

TOWNSHIP VILLAGE ASSOCIATION

RULES AND REGULATIONS

Welcome to the Township Village Association, a Condominium Community. Your Association has prepared this handbook in order to assist and inform homeowners and residents with the many aspects of community living. Please read this handbook and refer to it for information regarding your community.

It is the goal of The Township Village Association to help set forth rules and regulations and establish guidelines for all residents to follow, and that these guidelines help to ensure continuity of the exterior appearance of Township Village. These rules and regulations are based on the Master Deed and By-Laws (a part of the "Public Offering Statement" presented to all unit owners). Please read and become familiar with the Master Deed and By-laws that was given to you when you signed your contract.

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 Master Deed and By-Laws shall be liable to pay a fine to the Association of no more than twenty-five dollars (\$25.00) per violation and may be subjected to appropriate sanctions. Each day of a violation will be deemed to constitute a new violation for the purposes of these Rules and Regulations and calculation of fines. Fines are assessed to the account of the homeowner. Unit Owners shall be given at least ten (10) days prior notice and afforded an opportunity to be heard, with or without counsel, with respect to the violation(s) asserted.

It shall be the responsibility of all residents of the community to promptly report violations of the Rules and Regulations to the Association's Property Management Office. Forms may be found in section B of this package.

Please note that the association does not involve itself in disputes between homeowners. Homeowners who are unable to resolve their differences may request a third-party mediation process called ADR (Alternate Dispute Resolution).

GENERAL RULES

Following are the Rules and Regulations of The Township Village Association that are currently in effect.

Please note, however, that any or all of same are subject to modification or termination at any time or that other rules and regulations may ultimately be established if same are deemed desirable or appropriate by a proper vote of the board of trustees or members of the homeowners' association.

1. All pets must be kept on a leash at all times
2. All pet owners are responsible to pick up immediately after their pet.
3. All residents must adhere to the garbage and recycling regulations.
4. No baseball, stickball, or other games are permitted to be played on community streets.
5. Absolutely no commercial business is to be conducted from any home.
6. TVs, stereos and radios shall be turned low after 10:00 P.M.
7. Plants and planters are allowed only on decks, patios and front porticos, not on window sills.
8. No unit owner shall install any window air conditioner, window fan, or any similar cooling, heating or ventilating device in any window or other exterior opening of a unit.
9. No exterior radio, short-wave radio, television or electronic antenna or satellite dishes will be erected, maintained or operated upon any of the buildings without Board permission. No exterior loudspeaker, portable radio or unshielded floodlight will be installed or used in any exterior area of any unit.
10. Nothing may be done or kept in the unit that poses a hazard which will increase rates of insurance on any building.
11. No Unit Owner may change the outer appearance or modify any structural wall within the unit without prior permission from the Board.
12. No portion of the common elements or other portion of the condominium shall be used or maintained for the dumping of rubbish or debris except in designated dumpster disposal areas.

13. No vehicles larger than a panel truck and no mobile home, recreational vehicle, boat or trailer may be parked on any part of the condominium property without the prior written consent of the board.
14. All units must be heated to the extent necessary to prevent damage from frozen temperatures during the months of October through April, inclusive, regardless of whether or not occupied.
15. Each unit owner shall give the board timely notice of their intent to list his/her unit for sale.

PARKING AND OPERATION OF VEHICLES

1. The Board of Trustees shall have the right to remove vehicles that are parked in violation of these rules or any other rule at the expense of the respective owner.
2. No resident or their guests may park in any numbered space that does not correspond to their unit or the unit they are visiting.
3. Trucks or other commercial vehicles shall not park overnight at any home or parking lot, driveway or street.
4. No commercial vehicle, mobile home, recreational vehicle, boat or boat trailer may park on the condominium property.
5. No parking on the street except where approved by the Township of Morristown.
6. No motorized bike, moped, dirt bike, motorcycle or all-terrain vehicle allowed without a license and then only on roadways and parking areas.
7. Bicycles and tricycles are considered vehicles, and must travel on Community roads the same as an automobile, observing all stop signs, and travel on the right-hand side of the road. They must be equipped with headlight and rear light for night riding.
8. Residents are responsible for informing their guests and workmen of parking rules.

UNIT OCCUPANCY

Sales and Leasing

1. Owners who rent their units are responsible for apprising their tenants of the Rules and Regulations set forth by the Condominium Association and are liable for any fines imposed on their tenants by the Association.
2. Additional Rules and Regulations concerning owners' and renters' responsibilities are set forth in the Master Deed and By-Laws (a part of the "Public Offering Statement ") of the Association.
3. No "For Sale" signs are to be displayed inside or outside of any unit except on the day of an open house.

GARBAGE, RUBBISH AND DEBRIS

1. No portion of the condominium property shall be used or maintained for the dumping of rubbish, debris or garbage. No compost piles are permitted.
2. Trash and garbage shall be kept in sealed plastic bags and placed in the appropriate containers.
3. Receptacles such as metal or plastic garbage cans shall not be permitted to stand along the outside wall of buildings.
4. All recycling must be deposited in the blue containers. All newspapers and cardboard must be bundled and tied and placed in the recycling shed.

PETS

1. Pet owners are required to immediately clean up after their pets.
2. All pets must be on a leash of not more than six (6) feet or carried at all times.
3. The owner shall compensate any person hurt or bitten by any pet and shall hold the Association harmless for any claim resulting from any action of their pet.
4. All pets shall be registered, inoculated and neutered as required by state or municipal law.

UNIT MODIFICATION/INSTALLATION REQUEST FORM

The Association's Master Deed requires approval by the Association's Board of Trustees for any alterations in a unit before the work has begun. Association approval is not required for minor repairs or redecorating the interior of the unit.

Attached is a Property Modification Application form. Please complete the form and submit it to

Township Village Association

c/o TAYLOR MANAGEMENT CO. in *duplicate*. This form **MUST** be completed in its entirety before it will be submitted to the Board.

Note: Owners cannot paint, decorate, or change the exterior appearance of the Unit.

PROPERTY MODIFICATION APPLICATION

APPLICATION DATE: _____

OWNER NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

The undersigned hereby applies for approval to make modifications to Unit # _____ or the appurtenant limited common areas.

I/We authorize and represent the following:

1. I/We are the lawful owners of the premises.
2. I/We hereby authorize the Covenants Committee, the Board of Trustees or the designee to inspect the premises concerning this application, upon reasonable notice and reasonable hours.
3. I/We agree to abide by all the terms and conditions of the approval procedures, the Declaration of Covenants, Condition, and Restriction, the By-Laws, and Rules and Regulations of the Association as they apply to this application. We also authorize the Board to employ, engage, or hire any professional consulting entity that they deem reasonably necessary to properly review this application, the cost of which will be charged to us provided that there is prior notification and agreement is received from us.

**PLEASE COMPLETE BOTH PAGES OF THIS FORM --
OWNER'S SIGNATURE IS REQUIRED**

NARRATIVE DESCRIPTION OF MODIFICATION

Where appropriate attach the following:

(Please check)

- Manufacturer's Brochure
- Photo of Property Scale Drawing
- Rendering of Modification (Drawing with Dimensions)
- Name of Contractor
- Building Permit from Municipality or Application for Permit
- Filing Fee
- Certificate of Insurance from Contractor (Liability and Workers' Compensation)
- Specification for Material
- Copy of Courtesy Letter to Neighbors Informing Them of Your Intentions

Signature of Owner Date

Signature of Owner Date

Permission is granted provided the applicant abides by the stipulations listed on the attached sheets.

Date

Signature of Association/Committee Member