

March 2007

Dear Homeowner:

Enclosed please find a copy of the Meadow Woods Condominium Association Rules and Regulations , Administrative Resolution No. 2001-01, the Regulation on Lease of Units (Lease Rider), and the acknowledgement letter for the aforementioned.

In 2002, the Board of Trustees, along with Counsel and Management, revised the previous edition of the Association's rules, which were originally published in 1985.

Please take note that all current and future leases are subject to the provisions of the **Lease Rider**. **All leases executed after April 1, 2002 will be subject to a \$50 New Tenant Fee.** This new fee will be collected to help to defray the cost of maintaining the trash collection areas when new tenants move into/out of the community, as well as other required administration services.

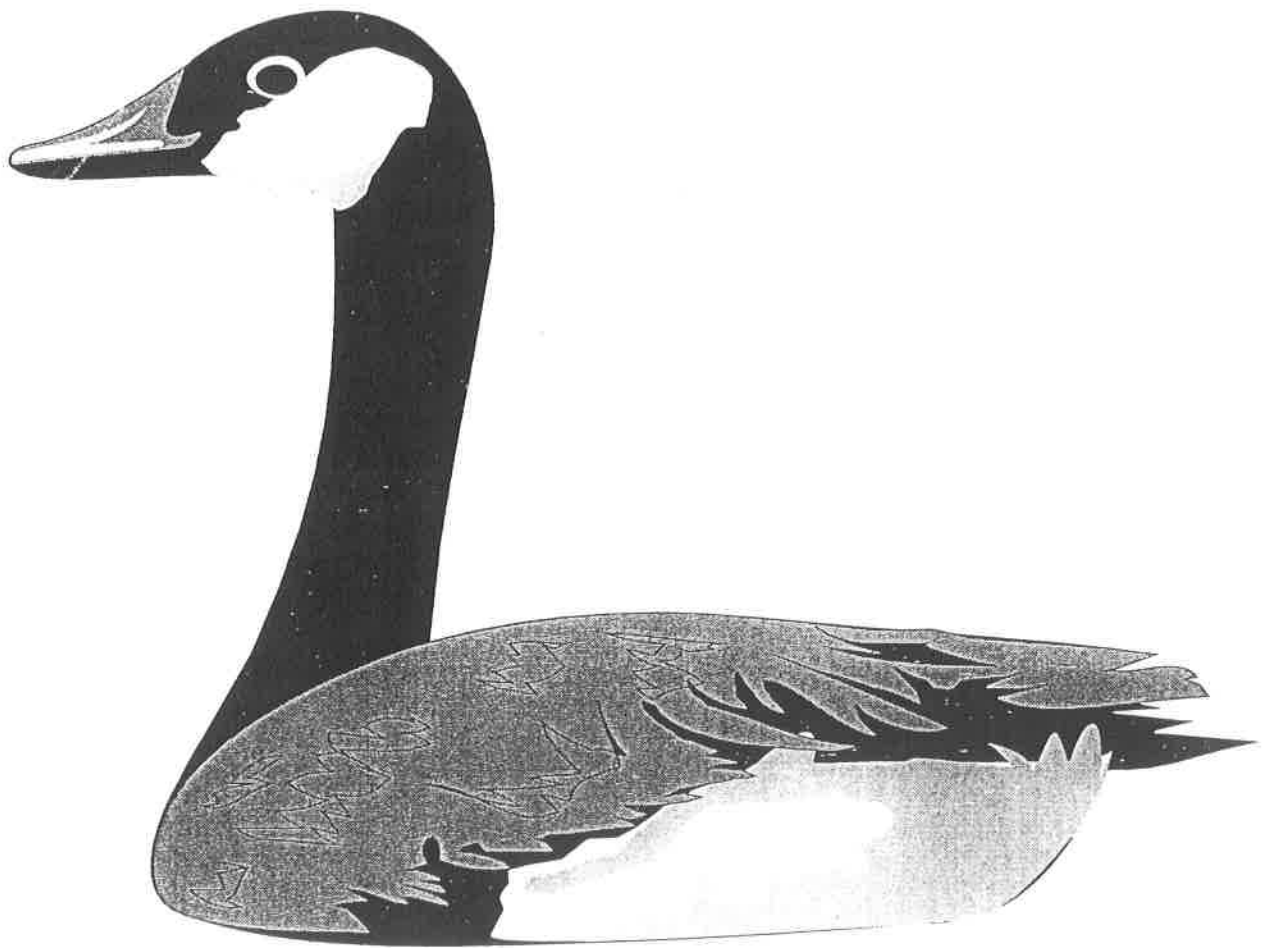
NOTE: Pool validation stickers and/or new pool badges will be withheld for all owners/residents who have not returned their acknowledgement letter, submitted a fully executed Lease Rider, paid the \$50 New Tenant Fee (where applicable), submitted their Census Form, and submitted a current lease. All maintenance accounts must also be current with no outstanding balance for the pool badges/validation stickers to be released.

Thank you for your cooperation in this regard. Please contact the management office with any questions or concerns.

Very truly yours,

Board of Trustees
Meadow Woods @ Lawrence

**Meadow Woods
Condominium
Association**



**2002
Rules and Regulations**

WELCOME TO MEADOW WOODS

Meadow Woods Condominium Association is a development in Lawrence Township, Mercer County, established under the laws of the State of New Jersey. This booklet is designed to familiarize you with your Condominium Association and its facilities. A condominium lifestyle provides safeguards which are counterbalanced by restrictions. It is, therefore, necessary that the rules and regulations of our Association be observed.

This brochure is not intended to supersede or replace the recorded Master Deed or By-Laws, and if there is any conflict, the recorded documents shall prevail. Any question of interpretation should be directed to the Managing Agent.

Meadow Woods consists of 140 units in nine "clusters," two tennis courts, a swimming pool (3'-9' deep), all situated on 14 acres. A lifeguard is always on duty when the pool is open. The parking areas can accommodate approximately 200 vehicles. To the left of the entrance to Meadow Woods is the Gatehouse, which is used for Association meetings, and other business. The mailing address for each owner is 423 Lawrence Road (also known as Lawrenceville Road, and Route 206) to be followed by the unit's number, such as #110).

Police protection is provided by the Lawrence Township Police Department. There are three volunteer fire companies (the nearest being 1/2 mile north on Lawrenceville Road, which also houses the volunteer First Aid Rescue Squad). The Township has four elementary, one intermediate, one middle school and one high school.

MANAGING AGENT:

The Managing Agent for Meadow Woods is Executive Property Management (EPM). You may reach our agent at:

4-08 Towne Center Drive
North Brunswick, New Jersey 08902
732-821-3224; fax 732-821-6565

EPM also has a 24-hour emergency answering service for emergencies that occur after the close of the business day. **Emergencies should be defined as, "Any situation which will result in the loss of property (flood, fire) or potential bodily injury or loss of life."** All other situations can be dealt with during normal business hours.

The answering service can be reached at: **908-806-3823**

YOUR CONDOMINIUM PROPERTY:

All property is subject to the Association's rules, regulations and Bylaws. The condominium consists of three (3) separate elements:

1) **The Unit** is the restricted inside space from painted wall to painted wall, and from painted ceiling to the bottom of the material covering the floors. Unit doors and windows are included in the unit description and are the responsibility of the unit owner.

2) **Limited Common Elements** are located on the outside of the unit proper, and are limited to the use of only the unit's occupants, including patios, balconies, and storage lockers adjacent to the laundry rooms.

3) **Common Elements** (which collectively belong to the Association)

include all grounds, sidewalks, roads, parking areas, fences, exterior of the buildings, laundry rooms, courtyards, walkways, stairways, all recreational facilities, and the Gatehouse.

ADMINISTRATION:

The affairs of the Association are administered, supervised and managed by the Board of Trustees of the Meadow Woods Condominium Association, Inc., as set forth in the Master Deed. The Board is vested with the rights, powers, privileges and duties necessary for proper administration in accordance with the provisions of the Association and the New Jersey Condominium Act. The Board of Trustees delegates authority for general administration of the complex to a Managing Agent.

THE BOARD OF TRUSTEES:

Association business is conducted by a volunteer Board of Trustees (seven members) who are elected by the owners. The Board meets monthly at the Gatehouse. All meetings consist of an Open Session and an Executive Session. Unit owners are invited to attend the Open Session of the meeting to observe how the Board conducts business, however, they may not participate in the meeting. Most business is conducted in the Open Session. During the Executive Session, individual unit owner business is discussed. Other items discussed in the Executive Session may include any business which may be of litigious nature (personnel/employee matters, contract negotiations, and delinquencies).

The Association holds an Annual Election Meeting each October. At that time, new Trustees are elected and the Association members are

updated on the issues affecting their Association.

RESPONSIBILITIES OF THE ASSOCIATION:

One advantage to living in an Association is that the Association has the responsibility to take care of a number of items that affect all its members. Some things that are the responsibility of the Association are:

- appropriate insurance on all common elements and limited common elements, as necessary
- Association utility charges (gas, electric and water)
- legal counsel, engineering, accounting and management services
- federal, state and local taxes
- grounds maintenance, including foundation and courtyard plantings
- painting and repair of the common and limited common elements
- snow removal
- pool, tennis courts, pool house and Gatehouse administration and maintenance

Any problems or concerns relating to these items should be addressed to the Board of Trustees through the Managing Agent.

GENERAL INFORMATION:

NOTICES of a general nature may be posted in each laundry room. Special notices from the Association may be delivered to your door and/or mailed to off-site owners.

COMPLAINTS AND SUGGESTIONS should be submitted in writing to the Managing Agent. This includes complaints of a general nature, or specific complaints regarding problems with individual residents.

COMMON AREA LIGHTING is the responsibility of the Association. Please call the Customer Service Department at the Managing Agent's offices with any lighting problems.

OUTDOOR HOSEBIBS (water spigots) are for the use of all residents. While the Association pays the water bill for Meadow Woods, residents are encouraged not be wasteful in their use. If a resident uses a hosebib, they must use a hose with a nozzle and leave the area neat and clean.

TRASH DISPOSAL is provided by Lawrence Township through tax revenues. Trash must be placed in trash bags and deposited **INSIDE THE DUMPSTER** near your home. No trash may be deposited outside the dumpsters. No trash containers are to be stored for any length of time on walkways, outside front door or on balconies or patios.

Dumpsters are for the sole use of Meadow Woods residents. Please report to the Managing Agent if you witness persons using the dumpsters who are not from Meadow Woods. **VIOLATORS WILL BE PROSECUTED.**

The Township also picks up bulk items. These items are picked up on a different schedule than the regular trash. Please notify the Lawrence Township Department of Public Works

at 609-844-7137 if you have large items such are mattresses, furniture or appliances to be discarded that will not fit into the dumpster. The Township will inform you of the pick-up date. Please do not place the item(s) at the dumpster sooner than the night prior to the pick-up. All "white goods," (refrigerators, stoves, etc.) will be picked up by appointment only by the Public Works Department.

RECYCLING dumpsters are located in the rear parking lot of the complex. One dumpster is designated for cardboard only (**BOXES MUST BE FLATTENED BEFORE PLACING IN DUMPSTER**). The large white dumpster has two separate compartments (one for newspapers and one for commingled - glass, plastic and aluminum).

Contamination of the recycling dumpsters with regular trash may result in fines and decontamination costs to the Association, which will be passed on to the responsible unit owner(s). Likewise, recyclable materials shall not be deposited in the regular dumpsters.

BATTERIES are to be disposed of in the labeled containers in the laundry rooms. The Association's maintenance contractor will then dispose of the batteries at an approved recycling facility. All batteries such as car batteries (larger than AA,AAA,C,D,9 volt) must be taken to the recycling facility. Call Public Works Dept. for details.

TOXIC WASTE disposal such as cleaning solvents, motor oil, acids, painting products, etc. must be disposed of at the recycling facility. Call Public Works Dept. for details.

REPAIR AND MAINTENANCE of the common elements is the responsibility of the Association. Some items that the Association maintains are:

- general common elements
- balconies and patios
- footings, foundations, concrete slabs
- load-bearing partitions, roof trusses, roofing
- exterior stairways, elevated breezeways (including ironwork and deck surfaces)
- exterior sheathing and brick facade
- exterior sanitary systems, exterior water systems
- storm drains, air conditioner condensate drains
- pool and facilities, poolhouse, tennis courts
- roads, curbs, parking areas, lawn, trees, shrubs
- light poles, exterior walkway light fixtures (excludes front door fixtures)
- painting of exterior doors and windows
- maintenance of the exterior electric meter mounting panel.

RESPONSIBILITIES OF THE OWNER

Owners are responsible for the interior of the units and for all elements which service their unit only. Owners are also responsible for providing an orderly appearance of their balconies, patios, and storage lockers, as well as maintaining the following items:

- dwelling unit
- interior wall framing, sheetrock, and paint
- non-load bearing partitions
- windows and doors
- floor coverings, kitchen cabinets, and appliances
- plumbing within the unit and all piping which services that unit only
- plumbing fixtures (toilets, sinks, faucets, tubs)

- electrical fusebox (circuit breaker), switches, outlets and all wiring which services that unit only
- heating and air conditioning system whether inside or outside of the unit
- smoke and Carbon Monoxide detectors
- maintenance of wiring between the unit and the exterior of the electric meter mounting panel.

A GUIDE TO LIVING AT MEADOW WOODS:

Successful condominium living in close proximity with neighbors dictates that everyone adhere to Association rules and regulations. We expect owners and residents to read this carefully and to abide by the rules to help ensure an aesthetic and tranquil community.

RULES AND REGULATIONS OF MEADOW WOODS:

The following is a summary of the Rules and Regulations of the Meadow Woods Condominium Association. Please see the Public Offering Statement for a complete set of Rules and Regulations.

UNITS:

No unit shall be used for any purpose other than a private residence. No unlawful use shall be made of any unit.

NOISE:

All residents shall exercise extreme care to avoid making any loud or objectionable noises of any kind, either by television, radio, CD, musical instrument, amplifier, exercise equipment or other devices.

PROPANE AND OTHER FLAMMABLES:

In accordance with NJ State Fire Prevention Code N.J.A.C. 5:70-3.1 F-402.4, no flammable, combustible or explosive substances such as gasoline, propane, butane, etc. may be kept in the unit. No storage of propane gas is permitted anywhere at Meadow Woods.

BARBECUE GRILLS:

No propane gas grills are permitted at Meadow Woods. No flammable liquid or starter gel may be used. Charcoal or electric grills shall be maintained in a clean and safe operating condition. Only electric grills are

permitted on 2ND Floor balconies. All charcoal grills must be placed a minimum of ten feet from any building when in use. No grills of any kind are permitted in the breezeways (upstairs or downstairs), or on the stairs. The operator of a grill must use extreme care to prevent grease from dripping on Common or Limited Common Element.

Any damages caused by the use of a grill and the cost to repair such damage shall be the responsibility of the unit owner.

Grills may not be stored on the Common Element when not in use.

WINDOW COVERINGS:

Windows, sliding doors, etc must be dressed neatly with curtains, drapes, shades, or blinds. No bed sheets, towels, newspapers or other inappropriate window coverings are allowed.

STORAGE:

Attic: The attic is not part of the unit. Utilizing the attic area for personal use is prohibited.

Utility Closets: Absolutely nothing is to be stored in the utility closets inside the units.

Storage Lockers: One storage locker is provided in each laundry room for the use and convenience of each unit owner. It is up to the unit owner to supply the padlock for the storage locker. The Meadow Woods Condominium Association is not responsible for any items placed in the storage lockers. Do not block the storage area aisles with personal belongings.

SIGNS:

No signs may be displayed in the unit windows or on the Common Element such as "for sale" or "for rent" signs. Only Tot Finder, Medi Alert and security decals are allowed. An "open house" sign may be displayed at the entrance to Meadow Woods on the day of the open house and must be removed the same day.

CARE OF COMMON PROPERTY:

No one shall chop, cut or burn material or debris on the property. Littering, defacing or destruction is prohibited. This includes (but is not limited to) graffiti on any surface or damage to any property by bicycles, motor vehicles, roller skates, etc.

No one shall build, place or maintain any structure on the common or limited common elements. Nor shall anyone paint, carpet or otherwise decorate any exterior portion of these elements without the permission of the Board of Directors.

Nothing may be stored on or hung from the common or limited common areas without the permission of the Board.

STAIRS, ELEVATED WALKWAYS AND COURTYARD WALKWAYS:

No one shall obstruct the stairways, walkways, and other common or limited common areas.

PATIOS AND BALCONIES:

Storage of furniture:

Stacking, molded plastic furniture may be stored on balconies/patios when not in use (they must be maintained in good condition). Folding chairs and tables and other furniture may not be stored outside a unit on the walkway.

No clothes lines, poles, clothes trees or hanging of laundry is permitted on common or limited common areas (including drying of towels, rugs, etc. over balcony railings).

WINDOWS AND ROOFS:

No air conditioning units, wiring, machinery, device or appliance shall be attached to common or limited common elements.

All satellite dishes and/or antennas must be approved by the Board of Trustees prior to installation and must comply with the Association Resolution and F.C.C. mandated regulations. **(SEE PAGE 7 FOR DETAILS ON SATELLITE DISH INSTALLATION RULES.)**

Nothing shall be hung or draped on common or limited common areas, such as awnings, shades, blinds, drapes, curtains outside the unit.

PET POLICY:

Dogs and cats are the only animals permitted at Meadow Woods. Each unit is permitted to have two pets, unless otherwise prohibited by the owner/landlord. All pets must be registered with the Association and the Township, and must have a current license. Pet owners must comply with all Township animal ordinances.

All pets must be kept on a leash when outside. Pets are not permitted to roam free at any time. The person in control of said pet shall clean up after the pet every time. Please dispose of the droppings in the trash dumpster.

Any pet creating a nuisance or health hazard shall be reported to the Managing Agent. The Board, after reviewing the matter, shall notify the pet owner in writing of the complaint and shall consider the assessment of a fine or the removal of the pet if a health hazard is created.

No outside tethering of pets is permitted. No cages, pens or runs are permitted. No breeding of pets is permitted.

No hunting, trapping, killing or interference with wildlife coming on to the common elements shall be permitted. Feeding of wild animals is not permitted.

Bird feeders, houses, and birdbaths are not permitted at Meadow Woods.

OUTDOOR PLANTS/PLANTINGS:

The Association encourages each resident to take pride in the appearance of the community. While plantings are permitted, the following guidelines should be observed:

- Only ornamental plants are permitted. No fruit or vegetable plants are allowed.
- Any plantings in the mulched areas must be set back at least 6" from the grass area so as not to interfere with mowing.
- Plants in the courtyard must be set back enough from the edge to allow for maintenance.
- Residents are responsible for maintaining their plantings. Dead plants must be promptly removed.
- Foundation and courtyard plantings may not be removed.
- No plants such as vines or morning glories are permitted to grow on fencing, buildings or lattice. No plants that have a mature height over 24 inches are permitted.

DECORATIONS:

The display of holiday decorations outside the unit is permitted. All lighting must be "UL" approved for outdoor use. Decorations can be displayed no more than 2 weeks before and after the occasion. Decorations may not be attached to the exterior of the building.

STORM DOORS/STORM WINDOWS:

Owners are permitted to install storm doors and windows, at their expense, provided that such doors and windows are approved by the Board of Trustees prior to installation.

PARKING AND TRAFFIC:

All vehicles are required to be registered on the Meadow Woods Census Form. Each unit shall be limited to 2 vehicles per bedroom.

There are no assigned parking spaces at Meadow Woods. All parking is on a first come, first serve basis. Handicapped parking may be arranged upon request for qualified individuals.

No vehicle may park within 15 feet of a fire hydrant or within the yellow lines at the entrance to each cluster. No vehicle may be operated anywhere but on the roadway or parking area.

Parking of commercial vehicles, unless temporarily servicing a unit vehicle or a vehicle exceeding 20 feet in length is prohibited.

Recreational vehicles, boats, boat trailers, or mobile homes are prohibited.

No vehicle is permitted to be stored on Meadow Woods property longer than thirty days. Any vehicle that is not roadworthy or operative or is not registered and inspected is not permitted in Meadow Woods.

Repairs or services to vehicles which could cause damage to the common areas or create a nuisance are prohibited. Damages will be assessed to the unit owner.

No vehicle without adequate noise suppression shall be operated on Meadow Woods property.

Vehicles not complying with the above rules shall be towed at the expense of the vehicle owner or the unit owner

The speed limit on all streets and in all parking areas is 25 MPH.

LANDLORD / TENANT OBLIGATION:

Owners/Landlords who lease their condominium to another party are responsible for their tenant's adherence to the rules and regulations of Meadow Woods and the terms and conditions of the governing documents included in the Public Offering Statement. Owners/Landlords must pass on to tenants a copy of the rules and regulations. Additionally, Owners/landlords

must provide a copy of the lease to the Association.

Owner/Landlords must provide tenant emergency information on the Census Form to the Association and will be required annually.

Owners/Landlords, will be notified of any violations, and it is the Owner/Landlords responsibility to see that the violation is corrected, and to pay any fines that may be imposed.

No unit may be rented for less than twelve (12) months, nor may owners or tenants sublet any portion of the unit.

Lawrence Township ordinances require a housing inspection upon each change of occupant. Please contact the Township Housing Official directly to arrange this inspection at (609) 844-7032. The Association must receive a copy of the Certificate of Occupancy issued by the Township after this inspection.

Failure to comply with the above may result in a Township fine and/or a fine from the Association.

Owners/Landlords and their tenants will be required to complete and sign a Lease Rider. The Lease Rider will be executed each time a new tenant moves into the community, and a \$50 New Tenant Fee will be charged.

By executing the Lease Rider, the Landlords and tenants agree to the following:

- The Lease Rider becomes a required addendum to all leases in Meadow Woods.
- The Tenants acknowledge that they have received a copy of the Rules and Regulations in the Master Deed(Governing Documents), as well as this document.
- If a Tenant repeatedly violates the Governing Documents or this document, they are subject immediate eviction, either by the Landlord or the Association.
- The Tenant agrees not to sub-let the unit.
- The Tenant agrees to pay his/her rent directly to the Association in the event that the Landlord becomes delinquent in their monthly assessments.
- The tenant provides the number, names and ages of all occupants of the unit for the duration of the lease agreement. If anyone other than those listed on the Lease Rider occupy the unit, they are subject to immediate eviction.

RESALE OF UNITS:

It is the seller's responsibility to notify the Association, through the Managing Agent, of the sale of his/her unit at least thirty (30) days in advance of the proposed closing date. The sole purpose of this is to allow the Association to update its records and assure the proper transference of monies.

All new owners are required to pay the Association the following monies at closing:

- Non-refundable Working Capital Contribution equal to two months maintenance fees.
- Refundable Escrow equal to two months maintenance fees.
- Any outstanding monthly maintenance fees, late fees, legal fees, fines, etc. that are outstanding at the closing must be paid prior to the transfer of title.

The Purchaser's attorney should provide the Association with a copy of documentation showing the date and new ownership of the unit.

In addition, the buyer must provide the Association with a copy of the Certificate of Compliance required by the Township.

ALTERATIONS TO UNITS:

All proposed interior alterations must be submitted to the Board of Trustees by the Unit Owner for review and approval. No exterior alterations are permitted.

Under no circumstances are the structural elements between units, including floors, to be altered.

SATELLITE DISH REQUIREMENTS

Anyone who wishes to install a Satellite Dish must submit a request in writing to the Management Office. Completion of a "Notice of Intent to Install" must be completed prior to approval by the Board of Trustees. The following installation locations have been approved:

- On the balcony floorboards only. The dish will not be permitted to extend beyond the perimeter of the balcony and cannot be installed on the underside of the balcony floorboards. The dish may not be attached to the patios.
- On the balcony or patio in a portable container, mounted on a post (not to exceed five (5') feet) Container must be filled with crushed stone or concrete to secure the post.
NOTE: Total weight of the

post/dish/container may not exceed fifty (50 lbs.) pounds.

- If acceptable quality signals can be received by placing dish inside a home where they are not visible from outside the home, they may be placed there.

September 16, 2003

RULES AND REGULATIONS CLARIFICATION

Since the Board of Trustees implemented the Rules and Regulations in April 2002, there has been some confusion as to the definition of "Commercial Vehicles." Therefore, the Rules and Regulations shall immediately be amended to read as follows:

Page 4 - **PARKING AND TRAFFIC:**

"Parking of any vehicle with racks, ladders, construction tools and/or equipment, any vehicles with Commercial, limousine, bus, or taxicab license plates, any vehicles with a company name or logo on the body and any vehicles exceeding 20 feet in length are prohibited. However, commercial vehicles that are temporarily servicing a unit or common property are permitted."

Page 5 - **PARKING AND TRAFFIC:**

"Vehicles not complying with the above rules shall be towed at the expense of the vehicle owner or the unit owner. In addition, a fine in the amount of \$25 per occurrence, per day, shall be levied onto the maintenance account connected to the vehicle in violation."

Please insert this Amendment into the Rules and Regulations book that you previously received. **NOTE:** All investor owners are responsible for notifying their tenants of this clarification.

Thank you,

Board of Trustees
Meadow Woods at Lawrence Condominium Association

**MEADOW WOODS @ LAWRENCE
CONDOMINIUM ASSOCIATION**

**RULES AND REGULATIONS
AND
REGULATION ON LEASING UNITS**

ACKNOWLEDGEMENT

This shall confirm my/our receipt of the Meadow Woods at Lawrence Condominium Association Rules and Regulations.

Date:

Name:

Unit Address:

Signature:

PLEASE RETURN TO:
MEADOW WOODS AT LAWRENCE COA
c/o Executive Property Management
4-08 Towne Center Drive
North Brunswick, NJ 08902

MEADOW WOODS AT LAWRENCE CONDOMINIUM ASSOCIATION
ADMINISTRATIVE RESOLUTION NO. 2001-01

RELATING TO UNIT LEASES

WHEREAS, the Governing Documents empower the Board with all the duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the Development and to do so or cause to be done all such other lawful acts and things as are not be law, or by the Governing Documents, directed or required to be done or exercised by members of the Association or Unit Owners, or by others; and

WHEREAS, Paragraph 5.21 of the "Master Deed and Declaration, the Restrictive and Protective Covenants" imposes certain rental restrictions for units; and

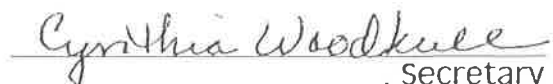
WHEREAS, The Board deems it necessary and desirable for owners to furnish the Board with riders to lease thereto; and

WHEREAS, The Board also deems it necessary and desirable to require that the rental restrictions and rules and regulations contained in the Governing Documents, along with related protections for the Association, be incorporated in the form of an Association-approved rider to lease;

NOW, THEREFORE, BE IT RESOLVED, THAT the following rules and regulations be and hereby are adopted for the general welfare of the members of the Association.

1. All leases heretofore or hereafter entered into or renewed for a unit shall include a "Rider to Lease" in the form attached hereto, or in such other form as the Board may from time to time require.
2. All owners of presently rented units shall furnish a fully executed copy of the Rider to Lease for the unit to the Association within thirty (30) days after receipt of written notice of the adoption of this resolution. In addition, the unit owner shall furnish a copy of the required "Rider to Lease" to the Association within five (5) days of the commencement of the term of any lease or renewal thereof.
3. Any unit owner that fails to so furnish the Association with a copy of the required "Rider to Lease," after thirty (30) days written notice by the Association, hand delivered or by certified mail, return receipt requested, shall be assessed an automatic fine of \$25.00. Each additional thirty (30) day period of noncompliance thereafter shall result in an additional automatic \$25.00 per day fine.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the Board of Trustees of Meadow Woods at Lawrence Condominium Association held on January 16, 2002.


Cynthia Woodhull, Secretary

Cynthia Woodhull
Meadow Woods @ Lawrence Condominium Association

UNIT # _____

EXHIBIT A

MEADOW WOODS @ LAWRENCE CONDOMINIUM ASSOCIATION
Regulation on Lease of Units
LEASE RIDER

This Rider to the Lease between _____
_____ hereinafter "Landlord/Unit Owner") and _____
_____ hereinafter "Tenant(s)") at _____ (Unit
Address) entered into this _____ day of _____, 200__ .

1. LEASE SUBJECT TO ASSOCIATION GOVERNING DOCUMENTS.

The provisions of the Association's governing documents, including the By-Laws and Rules and Regulations of the Association, constitute material provisions of this Lease and are incorporated by reference in this Lease. If any provisions of this lease are not consistent with the Association's governing documents, the governing documents will control.

2. ACKNOWLEDGEMENT OF RECEIPT OF GOVERNING DOCUMENTS.

By executing this Lease, the tenant specifically acknowledges receipt of the Governing Documents, the Rules and Regulations of the Association and any Amendments.

3. VIOLATION OF THE GOVERNING DOCUMENTS IS GROUNDS FOR EVICTION.

Failure to comply with the Association's governing documents as defined in the preceding paragraph constitutes a material breach of this lease is grounds for eviction. In the event that the Tenant violates a provision of the governing documents and , after notice by the Association or the Landlord, continues to violate the governing documents, the Landlord shall have the obligation to commence eviction proceedings against the Tenant. The Landlord will then be responsible to pay the Association's legal fees and cost of such proceedings.

4. NO AMENDMENT OR SUBLET.

The Tenant will not sublet all or part of the unit being leased without consent of the Association.

5. FAILURE OF THE UNIT OWNER TO PAY ASSOCIATION DUES.

If a unit owner is in arrears of dues or other fines and assessments, all tenants recreational privileges are suspended. The Association may request that the Tenant make payment of the Association of its rent and the Association will apply same to the unit owners outstanding balance. Any surplus will be sent to the unit owner. Failure of the tenant to make payments of rent to the Association will be a violation of these Rules and Regulations and subject to the remedial action set forth herein, including, but not limited to, eviction.

6. TERM OF LEASE

The Governing Documents provide that no unit shall be rented by the owner thereof or otherwise be utilized for transient or hotel purposes, defined as "rental for any period less than one hundred eighty (180) days or any rental if the occupants of the unit are provided customary hotel services, such as room service, maid service, furnishing of laundry and linen and bellboy service, etc."

7. OCCUPANTS.

Unit # _____ shall be occupied by no more than _____ persons, whose names and ages are listed below for identification purposes and Association record keeping:

IF PERSONS OTHER THAN THOSE LISTED ABOVE OCCUPY THE UNIT THE TENANT WILL BE IN VIOLATION OF THIS LEASE AND SUBJECT TO EVICTION.

THE UNDERSIGNED UNDERSTAND AND CERTIFY THAT THE INFORMATION ON THE ATTACHED "CENSUS FORM" IS TRUE AND CORRECT AND THEY AGREE TO NOTIFY THE ASSOCIATION OF CHANGES TO SUCH INFORMATION AS THEY OCCUR.

Dated this _____ day of _____, 200__ .

WITNESS:

BY: _____
UNIT OWNER

UNIT OWNER

WITNESS:

BY: _____
TENANT

TENANT



MEADOW WOODS AT LAWRENCEVILLE

MANAGING AGENT:

Meadow Woods Condominium Assoc. Inc.

EXECUTIVE PROPERTY MANAGEMENT
4-08 TOWNE CENTER DRIVE
NORTH BRUNSWICK, NJ 08902
TEL (732) 821-3224 FAX (732) 821-6565

December 5, 1999

IMPORTANT NOTICE

Dear Unit Owner:

It has come to the attention of the Board of Trustees of the Meadow Woods at Lawrence Condominium Association that some Unit Owners have installed washers and/or dryers in their individual units. The units at Meadow Woods were not designed to accommodate these washers and dryers. For this reason, laundry facilities were provided in each Cluster within the community. The discharge of a washing machine will cause an adverse condition in the Common Element plumbing discharge lines, as well as within individual units. In addition, electric dryers require a 220 amp service to operate safely. Since Meadow Woods has an electrical system which provides a 110 amp service, use of electric dryers may result in an unsafe condition. Further, the Units were not designed to provide ventilation to accommodate a clothes dryer.

Consequently, pursuant to the Master Deed, Paragraph 17: "Use, Restrictions;" and the By-Laws, Section 18, "Rules and Regulations," the Board of Trustees has added a Rule by Resolution to Schedule A of the By-Laws forbidding the installation, use or maintenance of washing machines and/or clothes dryers at Meadow Woods at Lawrence. This Resolution will be **effective January 1, 2000**.

The Resolution states:

- 1) No washing machines and/or clothes dryers are to be permitted to be installed, used, maintained on or in any Unit, Limited Common Element or Common Element within the Condominium Property, except within the laundry facilities made available by the Association within each Cluster in the Community.
- 2) Each Unit Owner, his family, guests, invitees, or lessees in possession of such washing machine and/or clothes dryer shall, at his/her own expense, be responsible for removing said equipment.
- 3) Cost of any actual damage and repairs necessitating from the installation, use and/or removal of such washing machine and/or dryer on the Unit Owner's property, another Unit Owner's property, the Limited Common Elements, or Common Elements shall be borne by the user of the washer and/or dryer. In the event the user of the washer and/or dryer is not the Unit Owner and fails to fulfill the foregoing obligation within ten (10) days of the occurrence of the damage, the Unit Owner shall be responsible for said costs.
- 4) In the event it is necessary for the Association to repair any damage caused by the installation, use or removal of such equipment, the Unit Owner shall be charged for all costs incurred by the Association. These costs include plumbers' and electricians' bills for resulting damage or strain on the functioning of the plumbing and/or electrical systems.
- 5) In the event such charges are not paid in a timely manner, the charges will become a lien on the individual Unit.
- 6) Failure of a Unit Owner to remove a washer and/or dryer from his/her Unit **within thirty (30) days from the effective date of this Notice** may result in the assessment of a fine. Pursuant to By-Laws, Article VI, "Operation of the Condominium", Section 18, "Rules and Regulations" the fine will be \$25.00 for any one violation. Each day a violation continues after Notice thereof to the Unit Owner shall be considered a separate violation.

Thank you for your prompt cooperation in this regard. Should you have any questions or concerns regarding this Notice, contact Executive Property Management at (732) 821-3224.

Board of Trustees
Meadow Woods at Lawrence Condominium Association