

THIS IS STILL A DRAFT

Rules and Regulations of:
Weybridge,
A Condominium Association
1838 Highway 35
Wall, NJ 07719

Revised July 2023

APPLICABILITY:

These Rules and Regulations apply to all persons or entities REGARDLESS OF ownership or lease pertaining to any interest in occupying, or leasing any Units located at the Weybridge Condominium, or using any of its General Common Elements or Limited Common Elements.

These Rules and Regulations are in addition to, and not to be construed as replacing or in any way abrogating the restrictions on, or duties and responsibilities of, the Master Deed or Bylaws.

OBLIGATIONS and/or PROHIBITIONS:

- 1) No person or persons shall use or permit the use of any owner's Unit, or do or allow to be done any act that may, or in fact does, disturb the quiet enjoyment, annoy, interfere with the rights, comforts or conveniences, or endanger the health, safety or welfare of any person or persons in the Buildings or on the balconies or patios or on the Weybridge Condominium property or the immediate surrounding neighborhood.

Fine schedule:

- First violation: \$25
- Second violation: \$50
- Additional violations \$100

- 2) No structural alteration, construction, addition or removal of any Unit shall be commenced or conducted except in strict accordance with the provisions of the Master Deed and the Bylaws.

Fine - \$25/day

- 3) It shall be prohibited to install, erect, attach, paste, apply, screw, nail, build, alter, remove, construct or place any object in, over, or to make any changes or otherwise alter the exterior of any Unit or Common Element (including alteration in color), without the prior written consent of the Board.

Fine - \$25/day

- 4) Nothing shall be done or maintained in any Unit or upon any Common Element which would be in violation of any local, state, or federal laws and regulations.

Fine - \$25

- 5) Nothing shall be done or maintained in any Unit or upon any Common Element which would increase the rate of insurance on any Unit or Common Elements, or result in the cancellation thereof, unless prior written approval of the Board is obtained.

Fine - \$25/day

- 6) Nothing shall be stored upon, around, or in any Common Elements without the prior written approval of the Weybridge Condominium Board.

Fine - \$20/day

- 7) No trailer, truck, camper, camp truck, house trailer, boat, bus, landscaping trailer, mini bus or the like, vehicles with commercial license plates, nor any junk, i.e. abandoned or the like vehicle on which current registration plates are not displayed, shall be kept upon any Common Elements, including any parking spaces, nor shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon.

Fine - \$25/day

- 8) Common Elements shall not be obstructed, littered, defaced, or misused in any manner.

Fine - \$15

- 9) The Common Elements shall be reasonably utilized in accordance with the use for which they are intended and suited. No part of the Common Elements shall be used for commercial activities of any character. No burning of any trash. Accumulation or storage of bicycles, toys, beach gear, sports equipment, litter, materials, or trash of any kind shall not be permitted within any unit or balconies or patios or upon any Common or Limited Common Elements.

Fine - \$25/day

- 10) No signs of any character shall be erected, posted or displayed upon, in, from or about any Unit or the Common Elements or Limited Common Elements.

Fine - \$20

- 11) A Unit Owner shall promptly give notice to the Association, or its representative, of any damage to, or malfunction, or threatening damage to, or threatened malfunction of any Common Elements within or appurtenant to the Unit.

- 12) No animals, livestock or poultry of any kind shall be raised, bred, or kept in any Units, or in the Common Elements. Any new pets require Board approval

Fine - \$15/day

- 13) Draperies, blinds, curtains, or shades must be installed by each Unit Owner on all windows of the Unit, and must be maintained in said windows at all times.

Fine - \$10/day

- 14) Trunks, furniture, large appliances and heavy baggage shall be taken in or out of the Common Elements at such times as designated by the Association. Any damage to the Common Elements caused by the moving of any articles shall be paid for by the Unit Owner responsible for the presence of such articles.
- 15) All Units shall be kept in a good state of preservation and cleanliness. No sweepings, dirt or other substances shall be discharged from any doors, balconies, or windows.

Fine - \$10/day

- 16) In order to provide an orderly procedure in the case of title transfer, and to assist in the maintenance of a current, up-to-date roster of Unit Owners, the owner of the Unit shall give the Secretary of the Association timely notice of their intent to list their Unit for sale, and upon closing of title forthwith notify such Secretary of the names and home addresses of the purchasers.
- 17) The front stoop, entry, passages, halls, corridors and stairways shall not be obstructed by any of the Unit Owners or be used by them for any purpose except for ingress and egress to their respective **units**, and the sidewalk shall not be in any manner obstructed.
- 18) No rugs, mops, beach towels, toys, bicycles or bathing suits or any other articles of clothing are to be left on the patio or hung from the railing. All patios are to be kept in a neat and orderly manner. All patio walls and front entry doors of each unit shall be painted the approved color. This paint and/or color can be obtained by our property manager.

Fine - \$10/day

- 19) Unit owners are not to place newspapers, boxes or other packages **or trash** out at night **except in the proper receptacles**, as they are blown around by the wind and render premises unsightly and difficult to keep clean

Fine - \$15

- 20) All common expenses and monthly assessments are due the first of each month.
- 21) Each Unit is assigned a numbered space corresponding to their Unit Number. Residents with special needs require approval from the Board for exception. Cars parked on the street should be parked in the same direction as the flow of traffic. Visitors may park in spaces in that area designated with as "VISTOR" or "V" or along the street. Back-in parking is prohibited so as not to endanger the hallway or ground floor units with auto fumes.
- 22) The Tennis Court is to be used exclusively for playing tennis or pickleball.

23) Ball playing, rollerblading,, or skateboarding is prohibited within the Weybridge premises.

Fine:\$10

24) Bicycles are not to be left in the halls or on the grounds. They can be left in the basement storage or at the bicycle rack in back of A, D, or F building.

Fine: \$10/day

25) A limited amount and time for temporary Holiday decorations on the Common Element are acceptable, but must not hinder the passing by of any persons or access to any unit or stairway or exit or entryway.

Fine: \$5/day

26) All Units must be equipped with smoke detectors and carbon monoxide detectors. A fire extinguisher should be kept on hand and near the kitchen area in ALL units. Note: Units with active fireplaces must have their chimneys cleaned yearly. Any fines incurred by the Association will be passed on the the offending owner

27) Barbecue grills on patios or balconies are limited to natural gas or electric. Bottled fuels in either gas or liquid form are prohibited by NJ state law.

Fine: \$25

28) No items of any type (with the exclusion of bicycles) are to be stored in the common basements outside of the storage cages.

29) A safe perimeter, clear of flammable or combustible material, shall be maintained around any furnace, whether in the basements or attics.

30) No flammable material of any type is permitted in the Common Element

31) In anticipation of snowstorms, cars are to be parked in the assigned spot or a visitor spot. The Board will fine the owner for each vehicle parked on the street. Once the streets have been cleared of snow, vehicles should be moved to the street, and the parking lots are to be cleared of snow.

Fine: \$25/day

32) Fireworks or pyrotechnics of any type are strictly prohibited within the Weybridge Complex

33) RECYCLING: Recyclables such as rinsed bottles (glass or plastic) and metal cans, and paper (newspaper, magazines, office paper, unwanted mail, etc.) are to be placed in the recycle cans located near the dumpsters. Clean cardboard (boxes must be flattened) is to be placed behind the cans or within the (dumpster) surround. Soiled pizza boxes are to be placed in the dumpster. Please do not place plastic bags in the recycling cans.

34) Paint cans and other containers of hazardous materials are not permitted in or by the dumpsters or bulk junk area. If the paint is latex, empty, rinse, and dry the can and put it next to the recycling cans by the dumpsters. If the paint is oil, bring the can to the Monmouth County Hazardous Waste Facility, 3211 Shafto Road, Tinton Falls, N.J.. The facility is closed on Mondays. Televisions, monitors, and other

computer related electronics are not permitted in or by the dumpsters or bulk junk area. These types of items can be brought to Wall Township recycling. If assistance is required, please contact the Property Manager for instructions.

35) Construction debris from any source, contractors or otherwise, is prohibited in the dumpsters or the bulk junk area. It is the owner's responsibility to ensure that all materials are removed from the Weybridge Complex property.

36) Due to the ever increasing number of injuries and fatalities caused by fires, electric bikes, hoverboards, and other devices containing rechargeable Lithium ion batteries, are prohibited on the property.

37) Feeding or leaving food on the premises for pets or wildlife is strictly forbidden. However, bird feeders are allowed.

Fine: \$25/occurrence

38) Notwithstanding anything contained herein to the contrary, none of these rules shall prohibit or restrict any activities of the Association in carrying out the repair on any Unit(s) or any Common Elements.

39) Leases must be for a period of at least twelve (12) months and must contain a statement that the tenant is obligated to abide by the Rules and Regulations of the Weybridge Condominium Association. Copies of new leases must be mailed to the Board within 30 days of signing..

Fine: \$10/day

Pool Rules

40) Swimming in the swimming pool shall be permitted from Memorial Day weekend to Labor Day of each year, and during this time the pool shall be used during those hours posted by the Association..Unit owners may request six (6) numbered pool badges for their use and their guests and are required for all persons entering the pool area, and each person is expected to sign the log at the lifeguard station..The entry gate is the only access to the pool area. Entry from the clubhouse is not permitted. The owner/resident must accompany guests when they're in the pool area.

41) A lifeguard or other qualified water safety representative will be on duty during all times that the pool is open.

42) Prohibited in the pool, pool area, or clubhouse are: diving into the pool, smoking, glass containers of any kind, running, ball playing, floating objects, (with the exception of foam "noodles", or safety/lifesaving devices worn by non-swimmers or children), and children under the age of twelve (12) unless accompanied by an adult.

43) Clean waterproof diapers must be on all children who are not toilet trained. Radios are permitted in the pool area, but must be kept at a volume so as not to disturb others – it is suggested that private listening devices be used. Chairs shall not be placed by the poolside blocking access to the pool (i.e. stairs and ladders).

- 44) Table and lounges may NOT be reserved and must be cleared when leaving the pool area. It is not permitted to arrive early in the day to put a towel on a chair/lounge/table and return at a later time for the purpose of 'reserving' the chair/lounge/table.
- 45) No person showing evidence of any of the following conditions shall be permitted into the pool: blisters or cuts; bandages or any sign of a communicable disease.
- 46) Unit owners are responsible for the conduct of their guests and tenants. Any violation of the rules and regulations by guests or tenants shall be treated as a violation by the Unit Owner. Anyone believed to be dangerous to themselves or others or causing disturbances and acting in an aberrant, hostile, intoxicated, or otherwise socially unacceptable manner will be asked to leave the pool area. If necessary, appropriate authorities will be notified. Further action will be taken against repeat offenders.
- 47) In order to comply with State Law, the Weybridge Condominium Association defers to and elects to have any alternative dispute resolution procedure address and resolved by the New Jersey Office of the Attorney General, Division of Consumer Affairs, ADR Unit, Newark, NJ