



## **LAKESIDE ESTATES CONDOMINIUM ASSOCIATION RULES AND REGULATIONS**

These rules shall govern the details of the use and operation of the Property and the Common Elements. All present and future owners, mortgagees, lessees and occupants of the Units and their agents, employees, guests, and invitees, and any other person or entity who or which may use the facilities of the Property are subject to and bound by these rules.

1. No Part of the property shall be used for anything other than single-family residential dwellings and the common purposes appertaining thereto.
2. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance of any other buildings or contents thereof, applicable for residential use without the prior written consent of the Board of Directors. No Owner shall permit anything to be done or kept in their Unit or in the Common Elements which will result in the cancellation of insurance on any of the buildings or contents thereof, or which would be in violation of any law. No waste shall be permitted on any of the Common Elements.
3. Unit Owners shall not cause or permit anything, including signs, to be hung or displayed or placed on the outside walls or doors of a building without the consent of the Board, except for reasonably sized "For Sale" or "For Rent" signs. All signage must be displayed close to the home.
4. No animals, livestock or poultry of any kind shall be raised, bred, or kept in any Unit or in the Common Elements. A dog or cat is permitted, provided that it is not kept, bred or maintained for any commercial purpose, and that it is housed within the Unit. No outside dog pens or yards shall be permitted. Owners must clean up and dispose of all waste. Dogs must be on a leash at all times. No tying of dogs to trees or other objects in the Property. Dogs must be licensed according to the municipal law of Egg Harbor Township and have current vaccinations. No dog shall exceed 40 lbs. All pets must be registered with the Association. See "Pet Policy" for additional regulations.
5. No noxious or offensive activity shall be carried on in any Unit, or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become any annoyance or nuisance to the Unit Owners or other occupants or interfere with the rights, comforts or conveniences of other Owners.



6. No Unit Owner shall contract for or perform any maintenance, repair, replacement, alteration or modification, change the appearance, paint or otherwise decorate any portion of the Common Elements or any additions thereto. No Owner shall take or cause to be taken any action with his Unit which would jeopardize the soundness or safety of any part of the Condominium Property or impair any easements or rights appurtenant therefore or affect the Common Elements.
7. No trailers, boats or inoperable vehicles shall be placed on the Common Elements by any Owner.
8. No laundry or other clothes may be hung or displayed outside any Unit.
9. The sidewalks, entrances, passages, court and patios must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the demised premises.
10. No exterior loudspeakers other than as contained in portable radios or television sets shall be permitted. No unshielded floodlights shall be installed in any exterior area of any unit.
11. No business, trade or profession shall be conducted in any Unit.
12. No external or visible radio, television or any type of communication aerial shall be installed or affixed on the property or the exterior of any building constructed on the property.
13. In order to provide an orderly procedure in the case of title transfers, and to assist in the maintenance of current, up-to-date roster of Unit Owners, the Owner of a Unit shall give the Secretary of the condominium association timely notice of his intent to list his Unit for sale and, upon closing of title, shall forthwith notify such Secretary of the names and home address of the purchaser.
14. No Unit Owner or occupant shall burn, chop, cut, build, plant, or maintain any matter of thing upon, in, over or under the Common Elements or other portion of the Property thereof without the prior written consent of the Board.
15. No portion of the 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 collection.



Refuse containers may be put out for collection the night prior or the morning of collection and must be put away the same day.

16. No immoral, improper, offensive or unlawful use shall be made of any Unit; all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.
17. 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. These provisions shall not apply to the Sponsor.
18. The Common Elements shall be used only for the furnishing of the services and facilities for which they are reasonably intended and suited and which are incident to the use and occupancy of the Units.
19. A tenant of a Unit shall be deemed in default under his lease upon his failure to comply with the provisions of the Master Deed, By-Laws or these rules and regulations of the Association. In addition to all other remedies which it may have, the Association may 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) and demand that the same be cured exceed the 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 that the Unit Owner fails to fulfill the foregoing obligation, the Association shall 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 their attorney-in-fact for the purposes described in this subparagraph.

20. No Unit Owner shall make or permit any noise, vibration, or odor that will unreasonably disturb or annoy the occupants of any other Unit, nor do or permit



anything to be done which will unreasonably interfere with the rights, comforts or convenience of the other Unit Owners. Unit Owners are responsible for the actions of their guests and children.

21. All trash is to be properly bagged and deposited in only appropriately covered trash cans. No trash cans are to be kept in plant beds. Trash cans must be removed no later than 7:00 p.m. from the street on trash collection days. Owners are responsible for recycling.
22. No contractor or workman employed by a Unit Owner shall be permitted to do any work in any Unit (except for emergency repairs), and no furniture, appliances or other heavy or bulk materials shall be delivered to or from any Unit between the hours of 4:00 p.m. and 9:00 a.m., or on Sundays or legal holidays. The Unit Owners shall be liable for all damages to the property caused by moving or removing furniture or other articles. No vehicles are to be driven or parked on the lawns at any time.
23. No Unit Owner shall plant, place, prune, or remove trees, shrubs or other plantings on the Common Elements. Any planting of flowers or shrubs must be approved by the Board of Directors.
24. No toys or bicycles shall be left on or about the grounds; they must be kept inside the Units.
25. Parking Rules and Regulations are enforced by the Association for all vehicles on the Property. See "Parking and Towing Policy" for additional details.
26. Patios and balconies are not to be used as storage areas. The only items permitted on the patios or balconies are:
  - a. Barbeque grills on first levels only and according to township regulations.
  - b. Lawn or patio furniture in good condition.
  - c. Firewood stacked on log holders or pallets, six inches from any wall.
27. A Unit Owner may lease their Unit according to the Master Deed, By-Laws and Rules and Regulations of Lakeside Estates. See "Leasing Policy" for additional details.
28. No yard sales are permitted.



29. In the event that the Unit Owner and/or occupant fails to cease and/or remediate any alleged violation, and further fails to request a hearing within fifteen (15) days of the date of the notice of violation, a fine shall be levied in the amount of \$25.00.

30. In the event that the Unit Owner and/or occupant fails to cease and/or remediate the alleged violation within thirty (30) days of the second notice of violation, the owner and/or occupant shall be levied a penalty of \$100.00 together with a notice that the owner and/or occupant has a period of ten (10) days in which to cease and/or remediate the violation.

After such period, if the violation continues, the Owner and/or occupant shall be levied a penalty up to \$500.00, or part thereof, for each day that the violation continues unabated.

The Board of Directors reserves the right to impose additional fines in excess of \$500.00 if such violation affects the safety, good and welfare of the community. Further, the Board of Directors reserves the right to correct said violation and levy all costs involved against the Unit Owner.

31. In the event that the Unit Owner and/or occupant, upon proof of service of all notices provided, fails to request a hearing prior to the first penalty, such failure shall constitute an unrepeatable presumption that the violation alleged in the notices served upon the owner and/or occupants was, in fact, committed by such owner and/or occupant, and no hearing shall be held with respect to that specific violation.