

SPRINGWOOD GREEN CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

As joint owners of the common elements of Springwood Green Condominium, unit owners and by extension of their families, tenants, and guests, share the responsibility of making the community a pleasant place to live for all of us. This enhances our quality of life, while protecting the considerable financial investment which our units represent.

Only the residents of a community can establish the kind of team spirit and culture which will foster the neighborly environment, which can make Springwood Green a truly outstanding place to live. To facilitate this, the Board of Directors, on behalf of the owner's association, has adopted the following guidelines, rules and regulations which will aid all of us in safeguarding the property, safety, privacy, and peace of mind our neighbors and ourselves. These rules and regulations are in addition to and consistent with the use restrictions as outlined in the Master Deed and By-Laws.

GENERAL

1. All requests, inquiries, and complaints related to Springwood Green shall be made in writing and be sent to the Management Company. General maintenance items can be sent via email or by calling the Management Company.
2. Gas grills or any open flame fire pits/grills are not permitted as per the Mt Laurel Township & State Fire Codes.
3. Unit owners, residents, or any visitors, shall not at any time bring into or keep in their units any flammable, combustible or explosive fluids, materials, chemicals, or substances, except for household use and in household quantities.
4. Kerosene heaters shall not be permitted for use within Springwood Green.
5. Toilets and other drains in the building shall be used only for the purpose for which they were designed. Any damage to the common plumbing resulting from misuse of plumbing and/or drains in a unit shall be repaired by the Association and paid for by the unit owner of the unit.
6. A minimum temperature of 55 degrees will be maintained in all units during the cold weather months between November 1st and May 1st to prevent potential damage to common plumbing through freezing of pipes.
7. No unit shall be occupied by any tenants whose names have not previously been provided to the Association. A copy of the lease is required within 10 business days.

BUILDING ACCESS, PARKING AND DRIVEWAYS

1. Walkways, entrances, passages, and courts surrounding the buildings shall not be obstructed.
2. Extension cords or any type external charging device can not be run from the home across common areas (walkways, passages, parking spaces) to charge electric vehicles.
3. Parking is allowed in designated lined parking spaces only, with these spaces limited to parking of one vehicle each.
4. Parking of commercial vans and trucks, recreational vehicles, ambulances, hearses, limousines, and campers is prohibited. The sole exception to this rule is that a single car or truck, no larger than one-half ton, per unit which must be used for daily transportation by the resident, may be parked on the common grounds. Parking of boats, snowmobiles and trailers is strictly prohibited.
5. Any vehicle without current license plates, not removed within a 48-hour period, will be towed away at the owner's expense. Vehicles may not be stored in the community parking areas. All vehicles must be in operating condition, vehicles in disrepair or non-operating will be subject to towing at owners' expense.
6. Motorcycles, motorbikes, minibikes, mopeds, or any other terrain vehicles shall not be parked or stored on patios. None of these shall be driven anywhere on Springwood Green property by unlicensed persons; neither shall these vehicles be ridden anywhere on the grassy areas.
7. There shall be no repair or maintenance of any vehicles anywhere on common ground except for head lamps, flat tires, jump starting, and washing and waxing of cars.
8. Bicycles, tricycles, big wheels, scooters and the alike, shall not be ridden on the grass.
9. Trucks are strictly prohibited from driving on the lawns. Any lawn, drainage or sprinkler repair costs incurred from damage to the lawns will be charged to the unit owner responsible for and directing the truck.

PARKING

1. Each unit shall be provided with one reserved and numbered parking space. Other parking spaces shall be designated as "visitor's spaces" or shall remain unmarked. No person shall park a vehicle in a space designated for the exclusive use of another unit owner.
2. The Association, or Mount Laurel Township, may designate certain areas within the common area as fire zones or "no parking" zones. No person shall park or leave a vehicle unattended in these zones.

3. Any vehicle parked or left unattended in violation of Section A or B above may be towed by the Association, or a towing service hired by the Association. A vehicle towed will be stored by the towing services and it will be the obligation of the owner of the vehicle to pay the costs for towing and storage, to recover the vehicle. If the owner of the vehicle refuses to pay such costs, or fails to make any claim for the return of the vehicle within 10 days after it is towed, the vehicle may be sold at public auction in accordance with the provisions of N.J.S.A. 2A:44-20 et seq and N.J.S.A. 2A:44-31
4. The Association assumes no responsibility for any damage caused to any vehicle towed or stored pursuant to the terms of these rules.
5. The Association authorizes the township of Mount Laurel to enter upon the property of the Association to issue a summons to any vehicle parked in an area designated as a fire zone or a no parking zone by the Township of Mount Laurel.
6. Vehicles of visitors shall be parked solely in designated as a visitor space or with no markings or assignments.
7. Automobile parking is permitted only in white lined areas. One automobile per parking space. No diagonal parking. No unit owner or visitors shall park in front of trash dumpsters or behind another vehicle as to impede free passage.
8. Handicapped parking is provided in designated areas for the exclusive use of motor vehicles identified by one of the following emblems: Handicapped License Plate New Jersey Approved Sticker Place Card issued by the State of New Jersey or Local Police Chief

PATIO/DECK USE

1. Firewood shall be stored on patios, not touching any wooden surfaces and not on the lawn areas. There is a quarter cord limit because of the weight of the patio/deck.
2. Patios and decks are not storage areas. Trash cans, spare tires, boxes, construction material, garden equipment etc. are not permitted to be stored on patios/decks. Patio Furniture is acceptable. Patio furniture and toys must be restricted to the patio or deck and shall not be placed on the grass.
3. Clothes, bedding, laundry, or the like shall not be hung, aired, or dried from windows, patios or decks. Outdoor clothes lines shall not be used at any time.

TRASH DISPOSAL

1. Trash shall be placed in tied plastic bags and placed inside the dumpsters. If the dumpster is full, please find another one in the community that has space to use. If bags are left

outside the dumpster in the enclosures, they will not empty the dumpster.

2. Trash bags must be placed inside the dumpsters. In accordance with state and municipal laws, all residents and tenants are required to recycle defined trash. Recycling centers are located within the community. All residents are expected to comply with this rule and use the appropriate recycling center.
3. All boxes **MUST** be broken down before thrown into the recycling dumpsters. If boxes are not broken down, the county has the right to not empty recycling dumpsters.

APPEARANCE/ALTERATION OF BUILDINGS AND GROUNDS

1. No common area nor limited common area including grounds and exterior windows and doors shall be altered in any way without written approval from the Board.
2. All windows and patio/deck doors in units shall have proper window coverings (blinds, drapes, shades, or curtains) within 30 days of settlement. The side of the window coverings showing from the outside must be a subtle color.
3. Holiday decorations, including lights and other exterior displays, shall be put up no earlier than 3 weeks prior to the holiday and must be taken down no later than 2 weeks after the holiday.
4. Any plastic used to cover the windows and patio doors for energy conservation in the winter shall be affixed inside the unit, not on the outside, and must be invisible from outside.
5. Flowers may be planted in the Common area planting beds by residents but upon planting in the Association Common areas, they become property of the Association and cannot be removed by the resident without Association approval (except for the removal of dead vegetation).
6. Flower planting is permitted in Springwood Green with written permission by the Board of Directors. If a resident chooses to plant in flower beds directly connected to their unit, the Association will continue to weed, mulch, and trim the bed that owner planted unless management is told otherwise AND a sticker is placed in plain sight on the front window. Stickers can be obtained from the Management Company.
7. Flower beds planted in and clearly marked and notified as resident maintained, will be held to the same standards as those maintained by the landscaper. No flowers exceeding the height of the windowsill will be allowed.
8. Any permanent alterations to the current landscape design must be submitted in writing and approved by the Board. This includes such things as adding decorative edging and

tree/bush planting. Unit owners will be responsible for the upkeep and maintenance of these alterations.

9. Owners may replace their outdoor lighting fixture with the approved fixture as per the Board of Directors.
10. No Alterations to the exterior of the units, decks, terraces, fences or Common or Limited elements may be made without written approval of the Board. This includes but is not limited to enclosures, extensions, alterations, screening or patio areas, painting or changing the appearance of any portion of the exterior of any building. Hanging planters, wind chimes or other decorative objects that require nails or screws or securing devices are absolutely prohibited.
11. No unit owner shall make any modifications or alterations within his unit affecting a “bearing wall” or other Common or Limited Common Elements without the written approval of the board.
12. No unit owner shall burn, chop, or cut anything on or above the Common Elements.
13. No unit owner or tenant may make or permit any disturbing noises that are outside the Mt Laurel Township Noise Ordinance acceptable decibel level.
14. Parents or guardians shall be held responsible for the actions of their minor children and their guests. Any damage to any portion of the Common or Limited Common Elements caused by a unit owner or tenant or the minor children, guests, invitees, or licensees of same shall be required at the expense of said unit owner.
15. The cross-buck colonial storm/screen doors or full view are the only doors which have been approved for installation. The color of the door must be the same color as the metal trim on the windows of the unit. Rear storm/screen doors must be approved by the Board of Directors.
16. No resident shall post any advertisement or posters of any kind in or on the buildings, except for the placement of “For Sale” signs in windows or on the lawns during the hours of an open house.
17. Hanging awnings is absolutely prohibited.
18. No external or visible machines or air-conditioning units, radios, television, or other type of aerial wiring, including wiring for electrical or telephone installation, or television antenna, security cameras shall be installed or fixed on or about the exterior of the unit or protrude through the walls or the roof of the unit, except as authorized by the Board of Directors.
19. No member or occupant shall build, plant, or maintain any matter or thing upon, in, over, or

under the common elements without prior written consent of the Board of Directors.

FENCING

1. Any fences to be built on the common area in the rear of your unit must be approved by the Board of Directors and Township approval where necessary prior to installation.
2. The Fence may not extend the maximum width of said home and the length CAN NOT exceed sixteen (16) feet from the furthestmost rear end line of the home.
3. The fence must be constructed of wood, shadowbox style and may not be painted, only stained natural color to match existing fences within the community. The recommended fence height is 6ft, however, if there is a previously constructed fence in your row, you must match the height of that fence.
4. Once a rear limited common area is enclosed, the owner becomes responsible for maintaining, repairing, cleaning and overall appearance of the enclosed area including landscaping, patios, decks as well as dog waste removal.
5. Unit owner will become responsible and solely liable for any damage to persons or property within the enclosed area.

PETS

1. Two (2) domestic pets, providing they are not kept for commercial purposes or for breeding, are permitted per unit. Other animals, livestock, or poultry of any kind, regardless of number, shall not be maintained, kept, bred, boarded, and/or raised within any unit or on any of the common grounds.
2. Pets shall not roam freely on the grounds, but must be carried or leashed, and accompanied by their owners or a designated responsible person within the Condominium common area.
3. Pets are not permitted to soil the common areas maintained by the landscaper. Pet owners are responsible for immediate removal and disposal of any soil from pets on any common areas, including their fenced areas behind their homes.
4. Owners shall be held accountable for any costs incurred to repair damage to lawns and the common areas from any damage deemed from pet waste.
5. Pets shall not, at any time, be left unattended. No dog ties allowed in the community.
6. Each owner keeping or harboring any pet on the premises shall indemnify the Association and hold it harmless against any loss or liability of any kind whatsoever arising from or

growing out of having such a pet on the premises.

7. Dogs used for the blind or employed by the Association for security purposes will be permitted in/on the Common or Limited Common Elements not to be restricted as to size or weight.

PERSONAL CONDUCT

1. All residents (Unit owners and tenants) shall comply with any municipal ordinance dealing with personal conduct. Any violation of a municipal ordinance shall be considered a violation of the Association Rules.
2. Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members including members of the Board, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors.
3. Attendees at Board meetings or other meetings of the Association may not engage in disruptive behavior such as obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting and fined and/or sanctioned.
4. Members and/or other residents shall obstruct or interfere with the rights of any other occupant to quiet enjoyment of the unit or in any way injure or purposely annoy them.
5. Members and/or other residents shall not obstruct, instruct, interfere with, or make any requests for services from a contractor retained by the Association.
6. No resident shall stop an employee or contractor in the performance of his duties, give special instructions or ask favors of employees or contractors. All requests for services and/or complaints are to be submitted to the Association office.
7. Harassment of fellow residents based on race, religion, nationality, gender, sexual orientation, handicap, or any protected class is strictly forbidden. Use of a racial epithet to a resident of a different race is presumptively considered to be harassment.

ENFORCEMENT OF RULES AND REGULATIONS

Unfortunately, every community from time to time includes a few residents who will not obey the rules. One or two such people make life very unpleasant for most of the rule-abiding residents. To serve notice that enforcement of the Rules and Regulations of Springwood Green Condominium Association is the intention of the Board of Directors, uncorrected violations will carry a fine.

Any complaints should be sent to the Management Company in writing. The Management Company and/or the Board of Directors will investigate all signed complaints registered.

Adopted June 2023

Appeals will be heard by the Board of Directors. Written notification of intent to appeal must be sent to the Management Company requesting an Alternate Dispute Resolution (ADR) hearing within ten (10) days of the date of the first violation notice. The Board will keep records of all complaints, investigations, and fines. These records will be open to inspection.

Violation Fine Schedule

1st offense – written warning

2nd offense - \$25 fine

3rd offense - \$50 fine

4th offense - \$100 fine

5th offense - \$200 fine

Final Notice - \$500 fine

COMPONENT RESPONSIBILITY CHART

KEY:

CE- Common Elements – Owned equally by ALL unit owners and dues payments pay for maintenance & repair of these elements

LCE – Limited Common Element – Owned equally by ALL unit owner as common elements, however access & benefit is limited to directly adjacent unit to common element.

U- Unit – Owned by one or more owners, a dwelling within the Association

COMPONENT	TYPE	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
Roof	CE	Repair/Replace	None
Gutters & Downspouts	CE	Repair/Maintain/Replace	None
Exterior Siding	CE	Repair/Replace	None
Exterior Vents – Dryer, etc.	U	Replace Covers	Clean & Maintain
Windows, Sliding Doors, Patio Doors	U	None	Clean, Repair, Replace
Wood Exterior Windowsills & Trim	U	Repair	None
Front Entry Door- Patio or Balcony	U	Paint, exterior only	Replace/Repair
Locks, Hinges, or other Hardware on Exterior Windows & Doors	U	None	Replace/Repair
Rear Patio or Decks Installed by Owner	LCE	None	Replace, Repair & Maintain
Rear Patio Installed by Builder	LCE	Replace/Replace	Maintain
Front Walkway, Steps & Landing	LCE	Repair/Replace	Maintain
Front Step Railings	LCE	Repair/Replace	Maintain
Exterior & Door of Storage Room	LCE	Repair/Replace	Maintain
Foundation Walls	CE	Repair/ Replace	None
Slab in basement or crawl space	CE	Repair/Replace	None
HVAC Units	U	None	Maintain/Repair/Replace

Interior side surface of Walls	U	None	Maintain/Repair
Plumbing & Electrical if	U	None	Maintain/Repair/Replace

services 1 unit regardless of location			
Outside Electrical & Plumbing if services 1 Unit	U	None	Maintain/Repair/Replace
Hot Water Heaters	U	None	Maintain/Repair/Replace
Fireplaces/Hearth	U	None	Repair/Maintain
Chimney Extension	CE	Repair/Replace	None
Shutters	CE	Repair/ Replace	None
Chimney Flues	U	None	Clean/Maintain
Landscape inside Enclosed Area	LCE	None	Maintain/Replace
Fence	U	None	Maintain/Repair/Replace
Attic Space-Non-Structural Components	LCE	None	Maintain/Repair/Replace
Curbing, Storm Drains	CE	Repair/Replace	None
Irrigation	CE	Maintain/Repair/Replace	None
Street Lighting	PSE&G	Pay Electric	None
Streets	CE	Maintain/Repair/Replace	None
Walkways	CE	Maintain/Repair/Replace	None
Dumpster Enclosures	CE	Maintain/Repair/Replace	None
Landscape Beds Adjacent to Unit	LCE	Maintain	Maintain if approved planting is done