

WYNDMOOR AT THE HIGHLANDS ASSOCIATION, INC.

RULES & REGULATIONS

Parking

Every unit has been assigned one reserved numbered parking space. The number of your parking space is listed in the first paragraph of your deed. All unassigned (visitor) parking spaces are for your use (should you have a second auto) and for your guests. Please be sure that your guests are told not to park in the reserved spaces.

If an unauthorized vehicle is parked in your reserved space, please ask the owner to move it. You may also contact the towing service to have the vehicle removed.

Only functioning and currently licensed passenger vehicles may be parked in any of the parking spaces. No campers, recreational vehicles, boats, boat trailers, or commercial vehicles or advertising is allowed on vehicles. No non-passenger vehicles are permitted in the parking lot. No washing of cars is permitted in the parking lot. Vehicles may only be parked in authorized parking spaces, marked with white lines.

The association does not allow the storage of vehicles in the parking lot. If a car is left, the policy of the association is to leave a sticker on the vehicle giving you ten days to remove the vehicle before it is towed.

Pets

Any resident who has a pet is required to comply with all Highlands' ordinances and other governmental regulations regarding licensing, shots, leashing, and walking. A resident with a pet must provide proof of compliance if such information is requested by the Board of Trustees. Any resident not complying with the Borough of Highlands rules regarding pets may be reported to the Borough of Highlands Clerk or the Board of Health. Pets must be leashed at all times on Wyndmoor common grounds, and may only be walked in designated areas.

Pets are not to be left tied up outside a unit or left unattended on balconies, patios or at entrances. Any resident may sign a complaint in Highlands Borough Hall against a resident who harbors a pet that habitually disturbs the public peace.

Noise

No unit owner is permitted to make, or allow his or her guest to make any disturbing noise or to do anything that will interfere with the rights, comforts and convenience of others. No resident is permitted to operate a stereo, television, musical instrument or radio between the hours of 10pm and 9am in a manner that will disturb or annoy other residents. The same rule applies to parties. Residents have the right to call the Borough of Highlands police if the Borough of Highlands noise ordinance is violated.

Rental Units

Units may be rented for a period of not less than one year, or for a six-month winter-only lease (for unit owners who only use their units in the summer). All units are to be used as single-family residences or personal offices only.

Unit owners who rent their units must furnish renters with a copy of these rules and see that they are complied with. Unit owners who live off-premises must furnish the Manager's office with their current address, as well as the name of their tenant.

Common Areas

Common areas are for the enjoyment of all, and should not be monopolized by any residents. A storage area has been assigned to each unit, and no storage is permitted in the storage room outside the bins, in the hallways, or anywhere on the common grounds. This includes bicycles. Picnic tables are provided for the

use of all residents, and no unit owners may place their own lawn furniture beyond the limits of their property (balcony or patio). Per the Division of Fire Prevention, all hallways and stairs must be free and clear at all times. This disallows hanging items on the wall or storage of clothes, shoes, tools, bicycles etc.

If the above rules are not followed, the association will give the resident a 10 day notice to remove all the items. If not removed within the 10 day period the Association will move such items to the garage for another 5 days, and then all items will be placed into the dumpster.

All trash must be placed in the dumpsters, and all recyclables (green, brown and white glass, aluminum cans and newspapers) must be placed in the appropriate bins. Residents not complying with mandatory Borough of Highlands recycling rules will be reported to the Borough of Highlands.

No signs, notices, advertisements, illumination or projection out of unit windows, building exteriors or on the grounds shall be permitted, other than Condo Association signs. No drying of clothes or hanging of any kind is permitted anywhere on the outside of a building or anywhere on the grounds.

Responsibilities

All residents are responsible for paying any fines levied by the Borough of Highlands against them for violation of town laws. **PROPANE TANKS ARE NOT ALLOWED.**

Unit owners are responsible for the repair costs of any common element or limited common element which has been damaged as a result of misuse, abuse or negligence by that owner, his or her tenant (s), repairmen or pet(s). If the Association pays to repair the damage, the unit owner will be assessed for the amount of the repair, and a lien placed against that unit until the assessment is paid off.

Unit owners must provide the Manager's Office with a current key to their unit, to be used in case of an emergency. If damage is incurred to the other units, or to common areas, because the management could not access a unit during an emergency, that unit owner will be liable for all damages incurred. Keys are kept locked up, and cannot get into the hands of unauthorized users.

No immoral, improper, offensive or unlawful use may be made of any unit, portion thereof, or common grounds. All laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction must be complied with. Wyndmoor at the Highlands Association is subject to the laws of the Borough of Highlands, County of Monmouth, State of NJ, etc. No portion of the common grounds or limited common elements is anyone's personal property.

If you note any repair work necessary to a common element, please call the Management office at 732-869-4450 or visit the community website at www.wyndmoorhighlands.com. Unit Owners are responsible for calling in their own contractors for repairs to the interior of condominium units and personal property, which includes pipes, fixtures, wiring, walls, flooring, carpeting, windows, doors and appliances.

ALL RESIDENTS ARE RESPONSIBLE FOR THE REMOVAL OF ALL BULK ITEMS. NO BUILDING MATERIALS ARE TO BE LEFT IN OR BY THE DUMPSTERS. THEY MUST BE REMOVED BY THE CONTRACTOR. THIS ALSO APPLIES TO APPLIANCES AND CARPET, ETC.

Important Phone Numbers
Borough of Highlands: 732-872-1515
Borough of Highlands Police: 732-872-1158
Borough of Highlands Fire Dept.: 732-872-1155