

# LA CASCATA HOMEOWNERS ASSOCIATION

320 Via Cascata Drive, Clementon, NJ 08021 - (856) 783-6933

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## La Cascata Rules and Regulations

1. No owner of a unit shall post or permit to be posted on any part of the common areas any advertisements or poster of any kind unless expressly authorized to do so by the Board of Trustees.
2. Owners and occupants of units shall exercise extreme care to avoid making or permitting to be made loud, or objectionable noise, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instrument or device in such manner it may disturb or tend to disturb owners, tenants or other occupants of units.
3. Children are not permitted to play in any parking area; this includes bike riding, skateboarding, ball playing or any other type of recreational activity.
4. No garments, rugs, blankets or other articles or things shall be hung from windows or balconies or from the facades of any building, carport, carport railing or displayed in any way on common property.
5. No rugs or other things shall be dusted, beaten or cleaned from windows or balconies or against any exterior portion of said buildings.
6. No garbage, trash or debris shall be thrown, dumped or allowed to remain outside of the installations provided therefore in the service area.
7. No furniture, packages or other things of any kind shall be placed or permitted to remain in or on any stairways, walkways, or in any other portion of the common areas.
8. No owner, lessee or occupant of any unit shall make any structural alteration in the interior or any change on the exterior of such unit which would in any way alter the appearance of that unit, or install or permit to be installed any wiring of electrical, telephone, radio, machines or devices either within or extending through any wall or outside of his unit without obtaining express written authority therefore from the Board of Trustees and then only in accordance with specifications approved by the Trustees. With respect to any such proposed change which would alter or change the exterior appearance of the unit in any way, the Board of Trustees will not grant authority for such change or alteration until owners or occupants in direct visual line of sight of the subject unit are in agreement. The Board of Trustees shall determine in its sole discretion whether the written consents obtained to an alteration or change includes all of the unit owners or occupants in direct visual line of sight of the subject unit.
9. Not more than one dog or one cat shall be permitted in any unit or on any part of the common areas except upon written approval of the Board of Trustees. Pets shall be on leashes whenever outside of the unit and shall, under no circumstances be taken into the recreation areas.

10. Owners of units shall not use or permit to be used such units of the common areas in any manner which would be unduly disturbing or a nuisance to other owners of units or occupants thereof, or in such manner as would be injurious to the reputation of La Cascata Townhouses.
11. Occupants of units who are agents for outside commercial interests shall not solicit in person or by telephone but shall use the mails or post notices on the bulletin board in the recreational area, provided, however, that no solicitation shall be made in the name of, or refer to La Cascata Homeowners Association or La Cascata Townhouses without the express written permission of the Board of Trustees having been first obtained.
12. Occupants of units may have outdoor parties, attended by other occupants and house-guests, whenever they desire. In addition, occupant of units may have the use of the recreation area for private parties, attended by other occupants and house-guests, by making arrangements with the Property Manager. In this connection, it should be understood that such use is subject to rules and regulations established from time to time by the Trustees. Homeowner in good standing and with the appropriate charge having been paid.
13. Alcoholic beverages shall not be served in the recreational area.
14. No owner or occupant shall plant or maintain any trees, shrubs, bushes, plants or otherwise landscape any portion of the common areas, unless written permission is first obtained from the Board of Trustees.
15. No person may enter the lake for swimming or other purposes at any time.
16. No storage of boats or trailers shall be permitted on La Cascata property.