OAK RIDGE RESORT CONDOMINIUM
RULES AND REGULATIONS
Revised May, 2021

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A. GENERAL:

1. **Vehicles**:
   a. All drivers **and bicyclists** shall obey the posted **5 mph speed limit**, stop signs, and all traffic regulations.
   b. Vehicles (max. 2 cars/trucks per site) shall be parked without blocking access to another Unit Owner's vehicle/site.
   c. Any vehicle parked on Oak Ridge property must be licensed, operational, and used regularly. The parking lots are not to be used as a storage area for vehicles for extended periods of time: operational or non-operational. **No vehicle is to remain in the park during the off-season.**
   d. No parking on Park roads, walkways and other Common Elements not designated for parking.
   e. For safety issues, no motorized mini-bikes, trail bikes, motorcycles, golf carts, or light vehicles (even those classified as a toy) may be used in the Park, except with written approval by the Board for special circumstances (i.e. handicapped person).
2. **Pets**:
   a. Pets (dogs, cats, birds…) cannot exceed two per unit without the written approval of the Association. (Owners who have more than 2 pets as of 3/1/2010 will be grandfathered for the pets beyond 2, but the additional pets may not be replaced at a future date.)
   b. It is the owner's responsibility to be sure that their pet(s) do not cause or create a nuisance or unreasonable disturbance/noise.
   c. Pets are not permitted in any portion of the Common Elements unless carried, or on a leash in a controllable manner (1 pet per person).
   d. *Feces shall be removed immediately, and disposed of properly in a dumpster***.**
   e. No reptiles of any kind are permitted.
3. **Campfires *must*** be contained in an approved, screened, covered, or Chiminea-type fireplace, and **must be extinguished when not supervised.**
4. All refuse, ashes, garbage, & grease shall be deposited with care in the trash receptacles provided for such purpose. Burning of trash or refuse on the Condominium property is prohibited.
5. Our septic system requires that **nothing** is deposited other than *one-ply toilet tissue*.
6. The excessive use of intoxicating beverages of any kind is strictly prohibited.
7. "**Quiet Hours"** exist from 11 P.M. to 8 A.M. Those choosing to stay outside at their site after 11 P.M. need to be considerate of their neighbors, and aware of their noise level.
8. No parties or gatherings shall be held on common grounds unless the Unit Owner obtains a permit from the office.
   a. A release of liability for the Condominium Association will be signed by the Unit Owner, assuming responsibility for the function and for those in attendance.
   b. The Condominium Association discourages the consumption of alcoholic beverages at these functions and will not assume any liability for those in attendance. All liability lies with the Unit Owner who requests the reservation and/or any Unit Owner, his or her family, or guest, who consumes alcoholic beverages on common ground, or traverses it.
9. Damage to any portion of the Condominium property caused by minor children of the Unit Owners, or their guests, shall be repaired at the expense of such Unit Owners.
   a. Parents shall be held responsible for the actions of their minor children.
   b. Unit Owners are responsible for the actions of their guests.
   c. **Owners who RENT their units must notify the office, complete the appropriate forms, and educate their RENTERS and other users with regards to the Rules and Regulations.**

10. No hunting, shooting or discharging of firearms, arrows or other projectiles is permitted.
11. Flammable materials, such as explosives, fireworks or articles deemed hazardous to life, limb or property, are not permitted on Condominium property.
12. Boats, jet skis, wave runners, and/or their trailers, are not permitted to be kept on the homeowner's site, and must be stored in the boat yard. A fee for summer & winter storage will be charged for storage of all boats, jet skis, wave runners, & trailers in this area, which must be marked in a permanent way with an ID tag. *Oak Ridge is not responsible for loss or damage*.
13. Kayaks and canoes may be stored on a homeowner's site if room allows, and in a manner that is aesthetically pleasing, considerate of neighbors, and not a hazard to emergency / fire situations. An easement must be maintained behind each unit to allow for emergency situations. If the lot size does not accommodate a kayak or canoe, it can be stored under the dwelling, or in the boatyard for a fee.
14. Dumpster Policy:
    a. **Items permitted include discarded household items, lamps, area rugs, yard waste (brush, leaves, limbs).**
    b. Larger metal items, (bicycles, tri-cycles, barbeque grills, outdoor furniture) should be placed next to the maintenance shed for recycling.
    c. **NO building / demolition material. NO furniture or bedding. NO TVs - anywhere.**
    d. Electric appliances, including TVs, should be taken to an electric appliance disposal site, or to your home. Suppliers delivering new, larger appliances (refrigerators, stoves, water heaters…) should take the old items away for recycling.
    e. **Fines and dumpster fee will be imposed for violations.**

B. SWIMMING POOL REGULATIONS:

1. The **Staff** are the ultimate authority for application of any and all of the rules below.
2. **There are no lifeguards on duty.**
    a. ***Swimmers* are responsible for their own safety.**
    b. ***Parents* are responsible for the safety of their children.**
3. Persons using the Pool and Pool area must abide by posted Pool Rules.
4. Everyone must sign-in upon entering the gate to the Pool area. Pool tags must be visible.
5. Children under the age of 12 will not be permitted within the fences of the Pool area unless accompanied by a responsible adult, 18 years of age or older.
6. No children shall swim or dive in the deep end of the pool unless they are competent swimmers.
7. **"Flotation devices" (swimmies) are only permitted if the child is accompanied and supervised by an adult, who is also in the water. When used, they are restricted to the shallow end of the pool.**
8. No child shall use the Baby Pool without a responsible adult present.
9. Children wearing diapers must use swimming diaper pull-ups.
10. Chairs are for the use of those who are present. Saving chairs is not permissible.
11. Unnecessary roughness, running, pushing, and any undue disturbances are strictly prohibited. **Ball playing and the use of various other toys in the pool area are subject to the approval of the Staff.**
12. Vulgar remarks, or other improper behaviors, are prohibited in the Pool area.
13. No pets are permitted in the Pool area.
14. No glass containers **or alcohol** are permitted in the Pool area. When eating in the Pool area, you are responsible for your own clean-up.
15. No smoking is permitted in the Pool area. A designated area will be provided.
16. Inflatables, including but not limited to rafts, floats, tubes and beach balls, may be used in the Pool, at the discretion of the **Staff.**

C. CONSTRUCTION / SITE REGULATIONS and RESTRICTIONS:

1. Spring Clean-up:
    a. All sites must be cleared of leaves as early in the season as possible, but no later than May 31st.
    b. All units must be power-washed as early in the season as possible, but no later than June 30th.
    c. If either deadline is missed, the Association will arrange for leaf removal / power washing, and the unit owner will be charged.

2. Each Unit Owner shall keep his/her Unit in a good state of preservation & cleanliness, and maintain an appearance that will enhance our community and support property values.
   a. No signs, notices, or advertisements are permitted to be displayed on the Site. ***For Sale*** **signs may be displayed in a window of the unit.**
   b. **No perimeter fences, barrier fences, or pet pens are to be installed on any site.**
   c. **Decorative, garden fences, approximately 12-18 inches tall, are allowed (if not used as a perimeter fence.)**
   d. **Decorative items ARE allowed. Painting rocks or trees is NOT permitted.**
   e. **Flag pole installation is subject to approval of a Site-Modification Permit.**
   f. **No radio or television aerials or satellite dish shall be attached to or hung from the exterior of any unit, nor shall they be installed on a pole, tower, or in any other manner on the unit property.**
3. **Site Modification Permits** (Formerly Architectural Reviews/Permits).
   a. Site Modification Permit must be **submitted** and approved by the Board and/or an appointee of the Board prior to any work being started for the following:
      1) New trailers and their placement on the Site. **The following are required when space is allowed:**
         a.) **A 2-foot setback, unit side.**
         b.) **A 5-foot setback, rear of the unit.**
         c.) **A 10-foot fire separation between adjoining structures.**
         d.) **Maximum height of the unit and/or add-on shall not exceed 12-1/2 feet from the floor to the roof peak as a rule of thumb.**
         e.) **Any exception to the above requires Board approval.**
      2) Any additions or renovations of said Unit and/or the adjacent structure.
      3) Landings, stairs, decks, and screened enclosures.
      4) Construction and placement of sheds on the Site.
      5) Removal of trees on the Site.
      6) Installation & placement of new/ replacement air conditioning units, or other electrical appliances (See C. 7. c., d., e., f.).
      7) Installation & reapplication of stones or patio bricks / pavers.
   b. A **Site Modification Permit** can be obtained from the Oak Ridge Office, or downloaded from the Oak Ridge Website (www.oakridgecondo.org). Approval will not be unnecessarily withheld for any of the above items that meet township, county, and state regulations, and any applicable *Oak Ridge Rules & Regulations* and *By-laws*. Any disagreement with the decision can be submitted to the Board, and then to the ADRC (see D.2.c) for further review, if needed.
   c. **It is the responsibility of the owner, prior to beginning any work, to verify with Upper Township for any additional requirements / permits / variances.**
4. The following are permitted on the Site:
   a. One recognized manufactured recreational vehicle as set forth in the NJ Administrative Code 8:22-1.6 & Title 39 of the NJ Motor Code. The size is limited to 400 sq. feet of livable floor space. Any such recreational vehicle placed on an Owner's site must have an approved Site Modification Permit (SMP) with approval of the Board / an appointee of the Board.
   b. An approved addition to the RV. (See C.6)
   c. One shed and/or storage enclosure of 100 sq. ft. or less, not to exceed a height of 10 ft., constructed of wood, wood covered in vinyl siding, or plastic resin. Plastic resin sheds must be anchored. No shed is permitted to be placed in front of the trailer.
   d. An identification nameplate and unit number.
5. **Trailers are not to be removed and replaced between Memorial Day and Labor Day. Management may allow removal / installation under extenuating circumstances, such as complete and total loss of unit.**
6. Limits on Additions:
   a. Enclosed additions/structures (screened room, Florida room, etc.) may not have more square foot area than the Unit they are attached to, and may not protrude beyond the corner of the Unit. Maximum width of the Unit and addition cannot exceed 24 feet for Park Models, and must meet Township Code requirements for separation distance. For smaller, travel-type trailers, additional width may be considered by the Board.
   b. Two landings with steps, each limited to **24** sq. ft, will be permitted to be attached to a unit or enclosed structure, and must meet the requirements of the Township Code. If adequate space is available, one of

these may be a deck, not to exceed 200 sq. ft., including steps. A deck added to the front of a Unit cannot reduce the number of parking spaces that currently exist. (2 spaces: approx. 18' x 18', or 324 sq. ft.) Site clearances and access to sewer line / septic tanks must be observed, and Township Permits and a Site Modification Permit with approval of the Board are required.

7. Electrical Service
   a. Each site will be supplied with the following:
      1) Connection to 120/240 volts, 50 amperes service will be supplied to each Unit.
      2) Connection to 120-volt, 30 amperes service will also be available.
   b. No Unit shall be permitted to exceed the 120/240 volts, 50 amperes service.
   c. Electrical work must be performed by a licensed electrical contractor.
   d. The following electrical appliances **ARE *NOT* permitted:** 220-volt cooking ranges, clothes washers/dryers, dishwashers, garbage disposals, electrical resistant heating systems.
   e. The following appliances drawing 120/240 volts ***ARE* permitted,** with conditions:
      1) Electrical central air-conditioner, central air-conditioner/heat pumps.
         a) All 240 volts systems are limited to 2.5 tons, or 30,000 BTU per unit, per trailer**.** *If the roof top A/C unit is still functioning, it must be disconnected by a contractor when new 240-volt units are installed.*
         b) System components mounted outside of Units shall be on a concrete or fiberglass pad. Location, because of noise, heat, and safety, will be determined by and require a *Site Modification Permit.*
         c) No electrical resistance back-up shall be allowed.
      2) Electrical hot water heaters, limited to 30 gallons.
   f. A 2nd air conditioner may be allowed with *an approved Site Modification Permit,* and electrical inspection of the Unit by the Board and/or an appointee of the Board under the following conditions*:*
      1) Portable, stand-alone interior units are allowed and preferred.
      2) New installations of window / through the wall units will **only** be approved if they are **not** visible from the street, and the noise / exhaust do not affect a neighboring unit.
   g. The Board shall have the right to review, and approve or disapprove any proposed installation, not only for its conformity to New Jersey Condo law, or the *Master Deed*, *By-Laws* and *Rules and Regulations* of the Condominium, but also in regard to the relevant considerations including, but not limited to safety, heat, noise, and location. Approval shall not be unreasonably withheld.
8. The maximum allowable propane that may be stored on any site at any time shall not exceed 120 lbs.
9. Natural vegetation cover shall be retained & protected within the Park, wherever possible, to facilitate drainage, prevent erosion & preserve the scenic attributes of the area.
10. No Unit Owner shall plant, prune, or remove trees, shrubs or other plants, in or on any portion of the *Common Elements,* without the approval of the Board and/or an appointee of the Board.
11. Tree removal is only permitted to make a Site functional and requires an approved Site Modification Permit. Removed trees need replacements to preserve our wooded atmosphere.
    a. If removed for cosmetic purposes, or to make room for modifications to the dwelling, the tree must be replaced with another tree - with approval needed as to type, and location.
    b. If multiple trees are approved for removal, a maximum of 3 replacement trees, or their replacement cost, must be provided by the unit owner to the Condominium Association.
    c. Trees that are removed due to storm damage, disease, or that present a danger, do not require replacement by the owner – subject to approval by the Condominium Association.
12. All outside contractors doing work in the Resort must check in with the office, show a current, valid insurance certificate, and have a N.J. Contractor's License.

D. MISCELLANEOUS:

1. Each Unit Owner shall present, to the Manager, proof of liability insurance for the Unit, on or about April 15th each year.
2. The Board shall appoint committees as needed, in addition to the standing committees listed below. Each committee shall consist of a Chairperson, who may not be a Board member, a Board member that will act as a liaison, and as many members as the Chairperson & Board deem necessary to carry out its purpose. In the case of the ADR Committee - no Board member will participate.

a. *Activities Committee.* Shall coordinate and carry out social and recreational activities during the season. Shall assist in constructing a budget for the succeeding season. Shall receive and review recommendations of members with respect to social and recreational activities, and shall pass on worthy recommendations to the Board.
b. *Buildings & Grounds Committee.* Shall assist the person(s) in charge of maintenance and security to plan, coordinate, and carry out these activities during the season. Shall assist in constructing a budget for the succeeding season. Shall receive and review recommendations of members with respect to maintenance and security and shall pass on worthy recommendations to the Board.
c. *Alternative Dispute Resolution Committee (ADRC).* Shall review unresolved written concerns and complaints**.**
d. *Rules & By-Laws Committee:* Shall review the Rules & By-Laws and suggest worthy changes to the Board.
e. *Elections Committee.* Shall supervise all voting, count ballots, and certify results of elections in accord with *By-law* Procedures.

3. Complaints regarding any Manager or Employee of the Condominium Property or complaints regarding actions of Unit Owners, members of their families, guests, or licensees must be *submitted in writing* to the Board & signed. All complaints must be responded to, within a reasonable period of time, by the Board in writing.
4. All Unit Owners shall abide by local, county & state regulations.
5. Upon the sale of any site / unit, it is the responsibility of the Owner to notify the office, and to pass on to the new owners a copy of the *Oak Ridge Rules & Regulations* and *By-laws*.
6. No individual exception or waiver of these *Rules &Regulations* will act as a precedent.
7. **The Board of Directors reserves the right to modify the Rules & Regulations as needed, with the input of the *Rules & By-Laws Committee*.**

E. FEES, LATE FEES and PENALTIES:

Listed below are the fees collected and penalties assessed by The Board of Trustees of Oak Ridge Resort Condominium Association. Failure to pay any fine or late fee will result in a lien placed against the property.

Maintenance Fees:

Maintenance Fees are collected semi-annually, and are due November 30th and April 1st. Notices will be placed in the clubhouse mailboxes in September. Those not picked-up will be mailed to the owners.

1. *Maintenance Fees that are not received within a month of the due date will incur* ***a late fee of $50 for each month that they remain unpaid.***
2. Fines will accumulate until the Maintenance Fees are paid.

Boat Storage Fees:

Boat storage Fees are collected semi-annually, and are due October 31st and April 30th.

1. *Boat storage Fees that are not received within a month of the due date will incur a late fee of* ***$10*** *for each month that they remain unpaid.*
2. Fines will accumulate until the Boat Storage Fees are paid.

Penalties for Non-Compliance or Violations:

The following penalties will be imposed upon the *Unit Owner*, for failure by the *Unit Owner* or the Unit Owner's *Guests / Renters*, to comply with the terms of the Oak Ridge Rules & Regulations, By-Laws, and the Master Deed:

1. *First non-compliance or violation: a fine not in excess of* ***$50.***
2. *Second non-compliance or violation: a fine not in excess of* ***$150****.*
3. *Third and subsequent non-compliance or violations – a fine not in excess of* ***$250.***