LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.
(the "Association")

POLICY RESOLUTION NO. 06-04

ESTABLISHMENT OF MODIFIED RULES AND REGULATIONS

WHEREAS, Section 46:8B-13(d) of the New Jersey Condominium Act provides that the By-Laws of an Association may provide a method for the "enforcement of reasonable administrative rules and regulations including the imposition of fines and late fees which may be enforced as a lien relating to the operation, use, maintenance and enjoyment of the units and of the common elements including limited common elements"; and

WHEREAS, the Board of Trustees has determined to modify the Rules and Regulations; and

WHEREAS, it is the intent of the Board of Trustees to establish modified Rules and Regulations to be used to enforce the provisions of the Condominium Documents;

NOW, THEREFORE, BE IT RESOLVED THAT, the following modified Rules and Regulations be adopted:

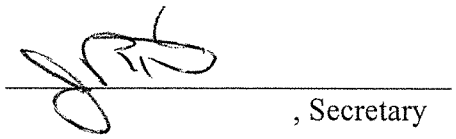
1. The Board of Trustees has adopted the modified rules and regulations as set forth hereto as Exhibit A.

2. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.

3. Any provision contained within any previously adopted resolution of the Association, which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern.

MORRIS COUNTY, NJ: JOAN BRAMHALL, COUNTY CLERK
RESD-OR BOOK 20618 PG 0929 RECORDED 09/14/2006 12:39:32
FILE NUMBER 2006089065
RECORDING FEES 240.00; M-NOT 0.00ST 0.00;
RCPT #: 61935; RECD BY: natasha

The foregoing Resolution was adopted by the Board of Trustees at its regular meeting on June 12, 2006.



, Secretary

File:
Book of Minutes -
Book of Resolutions:

	Book No.	Page No.
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective: _____, 2006.

Resolution Expires: _____, _____.

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) ss.
COUNTY OF)

On the 28th day of August, 2006, Mr. James Trombros, personally appeared before me, and this person, acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the foregoing document as the Secretary of Longview at Montville Condominium Association, Inc. (the "Corporation"), named in this document; and

(b) this document was signed and delivered by the Corporation as its voluntary act and deed by virtue of authority from its Board of Trustees.

Notary Public

Record and Return to:

David J. Byrne, Esquire
Stark & Stark, A Professional Corporation
P.O. Box 5315
Princeton, New Jersey 08543-5315

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A CONDOMINIUM

RULES & REGULATIONS

Revised May 2006

Definitions of Common and Limited Common Elements*

"Common Elements"—Means all portions of the Common Interest Community other than the units.

"Limited Common Elements"—Means a portion of the Common Element reserved for the exclusive use of one or more, but fewer than all of the units, i.e. front porch, patio, deck and driveways.

*As cited in "STATE OF NEW JERSEY, TITLE 46, CHAPTER 8E, UNIFORM COMMON INTEREST OWNERSHIP ACT."

Longview at Montville Association, Inc.
Rules & Regulations

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Longview at Montville Association, Inc.
Rules & Regulations

The Rules and Regulations adopted by this document are in addition to any rules, regulations or restrictions contained in the Master Deed and By-Laws. In the event of any inconsistency between these Rules and Regulations and the terms of the Master Deed or By-Laws, the terms of the Master Deed and By-Laws will be controlling.

a. CODE OF CONDUCT

All residents and members of the Association ("member(s)") shall treat all employees, agents, representatives and all other members, including without limitation, board members with common decency and respect. No member shall harass, threaten, berate, or intimidate any other member, board member, employee, agent or representative of the Association or act in an abusive or belligerent manner toward any such person. All members must act to promote a friendly community and refrain from creating, promoting, or contributing to a hostile work environment for the Association's employees, agents or representatives. No member shall knowingly act in any manner whatsoever which would adversely affect the Association or its membership through misrepresentations, false statements, or improper complaints to governmental entities. Lack of compliance with this Code of Conduct is subject to action by the Association.

I. TV SATELLITE DISHES AND ANTENNAS

Unit Owners must refer to the Satellite Dish Antenna Packet; which includes a Modification Request Form and a License Agreement Form available in the Management Office, prior to any installation on Common Elements. Unit Owners wishing to install these items must submit a Modification Form through the Management Office for approval prior to any installation on Common Elements.

II. CLUBHOUSE

A. The clubhouse is available for the use and enjoyment of Unit Owners.

B. Reservations for the use of the Party Room must be made at least four (4) weeks in advance with the Longview Management Office located in the clubhouse.

1. The user fee and security deposit must be paid at the time the reservation is made.
2. The Unit Owners reserving the Party Room shall execute the then current form of User Agreement.

C. All reservations must be made in the name of the Unit Owner who assumes full responsibility for any damages to the Party Room, and shall be responsible for the function.

D. Reservations for the use of the Party Room do not include the surrounding areas of the clubhouse; the use of the pool; or the pool areas.

E. A gathering of Unit Owners for functions may use the Party Room at no charge, if the room is not otherwise reserved. The Unit Owners shall clean up the facility. No outside guests are permitted at gatherings of Unit Owners. A copy of the guidelines regulating these functions is available in the management office. Compliance with these guidelines is mandatory.

F. The capacity of the Party Room is 100 people.

G. Functions held Sunday through Thursday must end by midnight. On holiday evenings, Friday and Saturday evenings, functions must end by 1:00 a.m.

H. Certificates of Insurance covering outside firms performing services at the facility are required demonstrating proof of Contractor's Liability and Worker's Compensation coverage, and must be provided to the management office in advance of the function. Proof of Homeowner's liability insurance coverage is also required. Limits for this aforementioned coverage shall not be less than the amount specified in the Use Agreement. These certificates must name Longview, the Board of Trustees, and their respective employees, agents and officers, as additional insureds.

I. The Unit Owners shall be responsible for the behavior of all guests, whether or not invited, and will arrange for admission of all guests to the building in such a way as not to inconvenience or diminish the security of the other residents.

J. The Party Room is not available for business, charitable or political functions, without the express written consent of the Board of Trustees.

K. Pets, except for assistive animals, are not permitted in any areas of the clubhouse

L. Smoking is not permitted in any area of the clubhouse.

M. No swimwear or bare feet are permitted in the clubhouse at any time.

III. FLAGS

A. Flagpoles may not be erected in the ground.

B. Flags other than the American Flag may not be hung or displayed on the Common Elements or Limited Common Elements of the Condominium at any time.

IV. HEALTH CLUB

Badges are required by all owners, residents, and tenants while using the Health Club facilities. (See Badge Section XV.)

A. Each Unit Owner will receive a key for their personal use.

B. Entry to the health center shall be from the pool entrance door only.

C. Unit Owners who wish to use the health club, must provide a signed release and waiver letter to Longview on such forms as Longview may provide, prior to being granted access.

D. Guests will not be permitted at any time.

C. No one under the age of 18 is permitted to use the health club facilities without parent or guardian with the exception of children ages 16 & 17. These children may use the facilities on weekdays during the hours of 2:00 pm to 6:00 pm provided that they submit appropriate waivers signed by their parent of guardian. No one under 14 will be allowed to use the health club.

D. Shirts must be worn at all times when using the health club facilities.

E. Swimsuits are allowed in the Sauna, Jacuzzi (spa) and lavatories. Foot coverings must be worn walking to and from these areas.

F. Unit Owners, their residents and tenants, using the health club are responsible for any damage, outside of normal wear and tear, and will be assessed accordingly.

V. LEASING/RENTING

A. A part of a unit may not be rented at any time.

B. Subleases are not permitted.

C. Rentals may not be for a term of less than six (6) months.

D. All rentals must be reported to the Management Office/Board of Trustees, and a copy of the lease given to the Management Company.

E. The lease must state that the tenant is subject to the Condominium Master Deed, By-Laws, and Rules and Regulations (the "Condominium Documents"). Unit Owners shall be liable for all penalties resulting from their tenant's violations of the Condominium Documents.

VI. MOVING VANS/MOVING TRUCKS

Moving vans and moving trucks may not park on the driveways or grass areas at any time. Unit Owners assume full responsibility for any damages to the driveway or grass areas resulting from a violation of this rule.

VII. NOISE

A. Residents shall neither make nor permit any noise constituting a nuisance within the individual unit or upon the Common Element areas; or do anything, which will interfere with the quiet enjoyment of other residents. (See also Montville Township Ordinance Section, Chapter 9.0-8.170, "Unnecessary noise; improper use of vehicles").

B. No noise on Common Elements shall be permitted between 10:00 p.m. and 7:00 a.m., Monday through Friday, and between 10:00 p.m. and 8:00 a.m. on weekends or holidays.

VIII. PARKING

A. With the exception of on street parking at the clubhouse, to be used only when using the clubhouse, Longview residents must park their vehicles either in their garage or driveway at all times. On-street parking is allowed on those designated streets where parking is permitted, but only between marked signs.

B. Guest parking shall be available in designated parking areas. Unit Owners and tenants of Unit Owners shall not park in areas designated for guest parking.

C. Parking is not permitted on any unpaved areas.

D. No repairs or maintenance of motor vehicles shall be performed on any Common or Limited Common Element, except that residents may use their own driveways to wash and clean their own vehicles.

E. The following vehicles shall not be parking in any area of the community from 6:00 p.m. to 7:00 a.m., except within a Unit Owner's garage:

1) Vehicles containing commercial lettering or similar commercial identification.
2) Vehicles containing business apparatus, i.e. ladders, tools, plows, etc.
3) Panel trucks.
4) Limousines.
5) Vans without side windows.
6) Vehicles exceeding twenty (20') in length.
7) Vehicles with expired or missing license plates.
8) Boat trailers and boats.
9) Recreational vehicles.
10) Mobile homes.
11) Vehicles with car covers.

F. Vehicles may not be stored in the guest parking areas. A vehicle not moved after a period of four (4) consecutive days will be considered a stored vehicle, and will be towed at the Unit Owner's expense and liability.

G. Any vehicle parked in violation of parking rules may be towed and stored at the Unit Owner's expense, including vehicles belonging to Unit Owner's tenants or guests.

H. Revere Court parking will be by assigned resident spots. All parking must be within the painted lines. It is a violation for a resident to park in another resident's assigned spot, without the consent of said resident. All other resident's and guest vehicles must park in guest parking spots.

I. Vehicles with "For Sale" signs are prohibited from parking anywhere on the property, other than in garages.

J. Vehicles containing commercial lettering or similar commercial identification and vehicles containing business apparatus, i.e., ladders, tools, plows, etc., are prohibited from parking anywhere on the property, other than in a garage; unless actively engaged in the performance of services within Longview.

IX. PETS

A. When outside of the unit, all pets must be leashed and kept within 6 feet of their owners; and may not be left unattended.

B. As per Section 105-22.1, of the Code of the Township of Montville, dogs must be walked on paved areas only and all solid waste must be immediately removed and disposed of in a sanitary manner. (Waste may not be disposed of in sewers.) In addition, dogs are not to be permitted to soil any driveways; nor may they soil any grassy areas whereby soiling is defined as the disbursement of any bodily (animal) waste.

C. Residents shall take whatever steps are necessary to insure that their pets do not make excessive or untimely noise-as defined in section *VII. Noise.*

D. Any animal prohibited by law is prohibited in any unit in the community.

E. Pets are not to be tethered on any Common Element.

F. All pets, which the Township of Montville requires to be licensed, must be so licensed. Tags are to be worn at all times, and evidence of such licensing, and rabies inoculation must be provided to the Management Company along with the name and breed of the pet.

X. POOL

Badges are required by all owners, residents, tenants and guests while using the Pool facilities. (See Badge Section XV.)

A. The pool and pool area will be closed when lifeguards are not on duty.

B. Swimming is prohibited when lifeguards are not on duty.

C. Use of the pool is at risk of owners, their tenants and guests.

D. Persons using the pool must follow the direction of the lifeguards. Failure to obey the lifeguards may result in the suspension of pool rights.

E. Persons under the influence of drugs or alcohol are not permitted in the pool.

F. Diving is not permitted.

G. Rafts or any other flotation devises, other than personal swim supports or noodles, are prohibited in the pool.

H. Children under fourteen (14) years of age must be accompanied and supervised by an adult. Failure to adequately supervise children will result in immediate removal from the pool area.

I. Children under the age of four (4) and all other children unable to swim must be accompanied in the pool by an adult.

J. Infants/children in diapers must wear waterproof diapers (not disposable) while in the pool or children's pool. Soiled diapers of any kind shall not be discarded in the pool garbage can(s) or the clubhouse garbage can(s). Diapers must be disposed of at the owner or tenant's unit.

K. Reserving chairs or tables is not permitted.

L. Additional guest passes are available per unit for a fee of $5.00 per guest per day.

M. Each Unit is entitled to the use of two (2) chairs or lounges or any combination thereof (if available). Residents MUST provide all additional seating. Chairs/lounges are not allowed in aisles or walkways.

N. Guests are defined as anyone who is not a full-time resident of Longview, including emancipated children who are not full-time resident.

O. No smoking is permitted while in the pool area.

P. No glass containers are permitted in the pool area.

Q. No food may be eaten in the pool.

R. No swimwear or bare feet are permitted in the clubhouse at any time.

S. Swimwear is allowed in the Sauna, Jacuzzi (spa) and lavatories. Foot coverings must be worn walking to and from these areas.

T. Cooking is not allowed in the pool area.

U. Pets, except for assistive animals, are not permitted in the pool areas.

V. Everyone at the pool is responsible for picking up after herself or himself, and all garbage must be disposed of in the proper receptacles or taken home.

W. Entranceway or steps into the pool must be kept clear and unblocked at all times.

X. Toys should not be left around the pool. Water guns are not permitted.

Y. Children under the age of 14 are not permitted in the Jacuzzi(spa).

Z. The pool or surrounding areas may not be reserved/rented by Unit Owners.

AA. No alcoholic beverages are permitted at any time around the pool area including but not limited to parties, special events or holidays.

XI. REPAIRS BY UNIT OWNERS

Construction vehicles are permitted in the community between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturdays; and are not permitted at other times except in an emergency. No exterior repairs, for which prior approval was obtained from the Board of Trustees, are allowed on Sunday except for emergencies.

XII. TENNIS COURTS

Badges are required by all owners, residents, tenants and guests while using the Tennis Court facilities. (See Badge Section XV.)

A. Courts will open from 7:00 a.m. until dusk during the tennis season.

B. Proper tennis attire, including shirts and non-marking sneakers are required when on the courts.

C. Court time can be reserved up to two days in advance by signing the board. One hour per day, per unit for singles; and two hours per day, per unit for doubles. (In doubles, a minimum of two of the players must be residents.) Starting time will be on the hour.

D. Court time will be held ten (10) minutes after scheduled starting time, then court is deemed vacant. The hour time limit starts with the scheduled starting time, not actual starting time.

E. If others are waiting, maximum time on the court is one hour at a time for singles; and two hours at a time for doubles.

F. No resident may simultaneously be playing on the tennis court and be listed on the waiting list.

G. No guests are allowed unless playing tennis with a resident.

H. Children under the age of fourteen (14) must be accompanied and supervised by an adult.

I. Pets are not permitted within the court area.

J. Tennis courts are exclusively for tennis only; no other activity is permitted.

K. Tennis lessons are not permitted from 7-10 a.m. and 5-8 p.m. daily. Tennis lessons are not allowed on holidays. The court must be reserved as per Tennis Rule *C*.

L. Players are required to sign in when entering the courts.

XIII. TRASH COLLECTION

A. Each Unit must provide at least one plastic trashcan with cover, to be kept in the garage at all times.

B. All garbage must be collected in plastic bags and fastened at the top and then placed into trashcans.

C. Trashcans with covers may be placed curbside after 7:00 p.m., on the evening prior to collections. No trash may be placed curbside in plastic bags. The empty trashcans should be returned to the garage as soon as possible on the day of collection.

D. Recyclables may be placed curbside after 7:00 p.m. on the evening prior to collections. Metal, glass and plastic are to be commingled in covered containers. Newspapers are to be placed in covered containers, or can be tied in bundles. All Township rules must be observed.

E. For large items, i.e. refrigerators, stoves, etc., Unit Owners must call the current rubbish collector for pick-up of these items.

F. Revere Court residents must place their trash in the dumpsters provided. There is no individual curbside pick-up. Recyclable materials are to be placed in cans at the dumpster site(s) on the appropriate pick-up dates. Only Revere Court residents may use Revere Court dumpsters.

XIV. UNIT OWNERSHIP-GENERAL USE OF UNITS & COMMON ELEMENTS

A. All Unit Owners are members of the Longview at Montville Association, Inc.

B. Dryer Vents may not be obstructed by any covering or material to deflect the exhaust air from the dryer. Vents may not be directed in the directions of another unit.

C. Garage doors shall be closed at all times when not in use.

D.Proper vehicular speed limit must be observed. The speed limit for all streets within the community is 20 m.p.h.

E. No exterior structural changes can be made to any unit without the express written consent of the Board of Trustees.

F. Deck areas and/or patio areas may not be used for storage of any kind, including, but not limited to bicycles, exercise equipments, toys, storage sheds, sandboxes and combustible equipment.

G. Patio furniture shall be permitted on the following Limited Common Elements only: Front Porch, Rear Patio, Rear & Side Decks. All furniture shall not exceed a height of 42 inches and may not block any means of egress/ingress.

H. Portable LP-gas cooking equipment such as barbecue grills shall not be stored or used:

1) On any porch or balcony or any other portion of a building;
2) Within any room or space of a building;
3) Within 5 feet of any combustible exterior wall;
4) Within 5 feet, vertically or horizontally, of any opening in a wall;
5) Under any building overhang.

I. Cooking is allowed on rear decks and patios only. Exception-cooking is permitted in the front courtyard patio of Avon, Devonshire, and Essex units, other than for parties. No barbecues are allowed within 5 feet of any building or under an overhang.

J. No laundry or other items may be hung outside of the Unit.

K. Carriages, playpens, bicycles, sports equipment, and the like, may not be left out at night on any Common Element or Limited Common Element, including, without limitation, hallways, patios, decks, stoops, walkways, lawn areas or driveways.

L. Shade umbrellas may be used on rear decks and patios, as well as on the front courtyard patio. Umbrellas should comport to the colors of the unit and shall not contain markings such as sport logos, advertisements, and the like. Awnings shall be allowed on rear decks and patios, as well as on the front courtyard patio provided they meet the Association's Guidelines contained in the "Awning Packet" available in the Management Office. No installation is allowed unless approval has been granted by the Association. Unit Owners wishing to install these items must submit a Modification Form available through the Management Office for approval prior to any installation.

M. Putting or chipping golf balls on Common Elements is prohibited.

N. For the safety of our Longview residents and their guests, the following activities are prohibited on all sidewalks and any Common Element area located within 25 feet of an Owner's unit: sledding, skiing, tobogganing, snowboarding, skateboarding, roller blading, skating, scooters, bicycling, and the playing of stickball, baseball, football, soccer, hockey or other group sports.

O. No marking of any kind are to be made on Common Elements in the community.

P. Firewood may not be stored on any Common Element. Firewood may be stored off the ground with the aid of an approved log holder on the following Limited

Common Elements: Decks, patios and front porches. Wood may not be stored against the side of the building and may not exceed 4 feet in height or diameter.

Q. Unit Owners have the option to add flowers, plants or any organic material to the landscape areas adjacent to their unit. Since these areas are Common Elements, the Board of Trustees retains the right to remove any additions at the owner's expense if the modification is considered undesirable.

R. Potted floral displays may be placed on Limited Common Elements provided they are in containers of sufficient size and weight to prohibit falling. They may not impose a safety hazard; nor block an egress; or obstruct another resident's views. The type of container shall also comport with the color of the Condominium building. No containers may be placed in the landscape beds.

S. Any plants installed by the individual Unit Owner are not the responsibility of the Association, nor will the Association be responsible for damage or removal of plantings by its landscape contractor.

T. No Unit Owner (or tenant) shall have the right to engage contractors to perform services on the Common Elements.

U. Nothing may be added to, or suspended from the exterior of any unit except the following items for front doors only: Screen doors, doorknockers and kick plates of a design pre-approved by the Board of Trustees; and seasonal decoration of modest size.

V. Any resident who is one (1) month or more in arrears in the payment of fines, assessments, monthly maintenance, attorney or late fees will NOT be permitted to use the Association Facilities, i.e. clubhouse, tennis courts, pool, etc., until such time that any arrears are satisfied. A lien may be filed on the unit for these amounts.

W. No bird houses/baths/and /or feeders are permitted anywhere in the Community.

X. Common Element areas cannot be used for parties, erecting tents or portable tables and chairs. Only the clubhouse and Limited Common may so be used. However, a block party, organized by the Association may utilize the Common Elements for this purpose with the approval of the Board of Trustees. Portions of a street may be blocked after approval is received and the Montville Township Police are notified in advance.

Y. No notices, advertisements, posters, flyers or postings may be attached to mailboxes, light poles, street signs, the Clubhouse sign or any other unauthorized component on the common element.

XV. BADGES

A. Badges will be required for entry for the pool area, tennis courts, and the Health Club.

B. Each household will be assigned six (6) badges for use by either the resident or their guests. Additional badges will be made available upon approval of the Board.

C. The badges will be pre-numbered and registered in the Management Office.

D. The homeowner will be responsible for any acts or infractions for anyone using the registered badge.

E. The replacement of a lost or stolen badge can be obtained from the Management Office for a nominal fee.

XVI. END NOTE

A. The Unit Owners shall ensure that all his guests, invitees, lessees or contractors abide by all the rules above. The Association maintains the right to issue a cease and desist request to a Unit Owner, his guests, invitee, lessees or contractors whose actions are inconsistent with any of the above Rules and Regulations.

B. Professional trainers may be used for exercise and tennis lessons; provided that:
   1) All lessons are with an instructor and up to two unit owners.
   2) Copies of appropriate insurance and waiver forms have been submitted for prior approval to the management office.
   3) That lessons are provided during the following hours:
      a. Health Club Weekdays only
      b. Tennis Weekdays only

LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.
Resolution Type: Policy No._____

Pertaining To: Establishment of Modified Rules and Regulations

Duly adopted at a meeting of the Board of Trustees of Longview at Montville Condominium Association, Inc. held this 12th day of June, 2006.

Officer	Vote: YES	NO	ABSTAIN	ABSENT
Robert Signorile, President				✓
James Wiley, Vice President	✓			
James Tombros, Secretary	✓			
Suresh Raina, Treasurer	✓			
Louis Jensen, Trustee	✓			
Ruth Hochman, Trustee				✓
Gloria Vitulano, Trustee	✓			
Marion Costanzo, Trustee	✓			

Attest:

James Tombros, Secretary

7/21/06
Date

File:
Book of Minutes -
Book of Resolutions:

	Book No.	Page No.
Policy		
Administrative		
Special		
General		

Resolution Effective: _____, 2006.

Resolution Expires: _____, _____.