot be placed directly on the balcony/patio surface.

### **Barbecue Grills -**

**Electric barbecue grills are the only type of grill permitted** for use with Edison Glen by order of the Board of Trustees. The use of propane, charcoal or solid fuel grills is prohibited. NJ State Administrative Code prohibits the use and storage of propane tanks, grills within a multi-unit dwelling.

### **Guests -**

Resident members are fully responsible for the conduct and behavior of their guests. Fines will be levied to the owner for the misconduct of their guests. Guest passes shall be purchased if guest is staying on the property past 12 midnight; excluding weekends and holidays.

### **Laundry -**

**The hanging of laundry or other clothes on a clothesline or dryer rack outside of your unit is prohibited. No personal items should be hung on balconies or patios, in hallways or displayed outside any unit.**

### **Windows -**

Each homeowner is responsible for the repair and replacement of window screens. In addition, draperies, blinds, curtains or other appropriate window covering (not including sheets, towels, quilts, etc.) must be installed in each Unit and property maintained. Any homeowner willing to replace their windows must contact the Edison Glen office manager to ensure that the Edison Glen window code is maintained. (Brown trim)

### **Holiday and Seasonal Decorations -**

All decorations must be removed within 14 days of the celebration of a holiday. Decorations **MAY NOT** be affixed by using nails or screws. Any damages resulting from seasonal decorations will be the responsibility of the homeowner and/or tenant.

**Outdoor Furniture -**

Outdoor or lawn furniture is **NOT PERMITTED** on lawns or among the shrubs. Any furniture found on the common property will be discarded.

**Doors -**

The repair to all sliding door screens is the responsibility of the Owner. All screens must be properly installed. Any front door painting must meet Edison Glen color code.

**Floodlights -**

No unshielded floodlights or other decorative lights may be installed on balconies or on the outside of the buildings.

**Outdoor plantings -**

Residents are permitted to landscape the foundation area of their units, subject to consent of the Board. However, once done, the resident is responsible for the care and maintenance of this area. The Association's landscaper will not maintain a planting bed installed by a homeowner. The foundation area is considered to be the area three (3) feet from the foundation. No other plantings are permitted. **Fruits and vegetables are not permitted.**

**Plants and Planters -**

Each unit is permitted to have two (2) potted plants, two (2) flower boxes, and four (4) hanging plants on the balcony or patio of any one unit. No "vine", vegetable or herb plants are permitted.

**Bird Houses/Bird Feeders -**

The installation of birdhouses and feeders on or attached to any balcony or any part of the building is prohibited.

**Storage -**

The storage of any item in the common hallways, attics or under stairs of any building is prohibited. Violators may be subject to these items being confiscated and imposition of fines. **Balconies may be used for lawn furniture, electric grills and bicycles only.** Sidewalks, building entrances, all hallways cannot be obstructed or used for any personal items at any time.

**Noise -**

The operation of washers and dryers after 10 p.m. and before 7 a.m. is not permitted. Loud noises are not permitted in any hallways and balcony. This

includes, but is not limited to radio and television. Edison Police can be called to report excessive noise by tenants or homeowners.

**Common Hallways -**

Eating, drinking, playing, running is **NOT PERMITTED** in the common hallways at any time. Shoes, umbrellas, toys, or any other personal belongings should not be kept in the common hallways for any amount of time at any time.

## **PARKING REGULATIONS**

**Speed Limits-**

The speed limit throughout the community is 10 MPH. All residents must abide by this speed limit. Speeders should be reported to the Edison Glen manager. Record license plate number; do not engage in dispute with the speeder.

**Stop Signs-**

Residents must observe all traffic signs. In the absence of a Stop Sign, it is always wise to stop and look in both directions before proceeding through a main intersection or onto a main roadway.

**Vehicle Operation-**

No vehicles without adequate noise suppressions and/or car alarms shall be operated in Edison Glen, nor shall any vehicle be operated in a manner so as to create excess noise. No motorized vehicle may be operated in any are other that the roadways. Car radios are to be turned down.

**Bicycles-**

Bicycles may be operated on the streets in a cautious and prudent manner so as to avoid injury to the riders. No bicycles are allowed on the grass.

**Parking-**

1. Each unit owner OR tenant is permitted to register **two (2) vehicles**.
2. Only private passenger-type cars, station wagons, vans and two-wheel motorized vehicles are allowed to park overnight.
3. **No recreational vehicles** (campers, house trailers, motor homes, boats, etc.) or commercial vehicles, taxies, limousines will be allowed to park overnight without the written permission of the **Board of Trustees**.

4. All vehicles parked in Edison Glen must be kept in operational condition and have current plates and inspection stickers as required by state law.
5. Residents will refrain from performing any repairs or service to their vehicles, which would cause damage to the common area or cause a nuisance to other residents.
6. During snow clearance, owners must cooperate with the equipment operators by moving their vehicles if requested.
7. In the event a car is parked within ten (10) feet of a hydrant or in front of a mailbox island, or in any area **not** designated by lines for such purpose or is impeding a snow plow or blocking another resident's parking space, reasonable efforts will be made to locate to
8. Owner. If the Owner cannot be located, or if located, refuses to move the vehicle within a reasonable time, the vehicle will be towed at the owner's expense.
9. Residents will be responsible for compliance by the guests with all parking regulations.
10. All vehicles must be parked within designated parking spaces, between adjacent white lines.
11. Parked vehicles shall not exceed beyond the curb line nor shall they overhang the grass area. Any cars in violation will be towed at the owner's expense.
12. Cars that are unlicensed, unregistered or disabled will be towed at the owner's expense.
13. Any car parked in areas designated as "No Parking" will be towed at the owner's expense.
14. Vehicles without legitimate annual parking sticker will be fined and towed at owner's expense. Copy of vehicle registration must be provided for annual car sticker renewal.
15. All illegally parked vehicles will be towed at owner's expense.
16. No unit is authorized to have more than 2 vehicles under the "Use of Parking Agreement.
17. Vehicles with commercial plates are not permitted at Edison Glen and will be towed at owner's expense.
18. **Parking regulations will be strictly enforced – no exceptions.**

## RESTRICTIONS OF OCCUPANCY

1. **Animals:** Article XIV, Section 4 of the By-Laws amended March 14, 1996 states the following:

Effective as of the date of this recording (3/14/96) of this Amendment to the By-Laws, no dogs, cats, other animals, livestock or poultry of any kind shall be raised, bred, or kept in any Unit or in the Common Element, with the exception of fish, small birds or caged animals other than dogs or cats. Notwithstanding the foregoing, this prohibition shall not apply to pets owned by the current occupants of any Unit(s) during the occupancy of their Unit (s), who shall have the right to keep one (1) dog or one (1) cat, provided such pets are not kept, bred, or maintained for any commercial purpose and are housed within the Unit. All such pets shall be registered with the Association within sixty (60) days of the effective date of the Amendment and shall be kept in accordance with the Rules and Regulations of the Association and any amendments thereto. No outside dog pens or yards shall be permitted.

- Animals are not permitted to tie outside a Unit or on Common Elements or left unattended in hallways or on balconies.
- No residents may keep or maintain any animal which habitually barks or cries so as to disturb the public peace.
- All pets must be kept on a leash at all times and are not permitted to run free anywhere on the Common Elements.
- Owners must curb their pets; pick up droppings and dispose of droppings in the proper receptacles. It is absolutely forbidden to walk a pet to relieve itself in any manner on the grass or sidewalks or in the immediate front or rear of any Unit.

2. **Chimney Cleaning:** All Unit Owners of units containing wood-burning fireplaces are responsible for having their fireplaces inspected and if necessary, cleaned. The Unit Owner will bear the

cost of this inspection and/or cleaning. It is recommended that you perform this each year; however, **the Association requires that you perform this every other year (beginning in 2001).** Unit owners must submit proof of inspection and/or cleaning to the Management Company no later than September 1 of each fireplace cleaning year. Failure to submit proof of inspection by September 1 of the required year will result in the imposition of an initial fine of \$250.00 and a fine of \$50.00 every thirty (30) days thereafter until proof is submitted.

3. **Dryer Duct Cleaning:** All Unit Owners are required to have their dryer ducts cleaned every five (5) years, beginning in 2003. Proof of dryer duct cleaning must be submitted to the Management office no later than September 1 of the dryer duct cleaning year. Failure to submit proof of cleaning by September 1 will result in the imposition of an initial fine of \$200.00 and a fine of \$50.00 every thirty (30) days thereafter until the required paperwork is submitted.
4. **NO BUSINESS, TRADE OR PROFESSION MAY BE CONDUCTED IN ANY UNIT.**
5. No resident shall permit anything to be kept or done in any Unit or in the Common Elements which may increase, cancel or alter the rate of insurance for the development.
6. SOLICITATION is not permitted. The distribution of flyers is prohibited. The placement of flyers on mailboxes is prohibited by the United State Postal Service and any violators may be subject to fines imposed by the USPS.
7. Unit Owners shall not cause or permit Residents to hang, place or display anything on the outside walls or the doors of the building without prior written consent of the Board of Trustees.
8. No signs shall be permitted on the exterior or visible interior of any Unit. "For Sale" or "For Rent" signs are not permitted.

## **VIOLATIONS/FINES**

Every Unit Owner shall be responsible for any violations of the above Rules and Regulations by any authorized occupant of the unit.

The following is a schedule of fines set forth in Policy Resolution 1-98 as it pertains to violations:

**Violations-** A minimum of \$100 will be assessed for any one violation and will increase incrementally by \$100, not to exceed \$500 for each violation of the above regulations. Where the unit owner, or its tenant in violation, has not received any fine or warning in relation to the violative conduct within the previous 12 month period, the unit owner shall be fined in an amount not greater than the amount set forth above. If the violation remains unabated, all pool privileges will be suspended.

Any fine imposed will be considered a charge and lien against the Unit and is subject to collection in accordance with the Master Deed and By-Laws of Edison Glen.

## **ASSOCIATION FEES**

Monthly maintenance fees are due the 15th of each month. Payments received after the 15<sup>th</sup> of each month will be assessed a late fee of \$25.00. Non-payment of Association Fees will result in the imposition of late fees. Any unit owner that fails to pay their maintenance fee on three occasions during any six (6) month period will be subject to the suspension of their access to the pool. In addition, any account that is delinquent for more than 90 days will be forwarded to the Association's legal counsel for collection procedures which may include the placement of a lien against your unit and/or foreclosure; and is subject to getting their vehicle towed.

## **RENTAL RESTRICTIONS**

No Unit may be rented for less than ninety (90) days. When a Unit Owner wishes to rent his/her Unit, he must notify the Management Office and submit a copy of the Rental Agreement which should be subject to all the Rules and Regulations of the Edison Glen Master Deed and By-Laws. **The Unit Owner is responsible for the behavior of his/her tenant at all times.** The Unit Owner may be subject to fines and other penalties if his/her Tenant does not abide by the Rules and Regulations. When an Owner leases his/her unit, he/she is no longer entitled to Owner privileges in Edison Glen except to cast votes associated with the Unit and to attend meetings of the Association.

The following must be submitted to the Management office:

- Copy of Lease Rider (Lease Rider may be obtained at Management office or [Edisonglen.org](http://Edisonglen.org))
- Copy of lease
- Copy of Certificate of Occupancy (provided by Township of Edison)
- Tenant Census Form
- Homeowner Census Form
- STATCOM form
- Rules & Regulations Acknowledgement Form
- New Tenant Fee of \$300 (check made payable to Edison Glen)

## **RESALE OF UNITS**

Please advise the Management Office, in writing, if you are planning on selling your unit so that we may update our records accordingly.

**When/if you decide to sell your unit, please keep the following in mind:**



- Your coupon booklet must be given to the new owner. New coupon booklets will not be ordered when a unit is sold before the end of the fiscal year.
- Please give your copy of the Governing Documents, Master Deed and By-Laws to the new owner. If you do not have a copy of these documents, please contact the Management office to purchase a copy; there is a \$50 fee for each new copy.

## **MAINTENANCE**

1. Homeowners are responsible for making periodic inspections of all faucets, shower heads, pipes under sinks and toilet bowls.
2. Shut-off valves must be in excellent working order.
3. Washing machine hoses must be inspected for wear and tear – replace as needed.
4. Hot water heaters must be inspected for leaks monthly. Replace if more than 10 years old.
5. **DO NOT** leave running water unattended in sink or tubs.

## **GARBAGE DISPOSAL**

There are two types of garbage bins:

- The smaller one is for recyclable items
  - bottles, cans, plastic, and boxes
- The larger one is for all other garbage.

**NOTE: Misuse of the garbage bins is unacceptable and fines can be imposed.**

