

BERKELEY VILLAGE RULES & REGULATIONS

1. No service or maintenance of any vehicle shall be performed anywhere on the common areas. All vehicles must be in working order and must display current inspection sticker.
2. No unit may be used for transient or hotel purposes. Units can be rented for no less than six (6) months. Leases must be written and must be for the entire condominium unit. Owners will be held responsible for any rule violation made by tenant. Owners who rent their units, must submit a copy of the lease, as well as Tenant Registration Form, to the management company. Owners are responsible for giving a copy of Berkeley Village Rules and Regulations to tenants.
3. Renting of affordable housing units can only be permitted by and in strict accordance with any applicable Affordable Housing Declaration, any applicable affordable housing ordinance of the Township of Berkeley Heights or any other applicable affordable housing law and all of restriction and conditions of the Master Deed applicable to the rental of units.
4. No unit shall be used for any purpose other than a private residence.
5. No personal property may be stored in or upon the common areas.
6. No portion of the condominium shall be used or maintained for dumping of rubbish or trash. Each unit must dispose of trash properly by placing household trash into a trash receptacle with a lid. Garbage cans must be kept within garages, except when placed at the curb the evening prior to garbage pick-up.
7. Garages are not to be used for any purpose except vehicle parking or storage of personal property.
8. Owners must notify management when they list a unit for sale and submit a Resale Notification Form when a contract of sale is signed.
9. Nothing is permitted to be placed, built, maintained or done outside any unit that will change the appearance of the unit without prior written permission by the Board.
10. Unit owners are responsible for cleaning (interior and exterior), maintenance, repair and replacement of all windows of his unit as well as any doors serving the unit, including those doors leading to patios, porches, landing, steps, balconies, decks or stoop adjacent to his unit, as well as garage doors & windows.
11. Nothing is to be kept in any unit or within the condominium that will increase the rates of insurance .
12. No bird, reptile, animal or pet of any kind shall be raised or bred in any unit. All pets must be leashed when outside. No pets, even when on a leash, are to be left unattended on a porch,

deck, patio or any portion of the common areas. No outside pens, yards or runs are permitted. Only two (2) pets are permitted in a unit. PETS MAY ONLY BE WALKED ON PAVED PORTIONS OF THE COMMON ELEMENTS AND ARE NOT PERMITTED ON ANY LAWN AREAS.

Pet owners are required to clean up after their pet. Pets must not be a nuisance or annoyance to other residents, whether inside or outside.

13. Throwing or placing food on decks or grounds to feed animals or birds is prohibited. Such practice attracts rodents, especially rats. Vegetable plants are not permitted. Offenders are liable for the costs of exterminating such pests.
14. The following vehicles are not permitted to park overnight at Berkeley Village, unless they are kept within a garage: commercial vehicles, mobile homes, recreational vehicles, boats, boat trailers or the like, unlicensed, inoperative, unused or disabled vehicles of any type, no vehicle larger than a pickup truck.
15. Garage doors are to be kept closed at all times except when required to be open for the purpose of access to, ingress to, egress from or other permitted use of the garage.
16. No person shall operate a moped, dirt bike, motorcycle, all terrain vehicle, snow mobile, go kart or any other motorized vehicle or machine of any kind within the condominium property without securing all licenses and registrations required by the State of NJ for the operation of such vehicles or machines.
17. No unit owner shall cause or permit any clothes, sheets, blankets or laundry of any kind or other articles to be hung or displayed within a unit, so as to be visible from outside of the unit, or the common elements. No sign of any kind shall be placed on any window or door of a unit that is visible from the outside of the unit without written approval of the Board of Directors. No signs or advertisements are permitted on limited common area or common area. Holiday decorations must be removed within 2 weeks after a holiday.
18. No noxious, unlawful, unsightly or offensive activity shall be carried on anywhere on the condominium property, including within a unit. Nothing is to be done which may become an unreasonable annoyance or nuisance to others.
19. All units must be heated to the extent necessary to prevent damage from freezing temperatures during the months of October thru April, regardless of whether or not occupied. Any unit owner failing to properly heat his unit will be held liable for the cost of any damages caused due to his neglect.
20. Each property must be maintained in its original state. Broken windows must be repaired or replaced, broken/torn screens must be removed or replaced. A maximum of three (3) potted plants may be displayed on each property and may not be placed on any lawn area. Annual

potted plants shall be removed at the end of the season. No plantings may be planted in the bedded area without written consent from Management.

21. Draperies, blinds, curtains or other window coverings must be installed on all windows and maintained.
22. No awnings, kiddie pools, balcony enclosures, fences, canopies, shutters, satellite dishes, radio or television antennae or aerials shall be erected or installed in or upon any building or common area without the prior written consent of the Board. Fire pits are not permitted anywhere on the property. Gas and/or charcoal grills must be a minimum of 6 feet from any unit. No dumpsters of any size are permitted.
23. Window air conditioners are permitted April 1 through November 15.
24. Drones are not permitted.

Fines will be assessed for non-compliance as follows:

- First, a notice will be sent to homeowner advising of the violation
- If not corrected, a warning letter is sent giving the homeowner a deadline as to when the violation must be corrected.
- If violation is not corrected, a \$10/day fine is assessed until homeowner is in compliance.
- If a subsequent violation of the same rule occurs by the same owner, the fine is increased to \$20/day until compliance. If violation occurs again, fines increase to \$30/day