

THE COUNTRY PLACE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

1. Walkways in The Condominium complex shall not be obstructed or used for any purpose other than pedestrian traffic.
2. No exterior of any unit shall be decorated by any Unit Owner in any manner without prior written consent of the Association.
3. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand unattended in any part of the Common Elements.
4. No Unit Owner shall make or permit any noises, soot, odor or vibrations that will unreasonably disturb or annoy the occupants of any of the other Units, or do or permit anything to be done which will unreasonably interfere with the rights, comfort or convenience of the other Unit Owners.
5. No Unit Owner shall sweep, drop, shake or throw or permit to be swept, dropped, shaken or thrown from his Unit or from the doors or windows thereof, any dirt or other substance.
6. No unit Owner shall install poles and lines for drying of laundry outside his unit.
7. No shades, awnings, window guards, window boxes, ventilators, fans or air conditioning devices shall be used in or about the Buildings except such as shall have been approved by the Association. Unit Owners may use storm doors and windows of material, color and type approved by the Association.
8. Occupants of Units who are agents for outside commercial interests shall not solicit in person or by telephone within The Country Place Condominium complex.
9. No sign, notice, advertisement, flag, banner, poster or the like shall be inscribed or exposed on or at any window or other part of any Buildings, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the Units without similar approval.
10. All refuse and garbage not disposed of in garbage disposal units shall be placed in appropriate receptacles and stored in the trash can storage areas, then deposited with care at curbside for pickup at such times as the Association may direct. After pickups, the receptacle shall be returned to the trash can storage area and only at such times and in such manner as the Association may direct. Burning of trash and refuse is prohibited. All garbage disposal units shall be used only in accordance with the instructions given to the Unit owner by the Association. All garbage shall be deposited in the Unit owner's garbage disposal unit rather than put in a refuse receptacle whenever possible.
11. No Unit Owner shall send any employee of the Association or the Manager away from the Condominium Property on any private business of the Unit Owner.
12. No bird, reptile, or animal of any kind shall be raised, bred, or kept in any Unit or anywhere on the Property except domestic birds are permitted, provided they are not kept bred or maintained for any commercial purpose.

THE COUNTRY PLACE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

13. No radio or television aerial shall be attached to or hung from the exterior of any Unit Building or common element without prior written approval of the Association.
14. The agents of the Association or the manager and any contractor or workman authorized by the Association or the Manager may enter any Unit at any reasonable hour of the day; provided, however, that except in case of emergency, entry will be made by prearrangement with the Unit Owner.
15. The Association may retain a passkey to each Unit. No Unit owner shall alter any lock or install a new lock on any door leading into his Unit without the prior consent of the Association. If such consent is given, the Unit Owner shall provide the Association with a key for its use.
16. No temporary structures, trailers, tents, sheds, play houses and the like shall be permitted in or about the Common Elements.
17. Vehicles shall be parked only in areas provided for that purpose. The Unit Owners, their employees, servants, agents, visitors, licensees and the Unit Owner's family will obey any traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit Owners.
18. No repair or dead storage of vehicles, boats or equipment (including, but not limited to, cars, boats, motor scooters, trailers, etc.) shall be permitted on the Condominium Property. After 24 hours' notice to remove such vehicles or equipment, the Association shall have the right to remove such vehicles or equipment at the expense of the responsible Unit Owner.
19. Except as needed to prevent an accident, no Unit Owner shall cause or permit the blowing of any horn from any vehicle of which his guests or family shall be occupants, approaching or upon any of the driveway* s or parking areas serving the Condominium Property.
20. All damage to any Unit or the Common Elements caused by the moving or carrying of any article therein shall be paid by the Unit Owner responsible for the presence of such article.
21. No Unit Owner shall use or permit to be brought into any Buildings an inflammable oil or fluid, such as gasoline, kerosene, carbon tetrachloride, naphtha or benzene or explosives, fireworks or articles deemed extra-hazardous to life, limb or property, or any other item that would increase the fire rating of the Unit, without in each case obtaining the prior written consent of the Association.
22. No contractor or workman employed by a Unit Owner shall be permitted to do any work in any Unit (except for emergency repairs) between the hours of 6:00 P.M. and 8:00 A.M. or on Saturdays, Sundays or legal holidays if such work is likely to disturb the occupants of any other unit, without prior written permission of the Association.

THE COUNTRY PLACE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

23. Unit Owners shall be held responsible for the actions of their minor children and their guests, and any damage to any portion of the Condominium Property caused by minor children of Unit Owners or their guests shall be repaired at the expense of such Unit Owners.
24. No Unit Owner whose Unit benefits from or has the exclusive right to use a garden shall place or maintain any personal property on or in the garden, nor plant or grow any combination of trees, shrubs, flowers or vegetables in the garden, which will create an unsightly appearance visible from outside his Unit. A list of all personal property and plantings which a Unit Owner proposes to place on or in the garden shall first be submitted to the Association for its approval that the said placement of such items conforms to the requirements of this Paragraph.
25. Complaints regarding the management of the Property or regarding the actions of other Unit owners shall be made in writing to the Association.
26. No Unit Owner shall build, plant or maintain any matter or thing upon, in, over or under the Common Elements or Limited Common Elements without the prior written consent of the Board unless permitted by the Rules and Regulations.
27. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time.
28. The use or maintenance of a waterbed in any Unit is prohibited.
29. Unit owners must check their plumbing systems, fixtures, hoses and all other system components on a monthly basis. Any damages caused due to the failure of system components shall be the reconcilability of the unit owner to repair, at the unit owners sole cost.
30. Unit owners must have their chimneys and all duct work, including dryer ducts, inspected by a professional, each year. The association may at any time request a certification from the unit owner acknowledging that an inspection was performed.
31. Heater rooms must not be used for storage of any kind. The Association has the right to inspect any heater room at any time for health and safety reasons.

COUNTRY PLACE CONDOMINIUM ASSOCIATION

REGULATIONS ON FINES amended January 1, 2005

- a. The Board of Directors may levy reasonable fines against a Member for any violation of these Bylaws; the Declaration of Covenants, Conditions, and Restrictions; the Rules and Regulations; or the *Laws of the State of New Jersey* committed by such Member or any occupant of the Unit owned by the Member.
- (i) **Notice and Hearing:** In the event of a violation as herein defined, the Association shall provide the Member written notice of said violation. The Member shall be given a reasonable opportunity, under the circumstances, to correct the violation or, if a first-time and unintentional offense, to assure the Board to the latter's satisfaction that the violation will not be repeated. The Member shall be entitled, upon request, to a hearing before the Board of Directors or any designated committee to contest the violation and/or fine. At such hearing, the Member shall have the right to be represented by legal counsel and to have a reasonable amount of time to produce any statement, evidence, and witnesses on his or her behalf. The minutes of the hearing shall contain a written statement of the results of the hearing and the fine, if any, that is imposed. The Association is not required to provide such notice and opportunity to be heard for recurring or continuing violations unless no fewer than three (3) months have passed from the time of the previous violation.
- (ii) **Continuing Violations:** In the case of a continuing or persistent violation: 1) Each day the violation continues after written notice thereof shall be deemed a separate and distinct violation and, hence, subject to a separate daily fine, up to a maximum of thirty (30) daily fines per violation; and 2) The Board may require the Member to post a bond or other form of security in order to ensure future compliance. For any such violation that cannot be cured immediately, no further fines shall be levied after such time as the Member begins a good-faith cure of same.
- (iii) **Lien against Unit** Any such fine shall constitute a personal obligation of the Member, as well as a lien upon the unit, which lien may be foreclosed in the same manner as a lien for unpaid community association common area charges pursuant to Laws of the State of New Jersey.
- (iv) **Fees and Costs:** The Member shall be liable for all attorney's fees and costs incurred by the Association incident to the levy or collection of the fine, including appellate proceedings.
- (v) **Crediting Payments:** The Association shall apply all partial payments by the Member to the Member's outstanding balance in the following order:
- Attorney's fees and costs;
 - Late fees and interest;
 - Fines;
 - Special assessments; and
 - Regular assessments, with payment being applied to the oldest balance first.

No partial payments will waive the Association's right to pursue full payment and/or enforce its bylaws, declaration, and rules and regulations.