

## RULES AND REGULATIONS

The following rules and regulations were adopted by the Board of Trustees in November 2003, and were re-formatted in May, 2006 and are important parts of the Handbook, providing guidance for Town-home living

### **Section 2 Contains the Rules and Regulations for Condominium living at Peachtree Village. Rules are identified with an “R”**

#### 1R. PETS – ANIMAL CONTROL

In accordance with Township ordinances, all pets must be kept on a leash and are not allowed to run free. Pets may not be tied outside of a Town-home unit on Common Property. No resident shall keep, harbor, or maintain any dog which habitually barks or cries so as to disturb the public peace. Cats should be kept indoors at all times.

Animals are not allowed in the tennis courts, clubhouse, swimming pool area, or in any of the recreation areas. All dog/cat owners must obtain a license from the Township and the pet must wear a tag at all times. Dog owners must carry a visible implement or shovel for picking up droppings at all times when walking the dogs. It is prohibited to walk a pet to relieve itself on the sidewalks, all common lawn areas surrounding residences or in the parking areas. Dogs should be walked in the road or at the far end of Hearthstone Road. Violations of these rules will subject the pet owner to penalties levied by the Association, as well as by the Township.

Two (2) pets only are permitted in each Town-home unit, as long as they are not kept for commercial purposes and are housed within the Town-home unit.

#### 1.1R AWNINGS:

Awnings are not allowed.

#### 2R. BARBECUES

Only electric grills are permitted.

#### 2.2RBIRD BATHS or BIRD FEEDERS

Bird Baths or Bird Feeders are not permitted as they attract rodents or squirrels, which tend to make nests in attics or basements.

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### 2.3R BUG ZAPPERS:

Bug zappers are not allowed.

### 3R. FIREPLACES

All Town-home units with fireplaces are required to have their fireplaces inspected every three (3) years. If the inspection indicates the need for fireplace cleaning, (or other repairs), the Town-home unit Owner must have the fireplace cleaned/repared at the Town-Home-Owner's expense. Receipts of the cleaning bill or inspection certification must be sent to the Management Office, Attention of Peachtree Village Property Manager, to be recorded.

The Association takes this fire prevention measure extremely seriously and accordingly may subject the Town-Home-Owner who fails to meet the inspection and cleaning dates with an appearance before the Convent's Committee with possible fines imposed.

### 4R. STORING FIREWOOD

The following requirements have been approved by the Board of Trustees for the storing of firewood:

- A. Only split firewood may be stored on the premises.
- B. Wood may be stored in either a ring or on a rack no larger than 42"Lx42"Hx26"D.
- C. No firewood may be stored on the grass or other Common Element.
- D. No splitting of firewood shall be permitted in the complex.
- E. Wood must be kept at least 5 feet from the structure.
- F. The Townhome Unit Owner is responsible for any wood destroying insect infestation resulting from the storage of the wood adjacent to the building.

### 5R. GUESTS

Residents are fully responsible for the conduct and actions of their guests at all times. Residents always have preference over guests at all facilities.

### 6R. LAUNDRY

The hanging of laundry outdoors is strictly prohibited. No laundry, wet towels, bathing suits, blankets, etc. may be hung on decks, patios, railings or privacy shields.

### 7R. OUTDOOR FURNITURE and LAWN ORNAMENTS

Outdoor furniture may be used on all patios and decks.  
Residents shall not use lawn ornaments beyond the shrub beds.

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## 8R. OUTDOOR PLANTINGS

Residents are permitted to plant flowers in the shrub beds at the front and rear of their Town-home unit. However, all planting(s) must be placed at least 6" from the turf line, (inside the bed) as the landscaper will be edging the beds several times a year. Flowers must be planted, (e.g.) removed from pots. Planters or Window Boxes cannot be attached to any Town-home unit Structure. They may be set on sills or hung off the railings or positioned on steps or patios. They must be removed off-season. Tire planters or cinder block planters are not allowed.

All dead flowers must be removed or cut down to ground level, off season. Flower beds must be maintained in a neat and weed free appearance at all times. The Association's Landscape Contractor is responsible for weeding the flowerbeds.

Tomato plants, fruit plants or vegetables may NOT be planted in the shrub beds. Vegetable plants attract rodents, which cause damage to shrub and turf areas. Potted vegetable plants are permitted on rear patios only.

## 9R. FOR SALE/FOR RENT SIGNS

"For Sale," "For Rent," "Garage Sale," or any other sign is not permitted to be displayed anywhere in Peachtree Village, including but not limited to a vehicle. This includes posting of signs on the light posts, street signposts, light posts, inside vehicles, or mailbox clusters.

## 10R. TRAFFIC REGULATIONS

Bicycle riders should move carefully in the same direction as traffic and in the area along the right curb to avoid any injury to themselves or others. Runners should run against the flow of traffic to allow ample time to avoid oncoming vehicles. Bicycles are not allowed to be ridden on the grass or other turf areas. The bicycle must be walked across the grass to prevent lawn damage. Bicyclists must adhere to state laws regarding use of helmets.

The speed limit within Peachtree Village is 15 miles per hour. Please drive carefully throughout the complex, as there are children, bicyclists, runners, and walkers on the roadways. Residents and visitors alike must observe speed and stop signs.

## 11R. PARKING AND VEHICLE USE IN PEACHTREE VILLAGE

No commercial vehicles (as defined by the Board pursuant to a separate resolution), trailers, motor homes, campers, boats or inoperable vehicles shall be parked within the Common Elements, except those vehicles temporarily parked in connection with servicing a Town-home unit. All cars **must** be properly registered while parked on "common property" and have current license plates and current inspection stickers.

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No vehicle maintenance, repairs or service is permitted. Washing and waxing of cars and changing flat tires are the only exceptions. Please adhere to these rules.

Because of requirements in the the Master Deed, our local Township ordinances and the PV street width limitations, **no** “on street” parking is permitted. The parking areas at the end of Moonlight, Magnolia and Decatur, as well as the parking spaces on Scarlett are to be used as GUEST PARKING ONLY. Guests over 30 days are considered to be a “resident”, and are subject to the residents’ requirements for overflow parking.

Any Town-Home-Owner with automobiles that cannot be accommodated within the limits of their garage(s) and driveways, are to park their “overflow” vehicles in the parking lot adjacent to the clubhouse and laundry building. Rules as to current state registration requirements still apply.

## 12R. GARBAGE/TRASH

All garbage/trash is to be stored within the Town-home unit at all times except on pick up days. All Town-Home-Owners are required to utilize trashcans provided by the Trash Removal Company or heavy duty 3 ml black trash bags. All bags are to be sealed.

Household trash is collected once weekly by a contracted waste management company. Trash is to be placed curbside by 8:00 a.m. on the morning of pickup. No trash is to be placed out-side overnight. The current procedure is for garbage/trash collection on Monday of each week.

Town-Home-Owners are responsible for the disposal of large items such as chairs, sofas and appliances. Town-Home-Owners should contact the Management Office for the phone number of the waste collection company to schedule pickup at the Owner’s expense.

A special Christmas tree pick-up is provided by the Association, about the third week of January.

## 13R. RECYCLING PROGRAM

All Town-Home-Owners are asked to observe the Washington Township recycling program. The Association has arranged with the trash collection company to pick-up recyclables, every second Wednesday. Newspapers and cardboard are to be flattened and tied. Plastics, tin cans, aluminum cans and glass may be commingled in the same container. Please make the recyclables look neat in some way.

## 14R. SOLICITATION

Since Peachtree Village is a private community, no solicitation is allowed without the authorization of the Association. This includes the distribution of flyers.

Homes shall be used for residential purposes only.

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## 15R. SNOW REMOVAL

In general, snow plowing will begin when the accumulation reaches about two (2) inches. Ice storms may require a different approach. Plowing may be withheld in the middle of the storm when the forecast calls for more snow. After the fury of the snow subsides, the plows will return to clear the roads more carefully. Residents are urged to cooperate with the snowplowing contractor by temporarily removing their cars so that the driveways can be cleared. After cleaning the roadways, the snowplowing contractor will return to clean driveways and then the walkways'. Residents with a medical problem or handicap should contact the Management Office in advance so that their sidewalk and driveway can be cleared on a priority basis

## 16R. MOVING IN OR OUT

The procedure of selling and buying a town home at Peachtree Village requires full awareness and compliance with the Association By-Laws and Rules and Regulations. Please notify the Management Company as soon in the process as you can. The Management Company needs to prepare documents that are needed at the closing, of the property. This information will be important to the buyer, and the seller.

### 16.1R INSTRUCTIONS FOR SELLER AND PROSPECTIVE BUYER

A. **Presale Notification.** In accordance with the Association's By-Laws and Rules and Regulations, each Town-home unit Owner who plans to sell his/her Town-home unit must notify the Association in writing. Their intent to list a Town-home unit is step one, and step two is about 30 days notice prior to closing is given when a contract of sale has been entered by both parties. The Associations requirements to provide information about the Town-home unit to buyer and seller, may take a few days.

B. **Moving in or out.** The Management Office must be contacted at least ten (10) days before the scheduled closing date. Once the closing date is established, the Management Office will provide buyer and seller's attorney with a letter reflecting the status of account and any fees due at the time of closing.

C. **Governing Documents.** The buyer should obtain from the seller a Public Offering Statement, Master Deed, By-Laws and the Rules and Regulations. It is very important that the buyer read them and become fully aware of the property they are buying. If the seller does not have a copy, one can be purchased from the Management Company.

D. **Post Sale Notification.** After closing, the buyer's attorney should notify the Management Office about the transfer of ownership. All outstanding charges and any fees due to the Association must accompany the notification of the transfer. Please be advised all this paper work is to keep all of the expenses, etc. on track.

### 16.2R INSTRUCTIONS FOR TENANTS AND LANDLORDS

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Owners renting their Town-home units are required to abide by Association regulations. These regulations require that each lesser (Town-home unit Owner) provide the Association with a copy of the current executed lease. All leases should be for a minimum of 90 days.

Lease Rider. The mandatory lease rider provides the Association and the landlord protection to uphold the regulations of the governing documents.

#### 16.3R OUTSTANDING MAINTENANCE CHARGES

In order to avoid unnecessary penalties, maintenance charges and all assessments must be paid on a timely basis regardless of the date of the closing. If your closing is mid-month, your attorney should arrange for adjustment with the buyer's attorney.

Please be aware that any unpaid charges can be considered a lien against your Town-home unit.

#### 16.4R MAINTENANCE FEES

Each Town-home unit Owner will receive a coupon book for monthly fee payment. Direct deduction is also available from your checking account; call the Management Co. for details. Payment is due by the 10<sup>th</sup> of the month or a \$25.00 late fee will be assessed.

### 17R. INSURANCE INFORMATION

Your Association By-Laws set forth the responsibility of the Board of Trustees to provide and maintain insurance coverage for the Common Areas. These By-Laws are located in the governing documents of the property. The Association insurance coverage is in four broad categories described below. In addition, you should insure your Town-home unit and its contents.

#### 17.1R PHYSICAL DAMAGE

Physical damage insurance on all improvements on the common grounds and the service machinery is carried by the Association and includes any claim against loss by lightning, windstorms, and other risks included within the extended coverage. These policies govern the interests of the Association, the Board of Trustees, and all Town-home unit Owners and their mortgages as their interest may appear. The amount of coverage shall be equal to the full replacement value of the improvement without deductions for depreciation.

#### 17.2R PUBLIC LIABILITY

The Association carries public liability insurance that includes personal injury and or death

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from accidents occurring on the Common Elements. This insurance is not intended to cover an act of negligence of any individual owner or member.

#### 17.3R WORKER'S COMPENSATION

Worker's compensation is carried to the full extent as required by the laws of the State of New Jersey.

#### 17.4R DIRECTOR'S AND OFFICER'S LIABILITY

Director's and Officer's liability insurance covers each member of the Board of Trustees, Managing Agent and active committee members.

#### 17.5R OWNERS INSURANCE.

Each Town-home unit Owner or purchaser should consult with an insurance broker or agent as it pertains to the hazard and liability insurance that should be carried on your Town-home unit.

Individual Town-home unit Owners should carry their own insurance coverage for condominium ownership. This type of policy is known as Homeowners 6 (HO6). All such policies shall contain a waiver of subrogation and further provide that additional insurance carried by the Town-home unit Owner shall not affect the carrier issuing insurance obtained by the Board. You have been provided with copies at the time of closing on your Town-home unit

In determining the areas to be covered by insurance for the Association and the Town-home unit Owners respectively, one must turn to the Master Deed and refer to the definition of "Common Elements and Limited Common Elements and Town-home units." (You may contact the Association's management company to purchase additional copies.) Should you have any further questions regarding insurance coverage, please do not hesitate to contact the Management Office.

#### 18R. THE CLUBHOUSE AND RECREATION

The clubhouse, pool and recreation facilities are available for use by all Condominium homeowners in good standing and, in accordance with the cross-easement described in the Master Deed, are also available for use by the Peachtree Village Apartment residents in good standing.

#### 19R. PRIVATE PARTIES AT THE POOL HOUSE

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The clubhouse is available for private parties. There is a usage fee and a refundable deposit if the room is left thoroughly cleaned.

- A. Reservations, on a first-come, first serve basis, will be considered by the Board of Trustees or such other person/committee designated by the Board. The user must specify the occasion, date, and hours of use.
- B. The host or hostess must provide proof of a minimum of \$300,000 limit of liability and provide a certificate of insurance evidencing same, which is in the form of a condominium owner's policy (HO-6) or an apartment renter's liability policy to insure adequate coverage.
- C. Reservations of the clubhouse do not include the use of the swimming pool or tennis courts.
- D. The host or hostess agrees to pay the Association the required usage fee with the submission of their application for the use of the clubhouse, which is refundable if use is denied or the party is canceled.
- E. The host or hostess is required to participate in a walk-through inspection of the clubhouse prior to scheduled use. A list will be prepared at that time, not in any previous damage to the clubhouse. Both the Association representative and the host/hostess will sign off on the pre-usage list. If the clubhouse is not clean, the Town-home unit Owner should contact the property manager to make arrangements for cleaning prior to use.
- F. The host or hostess agrees to accept all responsibilities for liability and/or restoration.
- G. No more than thirty people are permitted to attend the function.
- H. Consumption of alcoholic beverages at private parties is prohibited.
- I. Trash accumulated during the event must be collected and removed from the clubhouse and disposed of by the homeowner or tenant. The clubhouse must be left in the same condition as when it was rented.

## 20R. TENNIS COURTS

Tennis courts are for the exclusive use of Peachtree Village Town-home unit residents, and Peachtree Village apartment tenants in good standing, who are current and not in arrears on payment of their maintenance or rental fees. Residents must have their current recreational passes when using the courts and must identify themselves at the request of any other member.

Any member may extend the use of the tennis courts to no more than three guests and must be present on the courts while such guests are playing. Residents and their guests are limited to the use of one court when other members of the Association wish to use a court. Members using courts while others are waiting are limited to one hour of time, including warm-ups and playing time, for both singles and doubles.

Anyone not actively playing tennis must remain outside the tennis playing area. Please understand we are worried about safety. This includes strollers, carriages, etc. The tennis courts are to be used exclusively for the playing of tennis. No other objects are permitted on the courts, such as bikes, baseballs, street hockey, sticks, roller blades, animals, etc.

All players and their guests are expected to play in a sportsmanlike manner. No loud, rude or abusive language will be tolerated.

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## 21R. SWIMMING POOL

Although the Pool is owned and operated by the PV Association, the cross easement agreement in the Master Deed and By-Laws permits use of the pool, clubhouse and recreation facilities by residents of the Peachtree Village Apartments.

Peachtree Village Apartment tenants must obtain pool passes from Apartment management upon payment of their annual pool fees.

The pool opens on Memorial Day weekend and closes on Labor Day weekend. All homeowners in good standing are issued pool badges or identification passes for all occupants residing in the Town-home unit. Pool rules and regulations, a detailed operating schedule, and pool badge identification information will be forwarded to all Town-home unit owners before pool opening.

## 22R. TOT LOT

Use of the Tot Lot is reserved for Peachtree Village residents and their guests only.

All persons using the Tot Lot do so at their own risk. Peachtree Village Condominium Association assumes no responsibility for any accident or injury in connection with such use for any loss or damage to personal property. Persons using the Tot Lot agree not to hold the Association liable for any actions of whatever nature occurring within the Tot Lot area. Town-home unit Owners are responsible for the actions of their tenants, children and guests.

Equipment is designed for use by children 5 years old or younger. An adult must accompany children at all times.

## 23R. HOLIDAY DECORATIONS

Holiday decorations are permitted to be displayed at the exterior of the Town-home units from December 1<sup>st</sup> to January 15<sup>th</sup>. Holiday decorations may be attached to the exterior wood trim, but the Town-home unit owner must repair any damage (e.g. holes). Decorations are also permitted\_\_days prior to and 15 days after any other recognized holiday.

## 24R. LANDSCAPING

The Association contracts with a professional landscaping firm to provide landscaping services to the common grounds. These services include mowing of all primary turf areas; weekly clean up of site, fertilization, weed and pest control of turf, shrubs, trees and beds, shrubbery trimming and spring and fall clean-ups. If in the event they miss a clean-up on the grounds next to your Town-home unit, please notify the Management Company.

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#### 24.1 R FLOWER AND ORNAMENTAL PLANTINGS:

Flower and ornamental plantings are only allowed in beds set aside for that purpose next to the Town-home unit. They are not allowed in berms or tree beds. The Town-home unit Owners shall clean up the dying flowers.

#### 24.2 R HANGING PLANTS:

Hanging plants are permitted in courtyards and patios only, and can only be attached to wood trim with non-rusting hardware. Hangers cannot be hung from gutters.

#### 24.3R LAWN ORNAMENTS:

Residents shall not use lawn ornaments beyond the shrub beds.

#### 24.4 R PLAQUES:

No plaques of any type are permitted.

- No address plaques.
- No ornamental plaques. (Attached or hanging)
- No name plaques.
- No wind chimes

#### 25R. WINTERIZATION OF TOWN-HOME UNITS

Please conform to the following procedures to prevent any freezing problems and subsequent damage to your Town-home unit and neighboring Town-home units. An ounce of prevention...

- Heat should be on and thermostats set at 65 degrees Fahrenheit or above, as this will prevent frozen pipes. If a Town-home unit will be unoccupied for an extended period of time, heat should be left ON.
- Hoses should be disconnected from all exterior water faucets. Exterior water faucets should be turned off and properly drained.

#### 26R. SATELLITE DISHES:

SATELLITE DISHES: are only allowed within the specifications and requirements listed in an Association approved resolution. There is a special procedure for obtaining approval. Please contact Management Company for the form and the procedure. There is no guarantee of reception within the Association limitations.

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## 27R. FLAGS:

The American flag is the only flag permitted.

It must be mounted on white cast aluminum, two position bracket, and attached with non-rusting screws.

Flag must be replaced when it becomes worn or faded.

The bracket shall be mounted on the vertical framing board of the garage frame so that the top of the bracket meets at the 45-degree angle. On End Town-home units, this will be the first vertical adjacent to the courtyard. On inside Town-home units, this would be the vertical adjacent to the front steps.

## 28R. STORM DOORS,

If you would like to install a storm door or replace an existing storm door you must obtain prior approval from the Building and Grounds Committee, utilizing the procedure for requesting authorization for alterations and Improvements to Common Areas and Outdoors. Use the following guidelines:

- . Must be white
- . Must be acceptable quality
- . Must be full view, mid view, or high view door
- . No house numbers on exterior of door
- . No decorative grilles
- . No smoked or opaque glass
- . No scalloped borders
- . No security style doors

The installation, maintenance, repairs, and/or replacement of the storm door is the responsibility of the Town-home unit Owner. The Buildings and Grounds Committee and /or the Board of Trustees will have the right to request the Town-home unit Owner to remove or replace the door if the Town-home unit Owner fails to maintain the door, or if it is found to be damaged or worn. If the Town-home unit Owner elects not to replace the door, he assumes the responsibility for removal and for returning the doorframe to its original condition.

## 29R. THERMOMETERS:

No indoor/outdoor thermometers. Outdoor only types may be used providing they are small, white, vertical or oval, and attached to the wood trim and only on the rear patios.

## 30R. WINDOWS:

All windows must have window treatments, such as curtains, shades or blinds, including garage windows.

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### 30.1R WINDOW SCREENS:

No screen other than those supplied as original equipment or as approved replacement is allowed

### 31R. AIR CONDITIONERS AND WINDOW FANS

Neither is permitted.

### 32R. HOSE REELS:

Hose reels are not to be attached to any part of the exterior of any Town-home unit. Hoses are to be kept inside the garage or on a portable reel in the rear of the Town-home unit.

### 33R. PATIO STEPS:

Town-home units with rear patio gates are required to have patio steps if the patio floor is higher than 12 inches. Patio steps must be constructed on a footing. They must be of poured concrete, concrete block (block construction must be skim coated,) or pre-cast.

### 34R. LIGHT FIXTURES:

Town-home unit Owners are not to replace light fixtures or install new light fixtures anywhere on the front of a Town-home unit's structure. Rear fixtures must have the Improvements/Alterations Form signed and approved. Problems must be reported to the Management Company.

### 35R TRIM BOARDS:

All trim boards are to be replaced with solid-white vinyl composite material approved by the Board of Trustees.