

RENAISSANCE VILLAGE I CONDOMINIUM ASSOCIATION

c/o Midlantic Property Management, 315 Raritan Ave, Highland Park, NJ 08904

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RULES & REGULATIONS – VEHICLES AND PARKING

VEHICLES

Failure to adhere to any of the following restrictions will cause a fine to be levied against the owner(s) of the unit involved. *Unless otherwise noted*, a fine of \$25.00 will be assessed for the first violation. If the situation is not rectified within two weeks, then additional fines of \$25.00 per day will be levied until the vehicle in question is either removed from the property or brought up to DMV specifications. The vehicle may also be subject to towing at the vehicle owners expense. The towing information is listed on signage at every entrance into Renaissance Village.

- No trailers, boats, campers, inoperable, unregistered, invalid inspection or unsafe vehicles are permitted on the common elements by any owner. No vehicles which are defined as Class II weight class or heavier (as per N.J. Department of Motor Vehicle Registrations) are permitted in the parking areas nearest the buildings. The overnight parking or storage of trucks or commercial vehicles, which exceed 20 feet in length, is prohibited. Under no circumstances are tractor-trailers, construction equipment, or any articulated vehicles allowed to park on common elements. The Board of Trustees may tow any vehicle, which does not comply with the above regulations at the owner's expense.

- In order to assist in the Association's efforts to identify and remove vehicles abandoned on its property, the Board may require that all residents complete and return to the Association, a questionnaire listing their vehicle(s) parked within Renaissance Village and their respective license plate and vehicle registration number(s).

ABANDONED VEHICLE PROCEDURE

- Once a suspected abandoned/stolen vehicle has been noted by or reported to the Association, the vehicle's description, license plate number (if any), and Vehicle Identification Number (VIN) are passed on to the North Brunswick Police Department. The Police then run a DMV trace on the vehicle to establish if it is reported as stolen. If not stolen it will be towed, at *the owner's* expense. Abandoned vehicles are both "attractive nuisances" and unsightly additions to our parking lots which: (1) as immovable objects, complicate snow removal; (2) used parking spaces which are meant to be available to residents who use their vehicles on a daily/weekly basis; (3) visually degrade the value of our community, and (4) are sources of enormous potential liability to the Association.

PARKING

Failure to adhere to any of the following restriction will cause a fine to be levied against the owner(s) of the unit involved. *Unless otherwise noted*, a fine of \$25.00 may be assessed for each recorded violation. The subject vehicle may also be towed at the vehicle owner's expense.

- Every condo has one numbered assigned space you must use your assigned space as your primary parking space. Parking in someone else's assigned space can result in fines and towing.
- Every vehicle used by a condo household in Renaissance Village Must be registered with the management office and a "RV" parking decal provided by management Must be displayed on the windshields.
- Parking in the community is a privilege afforded to unit owners in good standing and the residents of their condo. Should the owner be not in good standing, the parking privileges may be revoked, assigned space number removed and any vehicles associated with that condo may be towed from the community common property.
- **Visitor and Guest Parking** – Visitors & Guests of a condo residence should use the unnumbered, unassigned spaces in the community. A note should be placed on the dashboard in plain sight which states, Visitor of Condo Address, the date range visiting, and a phone number, should we need the car moved for any reason.
- Contractors working in your home – The same rule for guest parking applies, if your contractor needs to park closer to off load materials, they must immediately move their vehicle after loading or unloading. The contractor's vehicles cannot be parked overnight.
- No vehicle is allowed to park in the cross hashed areas adjacent to large trash dumpsters. Parking in these zones makes it impossible for the Township's trucks to service that station because of the lack of maneuvering room. Parking in associated areas designated by restrictive signs on garbage collection days is also prohibited and will result in the vehicle being *immediately* towed with or without notification to the car owner.
- If you are home during a snowstorm and a plow arrives to clear your parking lot area, please cooperate by moving your car to permit the snow removal. You can then return your car to its place after plowing has been completed.
- Only *minor* repairs (i.e., tire changing, windshield washer fluid) may be done in our parking lots. Dismantling your vehicle for more extensive repairs is both dangerous (given the number of children living here) and unsightly, and therefore prohibited. No changing of any oils or antifreeze is allowed on the property.
- Vehicle washing is allowed utilizing a pail filled from inside your condo only.
- No vehicle is allowed to park in front of fire hydrants or in any marked fire lane
- Non-compliance with the above-cited parking issues will subject offending individuals to towing, as well as fines determined by the Board of Trustees.
- Non-compliance with handicapped parking spaces will result in not only a fine from the Association, but all Township rules apply as well. The vehicle will be towed.