

## CAMPAGNA RULES & REGULATIONS

1. Occupancy restrictions are:
  - a. Up to 2 individuals 55 years of age or older
  - b. Husband and wife – either of whom is 55 or older
  - c. A single individual over age 20, who is living with either of the above, when it is essential to physical or mental care or economic support of either of the above
  - d. A single individual over age 20, who was lawfully living with an individual who was 55 at time of death in accordance with section “c” shall be permitted to reside in the condominium for up to 12 months from date of death of said individual provided, however, that such single individual does not cohabit with any other individuals who are under the age of 55.
  - e. A surviving spouse under the age of 55, provided he/she does not cohabit or remarry anyone under the age of 55
2. Only 15% of units may be rented. Before renting a unit, Board must be notified to insure that 15% cap has not been reached. No unit shall have a lease for less than twelve (12) months or longer than two (2) years. Association must be notified and must receive a copy of the lease, as well as a \$100 processing fee, payable to Campagna. Proof of age must be provided.
3. No more than two (2) domestic house pets are permitted. Pets are not to be left unattended in any common area or limited common area and must be on a leash at all times. Pet owners must immediately clean up after their pet(s).
4. Throwing or placing food on decks or grounds to feed animals or birds is prohibited.
5. Water softeners and garbage disposal units are not permitted at Campagna.
6. Storm doors, windows & skylights are unit owners’ responsibility. If these items need replacement, they must conform to others in color, style, size and design.
7. Smoke detectors, carbon monoxide detectors and a fire extinguisher must be installed in each unit and kept in working order.
8. Due to parking limitations, only one (1) vehicle per unit resident is permitted. Vehicles must be currently registered and insured and kept in good running order. One vehicle MUST park in assigned space. Do NOT park in any other residents’ assigned space. No motorcycles, recreation vehicles, pick-up trucks, trailers may be parked overnight at Campagna
9. Absolutely no alterations or modifications to load-bearing walls are permitted. Unit owners are required to complete and submit a Quality Assurance form and a copy of the contractor’s Certificate of Insurance to the association’s Board of Trustees and contact the township to confirm that building permits are not required for the work being performed. Contractors are required to remove all debris from complex.
10. All unit owners are required to carry individual homeowner’s insurance. Renters must have Renters Insurance.

11. All trash must be disposed of properly and recyclables placed in proper bins. No large items allowed in dumpster.
12. 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 or creates unreasonable noise or disturbance to others.
13. The association shall be reimbursed by owner/tenant for any expense incurred in repairing or replacing any part(s) of the common area damaged by his negligence.
14. Landscaping/planting by individual owners must have Board approval.
15. Liaisons must be notified of any change in vehicle and/or license plate numbers.
16. Campagna Board must receive a letter of intent before installation of satellite dishes. The Campagna maintenance department must be contacted prior to installation to insure proper and safe location of on-deck installation. Installing dishes on the roof is prohibited.
17. Charcoal grills or propane grills are prohibited anywhere on the premises.
18. The Campagna Board of Directors, or Management Company, must be notified when unit is listed for sale or rent.
19. Flower pots or plants are not to be placed directly on deck floor. All pots and plants must be in a stand.
20. Personal property cannot be left or stored in the common areas.
21. No objects, improvements, decorations or furnishings shall be placed or made upon decks and patios other than furniture and furnishings customarily used for decks and patios.
22. It is against fire code regulations to use or store propane tanks anywhere on the property.
23. Storage of flammable or combustible materials will not be allowed in the mechanical room

Please refer to the Campagna Information Blue Book for a full detailed list of rules and regulations.