



The Townhomes of Linwood Court

Administrative Office-
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RULES & REGULATIONS

1. Walkways in The Linwood Court Condominium complex shall not be obstructed or used for any purpose other than pedestrian traffic.
2. No exterior of any unit shall be decorated by any Unit Owner in any manner without prior written consent of the Association.
3. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand unattended in any part of the Common Elements.
4. No Unit Owner shall make or permit any noises, soot, odor or vibrations that will unreasonably disturb or annoy the occupants of any of the other Units, or do or permit anything to be done which will unreasonably interfere with the rights, comfort or convenience of the other Unit Owners.
5. No Unit Owner shall sweep, drop, shake or throw or permit to be swept, dropped, shaken or thrown from his Unit or from the doors or windows thereof, any dirt or other substance.
6. No unit Owner shall install poles and lines for drying of laundry outside his unit.
7. No shades, awnings, window guards, window boxes, ventilators, fans or air conditioning devices shall be used in or about the Buildings except such as shall have been approved by the Association. Unit Owners may use storm doors and windows of material, color and type approved by the Association.
8. Occupants of Units who are agents for outside commercial interests shall not solicit in person or by telephone within The Linwood Court Condominium complex.
9. No sign, notice, advertisement, flag, banner, poster or the like shall be inscribed or exposed on or at any window or other part of any Buildings, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the Units without similar approval.
10. All refuse and garbage not disposed of in garbage disposal units shall be placed in appropriate receptacles and then deposited with care at curbside for pickup no sooner than the evening before pickup. After pickups, the receptacle shall be returned to the trash can storage area and only at such times and in such manner as

the Association may direct. Burning of trash and refuse is prohibited. All garbage disposal units shall be used only in accordance with the instructions given to the Unit owner by the Association. All garbage shall be deposited in the Unit owner's garbage disposal unit rather than put in a refuse receptacle whenever possible.

11. No Unit Owner shall send any employee of the Association away from the Condominium Property on any private business of the Unit Owner.
12. No bird, reptile, or animal of any kind shall be raised, bred, or kept in any Unit or anywhere on the Property except domestic birds are permitted, provided they are not kept bred or maintained for any commercial purpose.
13. No radio, satellite dish or television aerial shall be attached to or hung from the exterior of any Unit Building, deck or common element without prior written approval of the Association.
14. No temporary structures, trailers, tents, sheds, play houses and the like shall be permitted in or about the Common Elements.
15. Vehicles shall be parked only in areas provided for that purpose. The Unit Owners, their employees, servants, agents, visitors, licensees and the Unit Owner's family will obey any traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit Owners.
16. No repair or dead storage of vehicles, boats or equipment (including, but not limited to, cars, boats, motor scooters, trailers, etc.) shall be permitted on the Condominium Property. After 24 hours' notice to remove such vehicles or equipment, the Association shall have the right to remove such vehicles or equipment at the expense of the responsible Unit Owner.
17. Except as needed to prevent an accident, no Unit Owner shall cause or permit the blowing of any horn from any vehicle of which his guests or family shall be occupants, approaching or upon any of the driveways or parking areas serving the Condominium Property.
18. All damage to any Unit or the Common Elements caused by the moving or carrying of any article therein shall be paid by the Unit Owner responsible for the presence of such article.
19. No Unit Owner shall use or permit to be brought into any Buildings an inflammable oil or fluid, such as gasoline, kerosene, carbon tetrachloride, naphtha or benzene or explosives, fireworks or articles deemed extra-hazardous to life, limb or property,

or any other item that would increase the fire rating of the Unit, without in each case obtaining the prior written consent of the Association.

20. No contractor or workman employed by a Unit Owner shall be permitted to do any work in any Unit (except for emergency repairs) between the hours of 6:00 P.M. and 8:00 A.M. or on Saturdays, Sundays or legal holidays if such work is likely to disturb the occupants of any other unit, without prior written permission of the Association.
21. Unit Owners shall be held responsible for the actions of their minor children and their guests, and any damage to any portion of the Condominium Property caused by minor children of Unit Owners or their guests shall be repaired at the expense of such Unit Owners.
22. No Unit Owner whose Unit benefits from or has the exclusive right to use a garden shall place or maintain any personal property on or in the garden, nor plant or grow any combination of trees, shrubs, flowers or vegetables in the garden, which will create an unsightly appearance visible from outside his Unit. A list of all personal property and plantings which a Unit Owner proposes to place on or in the garden shall first be submitted to the Association for its approval that the said placement of such items conforms to the requirements of this Paragraph.
23. No Unit Owner shall build, plant or maintain any matter or thing upon, in, over or under the Common Elements or Limited Common Elements without the prior written consent of the Board unless permitted by the Rules and Regulations.
24. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time.
25.
 - A. No charcoal or propane grills (of any kind) shall be used in or at the condominium units or adjacent to the units on the common elements or on limited common elements.
 - B. Electric grills are permitted.

A Class B fire extinguisher must be present at all times when an electric grill is in use. The Unit Owner shall be solely responsible for any and all injury or damage caused by or as a result of the existence or use of a grill at their unit. In the event of any damage to any common element or limited common element caused by or as a

result of the existence or use of a grill, the Association will provide the contractor to repair said damage at the Unit Owner's expense.

If the Unit Owner fails to pay the invoice for said repair within thirty (30) days, the cost therefore will be assessed against the unit owner and collected in the same manner as a common expense assessment in accordance with the provisions of the Governing Documents.

26. All dog waste must be picked up and disposed of properly. All pets must be leashed at all times when walking on the property. All pet owners are responsible for making sure their pets have all licenses which may be required by the local municipality.
27. Decks and patios are only to be used for the purpose they were designed for. Unit owners are responsible for keeping their patios, decks, and driveways swept clean.
28. All requests or complaints must be in writing and submitted to the board of Directors.
29. Trash must be in an acceptable container, loose trash bags are not acceptable. No trash or recycle may be placed on the street sooner than 5PM the evening before pick up and containers must be removed from the street within 24 hours after pick up.