SUNNYFIELD ASSOCIATION

RULES & REGULATIONS

1. All pets must be registered with the Management Company and a $200 security deposit is required for each pet owned by the resident. Pets must be kept on a leash when in common areas. All pets are to be taken off the premises of Sunnyfield to do their “business”. Owners must clean up any mess made by their pet. There will be a $10 fine imposed for each violation.
2. *All vehicles must be parked within the allotted parking spaces. All vehicles must be currently registered and insured. Commercial vehicles are not permitted to be parked at Sunnyfield. Vehicles are not to park in marked NO PARKING areas. Parking in front of garage doors is not permitted. Residents shall not park in “Visitor Only” parking areas.*
3. *Residents must move their vehicles when the snowplows are on the premises to allow clearing of parking areas. Residents who will be away for extended periods of time should arrange for a neighbor to move their vehicle. Failure to move your vehicle will result in the vehicle being towed at vehicle owner’s expense.*
4. *Parking is limited. Please encourage guests to park on Bloomfield Ave., when parking is permitted. Reserved parking is available at $25/month. Resident must arrange for reserved parking with management company.*
5. *All common areas shall be free of any and all personal property. Any personal property found in these areas will be removed and discarded.*
6. *No unlawful, obnoxious or offensive activity shall be carried on in any unit or elsewhere on the property. No activity shall be carried on that constitutes a nuisance, creates unreasonable noise or disturbance to others.*
7. *No resident shall display, hang, store or use any clothing, sheets, blankets, laundry or other articles or signs on the inside or outside of the unit which may be visible from the outside of the unit. Signs are not permitted anywhere in the common areas. No articles of clothing, laundry, rugs, blankets, etc. will be permitted to be shaken or hung from porch/balconies.*
8. *All trash shall be disposed of properly in dumpsters at rear of buildings. All recyclables are to be placed properly in the appropriate container.*
9. *No structural modifications or alterations are permitted within the unit without the written consent of the Board of Directors. All electrical and plumbing work will require permits from the Township of West Caldwell. All construction debris is to be taken off premises by the contractor. Under no circumstances is renovation/remodeling debris to be placed in or around the dumpster(s) at Sunnyfield. Contractors must furnish current Certificates of Insurance for liability and workers compensation to the condominium association.*
10. *The Association shall be reimbursed by tenant/owner for any expense incurred in repairing or replacing any part(s) of the common elements damaged by his/her negligence.*