

SEA WINDS TOWNHOUSE CONDOMINIUM ASSOCIATION, Inc.

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If you have leased your unit, be reminded that your leaser's name, email, and contact number, evidence of insurance and a copy of the leases is sent to the Board of Trustees

Please pass this document to your renters and make sure that they are aware of these rules and regulations. Remember you are responsible for your renters, and you will receive and be responsible for their violations.

1. Summer is always a time where we open our doors and spend more time out on our decks. Please be aware that sound travels. No excessive noise or partying after 11pm.
2. Exterior affixations and appearance:
 - a. No structural modifications to the outside of your unit are allowed without Board approval. Replacement of windows and doors is considered a modification and require approval. Mounting cameras or lights are also considered a modification.
 - b. Common Area (grass, stone and/or planting area). No personal property (including firewood) will be placed or stored within any area of the Common Grounds.
 - c. Driveways, Decks & Patio Areas: Only patio (designed) furniture maybe placed outside of the Unit and only within the confines of the Unit Deck areas. Driveways, decks and patios should **NOT** be used as storage areas *for old house furniture, shelving, other household items, watercrafts, kayaks, machinery, garbage, etc.*
 - d. Water hoses should not be left outside unless it is placed in an appropriate concealed box or pot for storing garden houses. **Hose reels and hooks are not permitted.**
 - e. Deck Railings: No items of any kind will be permitted on the top of the railings. Towels should not be hung from railings. Only military or U.S. flags can be attached.
 - f. Light Fixtures: The resident is responsible for maintenance and replacement of the light bulb within any lighting fixtures attached to the building.
 - g. Signs: No signs that are visible from the exterior of the Unit are permitted, including Signs within a Vehicle window, such as "For Sale."
 - h. Window Coverings: All windows, balcony and patio doors that have coverings must be professional in appearance.
 - i. **No security cameras can be mounted outside a unit.** Security outside your units can be achieved with a "Camera Doorbell", which can be mounted both on the front and back of your unit. (Ring and Nest are approved)
 - j. Front Door exteriors are considered a limited common element; owners must maintain the doors and repaint with an association approved color when needed.
3. Trash and Recyclables: Each resident has the responsibility to place trash and recyclables out after 4:00pm the evening prior to pick up and all empty receptacles must be returned inside the Unit by 8:00pm the day of collection, which is in compliance with Long Branch Borough Ordinance: 0-94-17.
 - a. Bulk Items: Pickup is Wednesday prior to 8am. If you have a large bulk pickup, you should telephone the Department of Public Works (732-571-6520) to make

the necessary arrangements. Only place your items out on Tuesday evening for pickup on Wednesday.

- b. Household garbage should be in a plastic receptacle. Collections are Tuesday and Friday Mornings. If Monday is a holiday, the Tuesday pick up will be Wednesday.
- c. Recyclables: The city recycles cardboard, plastic, mixed paper, newspaper, bottles and cans. Paper is picked up on Tuesday and bottles/cans on Friday.

4. Vehicles – Parking and Speeding:

- a. Permitted Vehicles – Essentially ordinary passenger vehicles are the only types of vehicles permitted on-site except for limited durations in connection with delivery and servicing of a unit. Commercial Vehicles, (those motor vehicles, excluding cars that are actually intended for commercial purposes or bear any visible signs including commercial license plates or advertising denoting a commercial enterprise) are prohibited. This includes trucks provided by an employer that are commonly seen on the roads. Also prohibited are dirt bikes ATV'S, RV's, U-Haul trucks, boats, and their trailers. Although the Association Documents prohibits motorcycles, individual use of this type of vehicle as a mode of transportation has expanded. Although the Board has considered allowing the use and/or proper storage (only within the garage, never left outside), improper and/or noisy mufflers will not be permitted and will be considered a violation of the Rules and Regulations.
- b. Parking – Each unit has two legal parking spaces immediately available for their exclusive use. One is their garage, the other their driveway. To the extent that each of us does not use the garage for its intended purpose, our available “on street” and other parking spaces availability is diminished.
 - i. Our parking limitations are exacerbated during the summer months when some of our owners spend more time at the shore. Unfortunately, we have no alternatives for expanding our available parking except to ask for everyone’s cooperation, limiting the number of vehicles in the Community, and strict enforcement of all parking and vehicle restrictions.
 - ii. Road areas must be able to allow access to Emergency Vehicles at all times. Double parking, parking in front of mailboxes and/or fire hydrants is prohibited for any reason. Areas have been designated by the Fire Department as “No Parking” and can / will be ticketed by the police. **Please note that Seawinds has a towing policy and offenders could have their vehicle towed.**
 - iii. Vehicles which are not currently registered, insured, road worthy, and street legal are prohibited. Stored Vehicle – one that has not been driven off-site for 14 continuous days or more, is prohibited. Any vehicle that falls into the category of prohibited vehicles is subject to immediate towing at the owner’s expense. Signs such as “For Sale” will not be displayed from any portion of the vehicle for any period of time, while on the Association property.

c. **Please observe the 10 mile an hour speed limit in our community.**

- 5. Utility Closets: The utility closet attached to some units is for mechanical systems only. No unit storage of any kind is allowed.

6. Gas Grill Usage (A SAFETY ISSUE):
 - a. When utilizing gas grills they **MUST be away from the building structure** by no less than 3 feet. **This means that you must move your grill to the center of the deck and make sure it is not underneath the deck above it.** Please be aware that vinyl siding could melt and if left too long could cause a fire hazard. Any damage to the siding is the unit owner's responsibility.
 - b. Also ensure that your **gas is turned off** after utilizing your grill.
 - c. **Propane Tanks/Grills are not permitted:** Under New Jersey Laws we are prohibited from storing or using propane tanks on the premises.
7. Chimney Flues and Firewood: It is your responsibility to inspect the chimney flues on a regular basis. Firewood – is to be stored within an acceptable container, on the rear ground level patio. It will not be placed within twelve (12) inches of the building or privacy dividers and will be maintained at minimum height (off the concrete floor) of at least eight (8) inches.
8. All owners who sell a unit or rent a unit must inform The Board of Trustees well in advance of the transaction to ensure that our new residents or leasers are welcomed into our community and receive a copy of the appropriate bylaws and/or rules and regulations that this community is governed by.
9. Leasing: Leasing of a Unit must comply with the governing documents of the Association. All leases must comply with the following:
 - a. **The Board must approve all leases in advance.**
 - b. Minimum term of the lease is 90 days and a unit may not be leased more than one time during a calendar year. No sub-leasing is permitted.
 - c. Units use is limited to single family, private residents only. Multiple adults sharing a unit that are not part of a single family unit is prohibited. Single family is defined as Husband, Wife, Domestic Partner and children.
 - d. Unit renters are not allowed to have any animals of any kind including cats and dogs. **Service animals must be approved by the Board.**
 - e. A lease of any Unit must be in writing and a fully executed copy (exact duplicate) must be supplied to the Board of Trustees at least 15 days prior to its effective date. A list of all legal residents of the unit must be attached to the lease.
 - f. The unit owner is responsible to notify all residents about the governing documents of our Association and the unit owner is responsible for the actions of the tenants and/or their employees and guests.
10. Pet Registration
 - a. Unit Owners must register their dog with Seawinds' management company within one week of taking up residence, regardless whether the dog is here seasonally or full time. (Renters with service animals must register, as well.) Registration includes a current picture of the Owner and their dog, as well as proof of required licenses and vaccinations as required by the town of Long Branch. **Unit owners will be subject to fines \$100 per month for maintaining an unregistered dog or cat within the association.** Dog owners will be

required to sign their name to a copy of the Seawinds Pet Policy upon submission of registration forms as recognition that they have read and agreed to the pet policy.

- b.** Dog owners must submit a one-time security deposit of \$100.00 when registering their pet. Any violations or damages will be deducted from the security deposit, but when amounts are deducted the unit owner must maintain a \$100 security balance.

1. All dogs must maintain current Long Branch (or home town) pet licenses and renew them annually. The pet must wear tags outdoors.
2. All dog and cat owners must continually maintain a rabies vaccination for their pets which are 4 months of age or older.

A. Pet Types - General

1. No animal, other than common domesticated household pets, shall be kept or maintained in any unit. Exotic pets are prohibited
2. Pets may not be kept, bred or maintained for commercial purposes.
3. Dogs will be limited to one (1) dog per unit.
4. Cats will be limited to two (2) cats per unit.
5. No attack dogs, or dogs of a vicious nature or temperament are permitted, including but not limited to Rottweiler and Pit Bull breeds.
6. Dogs larger than 65 pounds are prohibited.
7. **Only unit owners are allowed to have pets. Any renters are held to and restricted to a “No Pet Policy”. In other words, renters are not allowed to have pets.**

Please be aware that violators will be warned and then fined per the Seawinds Association Bylaws. Fines for rules violations will be determined by the Board of Trustees and comply with New Jersey law. Owners will be given 3 notifications before fines are implemented.