

Park Gate Condominium Association

EDISON, NEW JERSEY 08820

tzuest@cmnjllc.com

To: All Homeowners and Tenants
Park Gate Condominium Association

Dear Homeowners:

This set of Rules and Regulations is an interpretation of portions of the Master Deed and By-Laws of Park Gate Condominium Association, but is not intended to limit or otherwise modify any of the provisions contained in the Master Deed or By-Laws.

1. **Pet Owners MUST pick up after their pets.** This is a safety issue and also a state law. Pet owners must immediately pick up after their animals. This is not the first notice to go out to the resident at Park Gate regarding pets. If you are a pet owner you have a responsibility to the community to not only pick up after it but to walk it on a leash and follow all Township and State laws. As a result all pet owners must register their pets with the Association. The Association continues to pay for damages to the turf caused by dog waste and urination. ***If reported to the Health Department a summons and a court appearance may be necessary. These violations will be reported to the proper authorities.***
 - **One dog or cat** may be kept by unit owners upon the following conditions: **A)** No outside dog pen will be permitted. Pets must be housed within the unit. **B)** Dogs are to be kept on a leash at all times. **C)** Cats are to be confined to the owner's limited common elements and housed within the unit. **D)** Messes are to be removed and disposed of in a sanitary manner. **E)** Vicious and noisy pets will not be permitted. **F)** No pets are permitted in the pool enclosure, tennis courts or on the common property surrounding the pool area.

2. **Parking: No** vehicles may be parked in the court areas except those with assigned spaces. Commercial vehicles are not permitted in assigned spaces. Temporary parking of such vehicles will be permitted only to provide service to an individual unit, provided that it does not interfere with normal entrances and exists.
 - Speed Limit is 17 mph. No speeding allowed.
 - Repairing of automobiles on common property is prohibited.
 - The parking or storage of inoperable, abandoned or unlicensed motor vehicles is prohibited.
 - Parking is permitted in marked parking areas only. Parking is prohibited in all other areas. (In front of garages (driveways), side of garages.
 - Parking of trailers, boats, mobile homes or commercial vehicles on the common property by an Owner or Lessee is prohibited. Both a "van" with solid paneled sides and a vehicle with a cutaway cargo deck are considered commercial vehicles. Temporary parking of such vehicles will be permitted only to provide services to an individual unit, provided it does not interfere with normal entrances and exists. Vans may be temporarily parked in the lot opposite the swimming pool with special written permission from the Board.
 - Parking in visitors parking spaces is prohibited.
 - Parking in a space more than 72 hours is prohibited.

3. **Garage Doors:** must be closed at all times both for aesthetic and security purposes.

4. No unit owner or occupant shall build, plant or maintain any matter or thing upon, in, over or under the common elements without written consent of the Association.
 - No unit owner shall have the right to paint or make any alterations to the exterior to the unit.
 - Draperies, blinds, curtains or the window coverings must be installed by each unit owner or occupant on all windows (including garage windows) at all times. While awaiting permanent window treatments, white sheets only may be used.
5. Lawns, shrubbery or other established plantings may not be altered or moved by unit owners except in limited common areas.
6. **TRASH** - garbage and other wastes will be collected early on Tuesday and Friday mornings. **Sealed heavy-duty black trash bags only** are to be used by all residents. Permanent containers and light-duty trash bags (**white bags**) are strictly prohibited in the event that permanent receptacles are used; they will be removed and disposed of by the Association or waste disposal contractors. **Trash must not be put out before 7:00pm the night before pick up.**
7. **RECYCLING** – Please make sure all recyclables are placed in the proper area as follows:
 1. **Newspapers, Magazines and Mixed Paper**
 - Bundled and tied with string
 - 12” high maximum
 2. **Corrugated Cardboard**
 - Bundled and tied with string
 - 24” high x 36” wide x 36 long
 3. **Commingled Containers**
 - Include glass bottles and jars (clear and colored), plastic beverage containers (soda and water bottles), plastic milk containers and detergent bottles, aluminum, tin, bi-metal cans.
8. Unit owners or their representatives shall provide Lessees with a copy of these Rules and Regulations and each notice of intention to lease shall include Lessees signed agreement to comply with same. Failure of the tenant to fully comply with the Rules and Regulations shall constitute a default under the lease. Move in or Move out application must be received 10 days before.
9. ***Failure of any owner to comply with these Rules and Regulations shall subject the unit owner to the penalties provided in the Association By-Laws.***
10. Any complaint regarding violations of these Rules and Regulations by any unit owner or Lessee shall be made in writing to the Association acting through its Board or Agent shall then take such action as it deems advisable. ***(All complaints are kept confidential).***

To reach : c/o Condominium Management NJ LLC, 926 Bloomfield Ave., Ste. 1, Glen Ridge, NJ 07028
Call: Toni Zuest, Regional Property Manager -- 973-748-9100 Ext. 14 -- 973-748-9145 Fax

PARK GATE CONDOMINIUMS RULES and REGULATIONS

The Rules and Regulations have been formulated and defined to assure the comfort, convenience, safety, privacy and general peace of mind associated with dignified living. It is the objective of the Rules and Regulations to make Park Gate a highly desirable place in which to live and, while some may feel a little restrictive, most will agree with this objective and recognize that the overall benefit will be for the good of all and that these sensible controls will most certainly enhance our property values.