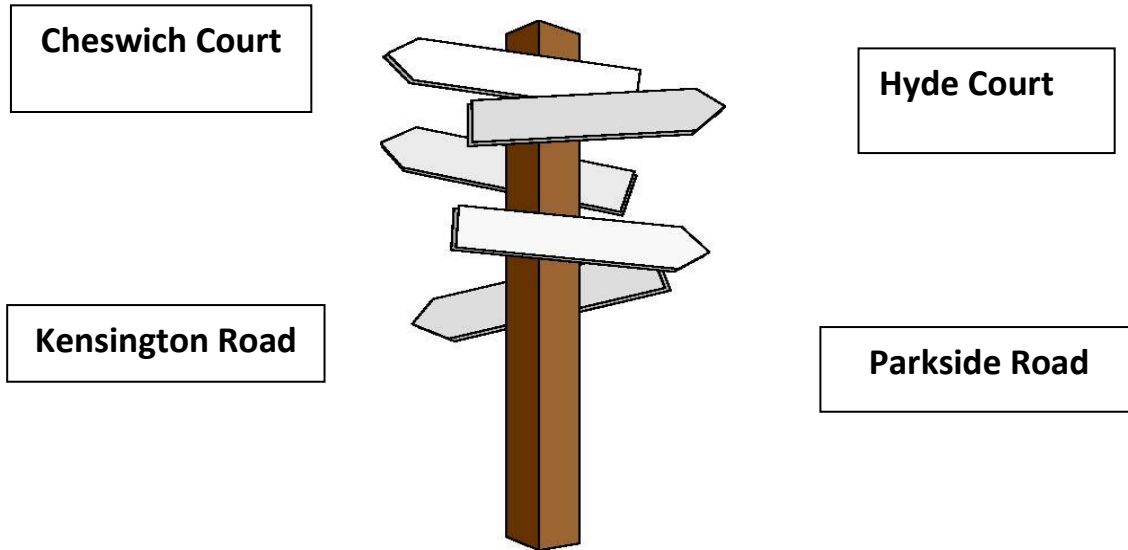


***PARKSIDE NEIGHBORHOOD
CONDOMINIUM ASSOCIATION***



***UNIT OWNER INFORMATION
And
RULES AND REGULATIONS
Updated March 2020***

The Parkside Neighborhood Condominium Association
Handbook of Rules & Regulations

Welcome to Parkside Neighborhood. This Resident Handbook, also known as the Rules and Regulations (herein referred to as the “Rules”) includes useful information meant to make your condominium home and community convenient and comfortable and applies to all residents.

The intent of these Rules is to provide a practical framework for everyday living that will help to ensure mutually comfortable surroundings and security for all Residents. This information is also a guide to ensure better understanding and cooperation between all Residents and Management.

These Rules are to be used in conjunction with the State of New Jersey Condominium Property Act, Somerset County, the Township of Bedminster zoning regulations and the Parkside Neighborhood Association Declaration of Condominium Ownership. The Declaration provides that the Board of Directors may adopt reasonable Rules as it deems advisable for the maintenance, conservation and the beautification of the Condominium Property. The Board of Directors reserves the right of interpretation of this documentation and to amend these Rules from time to time as deemed necessary.

All Rules, restrictions and covenants contained in the Condominium Documents are incorporated as part of these Rules.

All Residents are legally obligated to observe all of the provisions of the Condominium Declaration and By-Laws and as they may be amended from time to time, as well as the Rules. The Rules will govern the conduct of all Residents and any person on the property at the invitation or permission of any Resident. Unit Owners shall be responsible for the conduct of their families living in the Unit, as well as guests and invitees.

Please note the following: After due warning, any resident or unit occupant who continues to violate, fails or refuses to comply with any of the following stated rules and those included in the By-Laws shall be liable to pay a fine to the Association a minimum of \$25.00 up to a maximum of \$50.00 per violation, per day and may be subjected to sanctions. Each day of a violation will be deemed to constitute a new violation for the purpose of these Rules and Regulations and calculations of fines. Collection of these fines may be enforced against any Unit Owner(s) involved as if the fine were a Common Expense Assessment owed by the particular Unit Owner(s). Before any fine is imposed by the board, the Unit Owner(s) involved shall be given at least ten (10) days prior notice and afforded the opportunity to be heard, with or without counsel, with respect to the violation(s) asserted.

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Electricity

Electric service is provided by JCP&L – Customer Service 800-662-3115, Emergency/Power Outage 800-545-7738.

Sewer

Sewer service is provided by NJ American Water Company, 800-652-6987. Sewer problems and sewer payments are the responsibility of the **Homeowner**, not the Association.

Sewer Lines

The Association is responsible for all mains and laterals on common property. Homeowners are responsible for all laterals and sewer lines that are solely used by the unit. In the event a common line between two units is clogged, the cost of the repair will be equally shared by both unit owners.

Water

Water is provided by NJ American Water Company, 800-652-6987. Part of your monthly dues to Parkside Neighborhood pays for your water consumption.

Water Lines

The Association is responsible for all mains and laterals on common property. Homeowners are responsible for all laterals that service the unit whether inside or outside the unit that services the unit exclusively.

Plumbing Repairs and/or Work

All residents receive their water from the Association through their monthly maintenance fee. The water is not individually metered for each unit.

In order for a resident to replace the shut off valve to their entire unit it will require the Association to have the water shut down to the entire building. As such, all residents are requested to schedule plumbing work such as water heater replacements during normal business hours. Any time that the water must be shut off, the Association's management company must be notified so that unit owners are aware of the shut off of water in advance, except in the case of a dire emergency.

Garbage Removal

Refuse removal is provided by the Parkside Neighborhood Association contractor. Pickup is two (2) times per week currently on Monday and Thursday. Please make an effort to get your trash into the dumpster prior to those days. **It is the responsibility of the Resident to place their trash in the dumpster. If a dumpster is full, walk to the next one.**

Garbage

Residents are responsible for the disposal of the refuse into the dumpster enclosure. **All** trash should be in plastic bags and properly sealed. Trash should be placed **inside** the dumpster and the lids should remain closed. **Do not deposit trash on concrete pad inside the enclosure or on top of the lid for the dumpster or outside of the enclosure. If for some reason the dumpster is full please use another enclosure within the Community.** Disposing of trash outside of the dumpster may cause unwanted critters and/or bees and flies. The enclosures are available for all residents; you are not assigned to any one enclosure. **Residents Must make sure the gate for the enclosure is secured closed if they open it to dispose of their trash.** If a resident is caught not putting their trash inside the dumpster and securely closing the gate, the cost of the repairs/replacement **WILL** be assessed to their maintenance account.

Bulk Items

Residents are responsible for the removal and disposal of **large and/or Bulk items** (furniture, appliances and debris from home renovation/repair). Disposal of large and/or bulk items is **not permitted** in or at the Association's dumpsters and is NOT PERMITTED to be broken down to fit in the dumpsters. Please contact Bedminster Township Public Works at 908-212-7015 for bulk item disposal. **Failure to properly dispose of large and/or bulk items could result in the homeowner's account being fined a significant amount.**

Recycling

Recycling is the law in the State of New Jersey. The Parkside Neighborhood provides a program for all its residents. Recyclables are picked up by Somerset County.

Residents are responsible to BREAK DOWN and dispose of their cardboard in the recycling containers. No items should be placed on the sides, on top of the dumpsters or on the outside of the enclosure. Please DO NOT mix garbage or any other items in with your recyclables. Make sure all recyclables are as clean as possible to deter pests and odors. Anyone caught not disposing of their trash or recycling properly will be fined, which will be assessed to their maintenance account.

PLEASE DO NOT MIX GARBAGE OR ANY OTHER ITEMS IN WITH YOUR RECYCLABLES. MAKE SURE ALL RECYCLABLES ARE AS CLEAN AS POSSIBLE TO DETER PESTS AND ODORS.

Landscaping

The Association is responsible for the lawn maintenance, drainage, shrub trimming and tree pruning for all common and individual properties. No resident shall do any pruning or landscaping. No resident shall plant anything within the community. The Planting of vegetables and/or herb gardens are not permitted in Parkside.

Maintenance

Association responsibilities include, but are not limited to: cleaning, painting, caulking and repair to street light fixtures, railings, stairs, stoops, gutters, downspouts, leaders, roofs, patio, siding, fencing and vents. The Association is also responsible for the repair and maintenance of streets, parking areas and walkways in the community.

Homeowner's responsibilities include, but are not limited to windows, front doors, door frames, sliding doors, and all internal elements (plumbing, heating, air conditioning, electrical wiring, etc.) as long as they solely service your unit. All repairs, renovations and replacements must be approved by the Board and must maintain existing appearance, finish and size.

Windows/Window Coverings

1. No plastic covering may be placed on the outside of unit windows.
2. No window boxes may be placed on any windows.
3. Screens must be maintained by the homeowner.
4. Replacement windows must be like for like, including grid pattern, any deviation must have both the Parkside Board and Bedminster Twp. permit(s) and approval(s). For information regarding replacement of windows and doors contact Community Management.

5. No Resident shall display in any window of their unit material or covering of any kind that was not specifically designed as a decorative window covering including plastic covering or bed sheets.

Homeowners are responsible for the maintenance, repair and replacement of front door and porch lamps.

Approved Porch Light

1. The light can be purchased at Home Depot for a cost of \$40.00.
2. Owners can utilize the following link: <https://www.homedepot.com/p/Acclaim-Lighting-Wexford-Collection-1-Light-Matte-Black-Outdoor-Wall-Mount-Light-Fixture-5010BK/203718216>.
3. The light must be installed by a licensed electrician.
4. A plate (siding mount) is required to be installed behind the light fixture to avoid water damage to the light and siding. Residents can purchase the plate (siding mount) at Griffith Electrical Supply located at 4W Chimney Rock Rd, Bridgewater; 908-203-1601.
5. No alternate lights will be approved.



Storm Doors

1. Door must be of fiberglass or aluminum and may not be wood.
2. Must be white to match white window trim.
3. Screens for storm doors must be maintained by the homeowner.

Entry Walks

Entry walks must be kept clean and free from clutter and debris.

Responsibilities of the Association

Snow Removal

The Association is responsible for snow clearing from roadways, parking areas (lots and spaces), staircases, sidewalks, dumpsters, mailboxes, fire hydrants and storm drains.

Snow Procedures

Residents **ARE NOT PERMITTED** to move any cones that are placed by the snow contractor. These cones mark areas that the contractor needs to push snow off the roadways. Any Resident that moves any of the cones, fines will be assessed to their maintenance account and the resident's vehicle will be towed at their expense.

Plowing all paved roads shall begin automatically for snowfalls of two (2) or more inches. Snow removal from sidewalks shall commence when snow fall stops. The clearing of snow from these areas shall take approximately 8-10 hours when it's not extreme conditions. An initial pass-through will be made to reasonably clear roadways to help enable cars to leave for work except in extreme conditions.

After snowfall ends, parking spaces, parking lots, sidewalks, entranceways, mailboxes, fire hydrants, catch basins and dumpster area will be cleared.

The contractor is not responsible for clearing snow from any roadways or parking stalls where cars failed to move prior to the contractor leaving the development. They are not responsible to clean your vehicle of snow or snow that may have been pushed behind your vehicle when clearing the main road.

- While the contractor is out plowing please be kind enough to move your vehicle to a location that was already plowed so they can make sure all parking spaces get cleared. If you need assistance, please arrange for some one to assist you in moving your vehicle. Any vehicles that have not moved by the second day will receive a violation.
- ***Please DO NOT shovel or clear the snow from your vehicle into the road after it has been cleared.***
- ***Residents should clear the snow from their vehicle(s) within 24 hours from the end of the snow fall.***
- The ice melt that is provided throughout the community for icy patches **ONLY**, not for the use of treating your whole area.
- **Please DO NOT approach the workers while they are working to ask them to do something that you want done. They are aware of what needs to be conducted and WILL NOT take direction from residents.**

- If you need to leave your home prior to snow removal, be prepared with a shovel and appropriate ice melt **(NO ROCK SALT PLEASE)**. Ice melt is located at the top of each staircase and at the mailboxes. Ice melt will melt the snow at a lower temperature, is safe for pets and will not damage the concrete/landscape, etc. Please make sure you do not use rock salt.
- Use extreme caution if there has been rain, freezing rain and/or melt-off after snow removal. Black ice may be present and is extremely slippery. These spots may appear to be wet but may actually be ice.

Please watch your step, walk and proceed with caution when any winter weather is present.

RULES AND REGULATIONS

General Rules

1. Each unit owner shall keep his unit in a good state of preservation and cleanliness. If they do not, the Association may perform the work and assess the unit owner for the cost.
2. Residential units shall be occupied and used only for single-family residential purpose.
3. Residents shall exercise reasonable care when making noise that may offend or interrupt the peaceful enjoyment of their neighbors. The use of musical instruments, radios, television sets, stereo equipment, washing machines and vacuuming, shall be regulated by each resident so as to avoid undue interference with others. Formal quiet hours are 10:00 p.m. to 7:00 a.m. If there is an issue with noise during these hours, residents must call the police.
4. No contractor or workman employed by a unit owner shall be permitted to do any work in any unit (except emergency repairs) between the hours of 6:00 p.m. and 8:00a.m.
5. Unit owners shall be held responsible for the actions of their minor children and/or guests. Any damage to any portion of the property caused by pets, minor children of unit owners and/or guests shall be repaired at the expense of such unit owners.
6. Children **SHOULD NOT** play in the roadways within the Community. The Hills Highland Master Association has amenities for Children to play; residents can visit the HHMA website to see what amenities are available at <http://hillshighlands.com>. Parents are to supervise their children while outside playing.
7. The walkways and stairs in front of the buildings, entrances and roads shall not be obstructed or used for any purpose other than for entry to and exit from the buildings.
8. No unit owner shall install, affix, paint or expose any sign or advertisement.
9. No "For Sale" signs may be posted, nor any other signs.
10. No aerials or exterior cable or wiring shall be attached to or hung from the exterior of any unit, i.e. no holes should be made in the siding.

11. Nothing is to be attached to the siding or building. This includes items that may be attached to the patio fences. If something is installed on your patio fence, porch, etc. by another resident, the owner of the unit is responsible for removing it and the cost of the repair.
12. Flags are not permitted except for the United States of America flag. Flags may be installed/hung in the following manner:
 - First Floor Units: In the front of the unit on the patio fence.
 - Second Floor Units: on the balcony attached to the railing with a rubber hanger so it does not damage the railing.The maximum size of the flag can be 3' x 5'.
13. Residents shall not use an attic as a permanent or temporary area for sleeping or storage: The attic is a common area and belongs to the Association. Construction of any variety is strictly prohibited. The beams are not rated for any additional weight; therefore, storage can cause serious structural damage. Damage to any structure by any resident will be the sole responsibility of the unit owner to repair.
14. No resident shall hang clothes outside. No unit owner shall hang or drape any clothing or household goods over railings, shrubs or lawn areas. The use of a clothes drying rack outside is not permitted. Residents are allowed to hang their pool towels on their patio furniture outside for the day to dry before bringing it into their home.
15. Do not use any salt on front walks or stoops for ice control, as this easily deteriorates the surface. Please promptly notify management of any icy conditions that exist. Calcium chloride may be used and is provided by the Association.
16. No resident shall do any pruning or landscaping. No resident shall plant anything within the community.
17. No resident, guest or any other person shall commence any digging or earth moving. This rule is intended as a protection against inadvertent disruption of surface drainage, underground services and creation of a nuisance to other property owners.
18. The unit owner shall not do or permit anything that will conflict with the laws relating to fires or the regulations of the Fire Department, or permit or engage in any activities that could potentially create a fire hazard.
19. Only electric grills shall be used in the community and all grilling must be done at least five feet from the building. All grilling must be done on ground level and five (5) feet from the building.
20. Flammable materials may not be stored in the interior of any unit or storage rooms.

21. The Resident, household members and guests shall conform and agree to abide by these Rules and Regulations. Any owner who violates these rules will be notified in writing by management, and will be given ten (10) days to correct the violation. After that period, or for repeated violations, a \$25.00 per occurrence fine will be levied automatically.
22. The payment of assessments is incorporated into these rules and regulations. Each unit owner is responsible for payment of all fees, fines and assessments applied to the unit owner's account.
23. The Association reserves the right to make other reasonable rules and regulations or alterations to these Rules and Regulations that, in the Association's judgment, may from time to time be deemed necessary for the protection, safety, care and cleanliness of the premises and the preservation thereof, and the general comfort and welfare of the occupants of same.
24. Complaints regarding the property or regarding actions of residents shall be made in writing to the Board of Trustees. Send all correspondence to the management office.
25. No resident shall direct any Association Contractor away from the property, nor shall the resident make any demands of said contractor for service not authorized by the Association.
26. No portable pool, i.e. kiddie pool, child pool and/or wading pools, slip and slides, jungle gyms or pool of any kind shall be placed or permitted on any portion of the Common and/or Limited Common Elements of the Association.

Storage

1. Patios and decks are for the strict use of patio furniture. Storage of any other items is not permitted, except for bicycles, grills or storage containers. Bicycles, owned by the second floor units, may be stored under the stairs.
2. Patio furniture, bikes, grills and storage containers must be kept in a neat order. There shall be no storage on the side of the buildings by any unit owners.
3. Entry walks must be kept clean and free from clutter and debris, storage is strictly prohibited at these locations.
4. Sporting equipment, toys and other personal items are not permitted to be left out on patios, decks, lawns, in the planting beds or any other common areas. Everything must be put away at the end of each day, whether it is inside your home or in a storage container.
5. The storage of old appliances or any other personal items which cannot be kept in a

storage container is strictly prohibited.

Outdoor Decorations

1. Exterior holiday decoration lights will be permitted on the exterior of the buildings; windows (first floor **ONLY**), doors and fences. **NOTE: This excludes trees, shrubs, bushes, roofs, gutters and peaks.**
2. All electrical and free standing decorations must be on the residence side of the sidewalks and UL approved outdoor wiring must be properly secure and not to extend across sidewalks or walking areas.
3. No hooks, nails, etc. are permitted to be installed in the siding, fences or patios to hang decorations.
4. Nailing or stapling of any exterior decoration is prohibited on any common element, except the installation of flag brackets to display the American Flag **ONLY**.
5. Seasonal decorations are permitted on the exterior of your unit **PROVIDED** that placement and removal of same does not cause damage to the exterior of your unit.
6. All Hanukkah and Christmas decorations must be removed by January 20.
7. Other exterior holiday decorations **MUST BE REMOVED** within two (2) weeks of that holiday.

General Appearance

1. No trellises, birdbaths, statuary, small decorative fences, etc. are permitted.
2. Wind Chimes are not permitted.
3. The exterior is not to be used for storage.
4. Railing planters are not permitted as they could fall and injure a homeowner or guest. In addition this is a liability for the Association.
5. Large oversized toys such as slides, children's large motorized cars or playhouses, etc. are not permitted for use on common property.

Parking Rules

- All vehicles parked regularly in the Community **MUST** have a parking sticker displayed in the window at all times when parked within the Community.
- Every Parkside resident who has a valid NJ driver's license and registration is entitled to one **BLUE** primary resident sticker. Any resident with two or more vehicles will receive an overflow **RED** sticker for that additional vehicle. So for example if you have 3 cars and only two people in your household that have a valid NJ drivers license, you would receive two **BLUE** primary sticker and **RED** overflow sticker.
- All **BLUE** sticker vehicles may park in any space available NOT marked as visitor parking or motorcycle parking.
- All **RED** sticker vehicles **MUST** park in the overflow section which is marked as visitor parking.

- All guests that visit Parkside residents **MUST** park in the overflow section which is marked as visitor parking.

The parking sticker must be placed on the driver's side rear window with the registration number facing out, please make sure it is displayed properly.

PARKING PERMITS ARE TO BE DISPLAYED IN THE VEHICLE(S) WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE LETTER SENT BY MANAGEMENT. FAILURE TO INSTALL THE PARKING PERMIT WITHIN THE NOTED TIMEFRAME WILL DEEM THAT THE VEHICLE IS STILL NOT IN COMPLIANCE AND SUBJECT TO TOWING AT THE VEHICLE OWNER'S EXPENSE.

1. Types of Parking Spaces

- a. Resident - This includes all spaces with white lines. These spaces are available on a first-come first serve basis to resident cars displaying a blue Primary Resident Vehicle sticker. These spaces are for the use of vehicles which are driven on a regular basis. Because of our limited parking area, these spaces may not be used to store vehicles that are used occasionally (less than weekly). Any resident with a two (2) vehicles to one (1) driver ratio will be required to park the additional vehicle in the Overflow Visitor Section. All additional secondary vehicles that are parked within the Resident spots will be stickered and towed at the Owner's expense.
- b. Handicapped - Certain spaces are set aside for the exclusive use of specific handicapped unit residents who drive. These spaces are clearly marked with blue and white Handicapped signs. These spaces are for the sole use of the unit resident who has registered with the Association to obtain them and whose vehicle displays a valid State of New Jersey handicapped license plate. A resident may request handicapped parking upon submission of a written request and valid proof of handicapped status as defined by the State of New Jersey of the Unit Owner, its successors and assigns.
- c. Motorcycle – All motorcycles must be parked within the six (6) spots located on Parkside Drive at the start of the visitor section. Along with a sign adjacent to the spots detailing that they are reserved for motorcycle parking, these spaces have been labeled "Motorcycle" along the pavement accordingly. Should there be more than six (6) motorcycles within the community; any additional motorcycles must be parked in the Overflow Visitor section. All motorcycles parking within the community must be registered and have a parking tag.
- d. Overflow - Long term parking, which is defined as more than one week, commercial vehicles, guests, including overnight guests, will use overflow parking which has been designated as the center section of Parkside Road opposite the recycling dumpster.

2. Permitted Vehicles

- a. Cars, vans, motorcycles, and pickup trucks. All permitted motorcycles must be parked with a block of wood or similar material, under the kickstand to protect the parking lot surface from damage. A fine may be assessed if this is not followed.
- b. Approved commercial vehicles which are permitted to park only in the lower Parkside Road lot under the following circumstances:
 - i. The vehicle is the primary means of transportation for the resident;
 - ii. The resident received prior written approval and a **RED parking permit**;
 - iii. The vehicle has a valid commercial license plate, registration, and **insurance**;
 - iv. The driver of the vehicle does not violate the Association's rules and regulations.
 - v. The vehicle must have a valid inspection sticker as well.

3. Prohibited Vehicles - The parking or storing of the following types of vehicles is prohibited:

- a. Boats
- b. Box trucks, truck cabs or truck trailers;
- c. Trailers of any type;
- d. Recreational vehicles;
- e. Vehicles which exceed 22 feet in length;
- f. Vehicles with attached plows;
- g. Vehicles with an attachment that extends beyond the body of the vehicle in a dangerous manner;
- h. Vehicles being used for storage of materials;
- i. Vehicles exceeding 7,000 pounds gross vehicular weight.
- j. Large Commercial vehicles

4. Resident Parking Stickers

- a. Any vehicle parked in white lined spaces must display a current Parkside Resident Parking Sticker.
- b. Every Parkside Unit Owner who has a valid New Jersey Driver License is entitled to one blue Primary Resident Vehicle sticker. Additional stickers may be issued for cause at the discretion of the Board upon presentation of proof that additional stickers are needed. These stickers will be red to be easily distinguished from the Primary Resident Vehicle sticker. Vehicles displaying the red Overflow Vehicle stickers may only park within the overflow area.
- c. The Parking Sticker must be placed on the driver's side rear window with the registration number facing out.
- d. Qualified Vehicle - Stickers will be issued only for permitted vehicles which are also qualified vehicles. A qualified vehicle is one that:

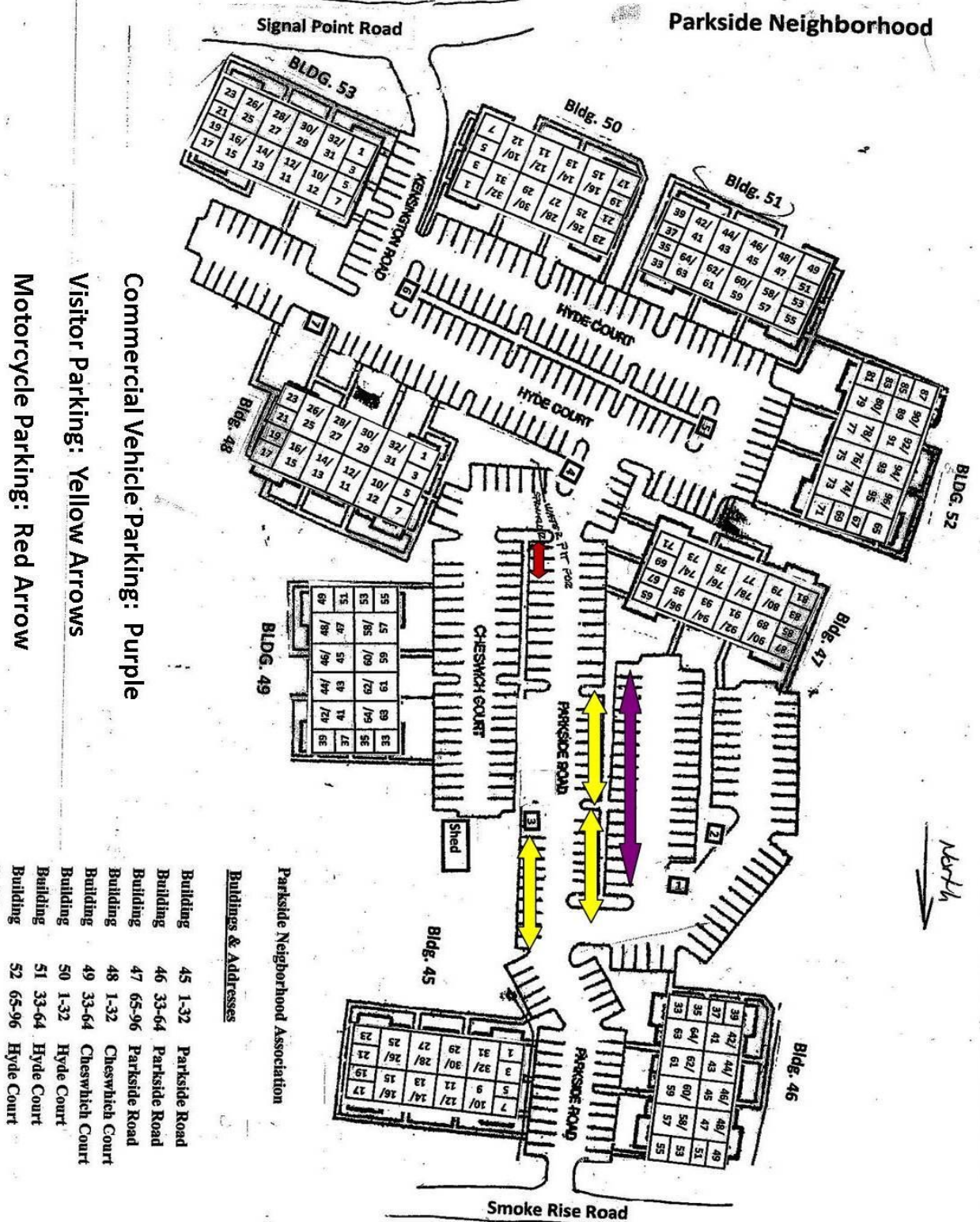
- i. Is registered in the name and address of either or both of the residents in the State of New Jersey or if the vehicle is leased, insurance card showing above information;
 - ii. Displays a valid New Jersey State Inspection sticker;
 - iii. Is in legal operating condition.
 - e. Invalid Inspection Sticker - A vehicle which has been issued a Parking Sticker but which is later found without a valid State Inspection sticker will be given a Warning Ticket. Such a vehicle will be allowed 10 working days to obtain a valid State Inspection sticker, or it may then be fined and/or towed.
 - f. Not in Proper Operating Condition - A vehicle which has been issued a Parking Sticker but which is later found not to be in proper operating condition will be given a Warning Ticket. Such a vehicle will be allowed 10 working days to become in proper operating condition. While not an exhaustive list, a vehicle exhibiting any of the following conditions is not in proper operating condition:
 - i. Missing doors, fenders, hoods, hatch lids or trunk lids;
 - ii. Missing or broken windshield or windows;
 - iii. Flat tires;
 - iv. Suspension or drive train parts that drag or lay on the ground;
 - v. Leaking fluid onto the parking lot surfaces;
 - vi. Such as would prevent the issuance of a New Jersey State Inspection sticker.
 - g. Prohibited Vehicle - In the event a prohibited type of vehicle is been issued a Resident parking sticker in error, such sticker will be revoked when the error is discovered. The prohibited vehicle may then be fined and/or towed.
 - h. Vehicle Replacement - If a resident sells a stickered vehicle and buys a new vehicle, the new vehicle will be issued a sticker upon receipt of a copy of the new registration to the management company. The old sticker will then be invalidated.
 - i. 30 Day Limit - No vehicle with a resident sticker may park continuously, unmoved, in a resident space longer than 30 days without notifying the management company. When a resident will be on vacation or away from home for a period longer than 30 days, the vehicle must be left in a visitor space and the property management company must be notified.
 - j. Penalties for Violations in Residents Spaces - Permitted vehicles, if parked in a resident space without a resident parking sticker, will be fined and towed at the owners' expense. Prohibited vehicles will also be fined for parking in resident spaces.
5. Improper and Prohibited Parking – The following IS prohibited and subject to enforcement:
- a. Parking a Prohibited Vehicle, as defined by these rules;
 - b. Parking in a designated handicapped space by a vehicle other than the vehicle registered to use that space;
 - c. Parking in more than one space;
 - d. Parking in an unmarked space;
 - e. Parking that blocks access to a dumpster, recycling bin, walkway or mailboxes;
 - f. Parking on the street;

- g. Parking on the grass, curbing, or sidewalks;
- h. Parking an unregistered, unlicensed, abandoned, or unauthorized commercial vehicle;
- i. Parking an inoperable or disabled vehicle;
- j. Parking that blocks access for emergency vehicles or vehicles that perform emergency repairs and/or services.

6. Enforcement

- a. Vehicles in violation of this resolution may be towed without notice, and the Unit Owner account where the vehicle is registered shall be fined \$25.00.
- b. The Association shall not be responsible in any way for the return of a vehicle. Nor shall the Association be responsible for any costs associated with any such return. If it is determined that responsibility for the vehicle, as determined by the Association rules and regulations, rests with a Unit Owner or other authorized resident, any costs of towing and storing that are borne by the Association, if any, and/or any fines or charges that may be levied by the Association, shall be posted to that Unit Owner's account and shall constitute a lien against that Unit Owner's unit. Any such lien or fine shall be collected in the same manner as with respect to the common expense assessments.
- c. In accordance with N.J.S.A. 39:4-56.6, if no action is taken by the vehicle's owner within ninety (90) days of the removal of the vehicle from the common property, the vehicle may become the property of the towing company or be sold at public auction.

Please see the Parkside site map showing the Motorcycle, Visitor and Commercial parking areas, which are clearly marked with signs.



Pets

"Pets" shall mean dog, cat or domestic animal.

1. All pets must be properly leashed when outside. Leashes shall not exceed six (6) feet in length.
2. No pet is permitted to run loose, disturb or annoy other residents.
3. All residents are asked to walk their pets a minimum of ten (10) feet from the buildings and sidewalks. **Residents must immediately clean up after their pets.**
4. No pets may be outside without its' owner being present.
5. No pets may be chained or tied up outside in any way to the building, to a tree, on the patio or deck.
6. No shed, pens, pet houses, or dog runs of any kind shall be placed in the development.
7. Owners should use due diligence in avoiding disturbance to neighbors by incessant barking. No person shall keep, harbor or maintain any pets which habitually barks or cries.
8. All pets must be licensed by Bedminster Township – call 234-0333 for information.
9. All pets must be registered with The Association.
10. Failure to comply with these rules will result in a fine being assessed to the unit owner's maintenance account. Repeated violations may result in the owner being required by the Association to remove the pet from the community.

Grill Regulations

1. Only electric grills shall be used in the community and all grilling must be done at least five feet from the building. All grilling must be done on ground level.
2. Storage of lighter fluid on decks is prohibited.
NJ State Law: 5:18:-3.3 states "Propane cooking equipment such as barbecue grills shall not be stored or used on any porch, balcony or any other portion of a building, within any room or space of a building, within five (5) feet of any combustible exterior wall or within five (5) feet, vertically or horizontally of an opening in any wall.

Any fine(s) levied by the Bedminster Township Fire Code Official against The Parkside Neighborhood Condominium Association for an individual unit owner(s) noncompliance with Section 5:18:-3.3 (h) 3 of the New Jersey Fire Code will be the sole responsibility of the unit owner(s).

The above statement was also adopted by the Parkside Neighborhood Association in Policy Resolution No. 03-05.

Dryer Vents

1. **Dryer vents shall be cleaned every year, with June 1st of every year being the deadline for compliance.** Every year, each Owner shall submit to the Association, an invoice by a licensed contractor, acknowledged to have been paid in full, indicating that the Owner's dryer vent(s) have been cleaned including, but not limited to: **cleaning lint from the outside flap through the piping and vent hose; cleaning from inside the dryer; ensuring that the flap is in working order and performing any necessary repairs to the dryer vent and the flap.** **This Resolution applies to all Unit Owners regardless of whether a Unit Owner owns a dryer vent or utilizes a dryer.**
2. If the Association is fined by the Township for unit owner non-compliance, the unit owner will be responsible for the payment of all fines attributable to his/her own noncompliance.

3. In the event a unit owner fails to take action required, the Association may perform the work itself and charge the unit owner. There is a \$50.00 per day fine for non-compliance of this important procedure.

Insurance

1. All Unit Owners are required at all times to maintain HO-6 insurance policies for those items not covered by the Association's insurance coverage, including "replacement costs." "Ordinance or law" coverage is also required, if available. A HO-6 Policy is a policy for coverage for your personal contents, loss of use, personal liability, loss assessment and additions and alterations (including decorating, upgrades or options made by you or a prior owner).
2. All Unit Owners must submit or have submitted a Certificate of Insurance and copies of the declaration pages no later than sixty (60) days from the date of the adoption of this Resolution. Any Unit Owner in violation of this paragraph will be fined \$25.00 per day of notice of the violation, until there is compliance. Each day that a Unit Owner is in violation shall be considered a separate violation.
3. All Unit Owners must submit a Certificate of Insurance and copies of the declaration pages upon renewal of the current insurance policy or upon commencement of new insurance coverage. Any Unit Owner in violation of this paragraph will be fined \$25.00 per day notice of the violation, until there is compliance. Each day that a Unit Owner is in violation shall be considered a separate violation.

Census Forms

1. The Board shall issue a yearly resident census form requesting relevant information from the Unit Owners. Information requested shall include, but is not limited to: unit owner name(s), tenant's name(s), number of occupants, number of pets, e-mail address, cars per household, license plates, and emergency contact numbers.
2. Should there be a change in occupancy and/or contact information prior to the distribution of the annual census form then Unit Owners shall notify the Management Company promptly. At that time, Unit Owners will be responsible for returning an updated resident census form.
3. Upon issuance of the census to the unit owners, all unit owners **must complete the census in its entirety and return to management within thirty (30) days. Should a unit owner fail to do so, a notice requesting compliance will be mailed granting an additional (10) days. If the census is not completed and returned within this time frame, a second notice will be sent and a \$50.00 fine will be assessed per day until compliance is had.** Any resulting fine shall be posted to the Owner's account, and shall be collected in the same manner as common expense assessments.
4. Census Forms are due not later than June 1st of each year.

Skateboarding

1. No skateboarding shall take place on the Common Elements of the Condominium.
2. No skateboarding ramps of any kind shall be erected and placed on the Common Elements of the Condominium.

Central Air Conditioning Units

Window air conditioners cannot be installed in any window. Maximum height of air conditioning units CAN NOT be taller than the patio fence. If an air conditioning unit needs to be replaced, they must first call the Property Manager for the application form and have it approved by the Board prior to any work commencing. Township building code officials must inspect electrical wiring. Permits are required. Contact the Bedminster Township Engineering Department for the required permits.

Satellite Dishes

1. The installation of a satellite dish requires prior approval from Parkside Neighborhood Condominium Association. The resident must complete a modification request form along with a restrictive covenant form and submit them both for Board approval.
2. Applications must adhere to and include the following:
Dish Specifications:
 - a. Size - Satellite dishes shall be one (1) meter or less in diameter. Satellite dishes larger than one (1) meter are prohibited.
 - b. Color - All satellite dishes shall be gray, so that uniformity may be maintained. The dish may be painted in a lead-free paint, if necessary to conform to this requirement.
 - c. Location – Except as otherwise specified herein, no antennas may be installed on the Association's Common Elements, including but not limited to the building structure, the siding and/or roofs. All satellite dishes must be installed to the limited common balconies only. If a unit owner does not have a limited common balcony, then he/she is not eligible to have a satellite dish/antenna installed. Nothing may be drilled into any common element. The satellite dish/antenna would need to be secured solely to the railing.
 - d. Satellite dish installations shall be performed by a licensed contractor. If approved, Owners shall provide notice of an installation within five (5) days of installation of the satellite dish so that it may be inspected by a representative of the Association.

3. Any unit owner who installs a satellite dish without prior approval is subject to a \$100.00 fine and/or having the dish removed and their account billed for said removal and any subsequent repairs to the common property. Going forward, any holes created by the installation of a satellite dish are the responsibility of the owners themselves. In the event of any leak inside a unit the unit owner will be held responsible for the cost of any repairs associated with same account responsible for the dish.

GENERAL INFORMATION:

- a. Unit owners are responsible for ensuring that their children, guests, invitees and tenants abide by the rules and regulations of the Association.
- b. **Bird feeders are prohibited.** Bird seed falls on the lawn and ground and attracts rodents.
- c. The clubhouse located on Hansom Road can be rented for personal parties, meetings, etc. Please contact Hills Highlands Master Association at 908-781-1930 for details or on the HHMA website at <http://hillshighlands.com>, which include the cost to rent the clubhouse, security deposit and all other information pertinent to the rental.
- d. HVAC Filters should be changed monthly. Frequent changes may keep energy costs down and minimize the chance of any fire hazard from a dirty filter.
- e. Water Heaters are known to have a life span of 8 to 10 years and could burst causing serious flooding in your home. Please consider the age of your water heater and exercise preventative measures where applicable by purchasing a heater before any problems occur.
- f. Thermostats should never be set lower than 65° in very cold weather. Lower settings can result in pipes freezing.
- g. Vehicle Maintenance is prohibited except for changing of tires and washing and waxing.
- h. Water Hoses should be changed from rubber to flexible metal to prevent bursting.
- i. Water valves (hot/cold) should be turned off when washing machine is not in use to avoid any possibility of flooding.
- j. Water Pipes should be shut off if you plan to be away for more than one day. This will prevent pipes from freezing in very cold weather. If you do not know where these pipes are located, please check with a neighbor or contact a plumber.
- k. Any type of generator is not permitted.
- l. Any type of space heater is not permitted.