



## SCHOOL HOUSE PLAZA RULES AND RESTRICTIONS

(1) No unit shall be used for any purpose other than as a commercial office or a private residence.

(2) No clothes poles or lines shall be installed.

(3) No animals, livestock or poultry of any kind shall be raised, bred, or kept in any Unit, the Common Elements or in the Limited Common Elements. One cat or small bird is permitted. Dogs are not permitted.

(4) No trailer, tractor, truck (commercial or unregistered), mobile home, recreation vehicle; boat, boat trailer or the like shall be parked overnight; stored or housed on any portion of the property, except within the garage.

(5) No portion of the Common Elements or Limited Common Elements, or other portion of the property thereof shall be used or maintained for the dumping of rubbish or debris. Trash, garbage or other waste shall be kept in sanitary containers on the property for weekly, or more frequent collection.

(6) No exterior loudspeakers, other than contained in portable radios or televisions shall be permitted. No unshielded floodlights shall be installed on the exterior area of any unit.

(7) No business, trade or profession shall be conducted in any residential unit.

(8) No external or visible radio, television, satellite dish or any type of communication aerial shall be installed or affixed on or about the exterior of any building constructed or erected on the property, or elsewhere on such property.

(9) Signs of any kind are not permitted anywhere in common areas, limited common areas or in any unit where it is visible from outside.

(10) Owners are required to notify the association and the management company if they plan on listing their unit for sale. A Resale Notification Form must be completed and submitted when a Contract of Sale is signed. Association and property manager must be notified of any change in tenancy and a copy of the lease and Tenant Register must be provided to management office.

(11) No unit owner or occupant shall build, plant or maintain any matter or thing upon, in, over or under the Common Elements without the prior written permission of the Association. No unit owner shall burn, chop or cut anything on, over or above the Common Elements or Limited Common Elements.

(12) Unit owners shall not have any right to paint or otherwise decorate or change the appearance of any portion of the building.

(13) To the extent that equipment, facilities and fixtures within any Unit(s) shall be connected to similar equipment, facilities or fixtures affecting or serving other Unit(s) or the Common Elements, then the use thereof by the individual Unit Owners shall be subject to the By-Laws and the Rules and Regulations of the Association as may be hereafter promulgated.

(14) Nothing shall be done or kept in any Unit or in or upon the Common Elements which will increase the rates of Insurance of the building(s) or the contents thereof beyond the rates applicable for Units, without the prior written consent of the Association. No Unit Owner shall permit anything to be done or kept in his Unit or in or upon the Common Elements or Limited Common Elements which will result in the cancellation of insurance on any Buildings or the contents thereof, or which will be in violation of any law.

(15) No noxious or offensive activities shall be carried on, in or upon the Common Elements or in any such Unit nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance to the others in the Condominium.

(16) No immoral, improper, offensive or unlawful use shall be made of any Unit, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

(17) Nothing shall be done to any Unit or on or in the Common Elements which will impair the structural integrity of any Building or which will structurally change a Building. No Unit Owner may make any structural additions, alterations or improvements in or to his Unit or in or to the Common Elements, without the prior written approval of the Association. The Board of Trustees of the Association shall have the obligation to answer any written request received by it from a Unit Owner for approval of a proposed structural addition, alteration or improvement in such Unit within 45 days after receipt of such request, and failure to do so within the stipulated time shall constitute a consent to the proposed structural addition, alteration or improvement. Any application to any municipal authority for a permit to make an addition, alteration or improvement in or to any Unit must be approved by the Association and, if approved, shall be executed by the Board of Trustees of the Association and may then be submitted by the Unit Owner. Such approval, however, shall not incur any liability on the part of the Association to any contractor, subcontractor or material man on account of such addition, alteration or improvement, or to any person having any claim for injury to person or damage to property arising therefrom. The Unit Owner shall furnish to the Association a copy of any such permit which he has procured. All costs incidental to such approval incurred by the Unit Owner or The Association, including any consultant's fees, shall be paid by applicants.

(18) Draperies, blinds, curtains or other window coverings must be installed by each Unit owner on all windows of his Unit and must be maintained in said windows at all times. Any window treatments shall appear "white" from the exterior of the Unit. All windows shall be kept free from objects such as bottles, cans, etc.

(19) The Common Elements shall be used only for the furnishing of the services and facilities which they are reasonably intended and suited which are incident to the use and occupancy of the Units.

(20) No Unit shall be rented by the Owners thereof (except a lender in possession of such Unit following a default in a first mortgage, a foreclosure proceeding or any Deed or other arrangement in lieu of foreclosure) or otherwise utilized for transient or hotel purposes, which shall be defined as "(i) rental for a period of less than twelve (12) months; or (ii) any rental if occupants of the Unit are provided customary hotel services, such as room service for food and beverages, maid service, furnishing laundry or linen and bellboy service, provided, however, that any Unit owner may rent a Unit for a period of not more than ninety (90) days to a contract purchaser. No Unit owner may lease less than an entire Unit and not to more than two unrelated tenants. Other than foregoing obligations, the Unit Owners shall have the right to lease same provided that said lease is in writing and made subject to all provisions of the Amended Master Deed, the By-Laws of the Association and other documents referred to herein, and provided further that any failure of the tenant to fully comply with the terms and conditions of such documents shall constitute a default under the lease. In the event a tenant of a Unit defaults under his lease by failure to comply with the provisions of this Amended Master Deed, By-Laws, or Rules and Regulations of the Association, then, in addition to all other remedies which it may have, the Association shall notify the Unit Owner of such default(s) and demand that the same be cured through the Unit Owner's efforts within thirty (30) days after such notice. If such default(s) is not cured within said thirty (30) day period, then the Unit Owner shall immediately thereafter, at his own cost and expense, institute and diligently prosecute an eviction action against his tenant on account of such default(s). Such action shall not be compromised or settled without the prior consent of the Association. In the event the Unit Owner fails to fulfill the foregoing obligation, then the Association shall have the right, but not the duty, to institute and prosecute such action as attorney-in-fact for the Unit Owner, at the Unit Owner's sole cost and expense, including all legal fees incurred. Said costs and expenses shall be deemed to constitute a lien on the particular Unit involved, and collection thereof may be enforced by the Association in the same manner as the Association is entitled to enforce collection of Common Expenses. By acceptance of a deed to any Unit, each and every Unit Owner does thereby automatically and irrevocably name, constitute, appoint and confirm the Association as his attorney-in-fact for the purposes described in this sub-paragraph. Association and property manager must be notified of any change in tenancy and a copy of the lease and Tenant Register must be provided to management office.

(21) Each Unit Owner shall have the right to mortgage or encumber his Unit.

(22) All property taxes, special assessments and other charges imposed by any taxing authority are to be separately assessed against and collected on each Unit as a single parcel, as provided in the New Jersey Condominium Act. In the event that for any year such taxes are not separately taxed to each Unit, but are taxed on the Property as a whole, then each Unit Owner shall pay his proportionate share thereof in accordance with this proportionate undivided percentage interest in the Common Elements.

(23) Each Unit Owner shall pay for his own telephone and other utilities, if any, which are separately metered or billed to each user by the respective utility company. Utilities which are not separately metered or billed shall be treated as part of the Common Expenses