

ONE OCEAN AVENUE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

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AMENDED MEETING OF 11/13/04

1. The sidewalks, entrances, passages, public halls and stairways of the Building shall not be obstructed or used for any other purpose than ingress to and egress from the Units.
2. No article shall be placed in any of the halls or on any of the staircases of the Building, nor shall any exit thereof be obstructed in any manner. Nothing shall be hung or shaken from the doors, or windows or placed upon the windowsills of the Building.
3. No public hall of the Building shall be decorated or furnished by any Unit Owner in any manner.
4. Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown there from, or from the doors, or windows thereof, any dirt or substance (i.e. cigarette butts, candy and gum wrappers, etc.).
5. No shades, venetian or other blinds, drapes, curtains, window guards or other window decorations other than white or off white in color shall be used in or about any Unit except as shall have been approved by the Board of the Condominium which approval may be granted or refused at the sole discretion of the Board.
6. No radio or television aerial shall be attached to or hung from the exterior of the Building or projected from any window of the Building or placed on a porch and except as provided below, no sign, notice, advertisement or illumination shall be inscribed except such as shall have been approved by the Board of the Condominium.
7. No Unit Owner shall make or permit any disturbing noises or activity in the Building or on the porches, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Unit Owners or tenants or occupants. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a phonograph or a radio or television set or other loud speaker in such Owner's Unit between the hours of twelve o'clock midnight and the following seven o'clock A.M., if the same shall disturb or annoy other occupants of the Building, and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of ten P.M. and the following nine A.M. The built in electric lights on the porches may be regulated by the Board as to types of light bulb, intensity of same, and hours of use.
8. No reptile or animal of any kind shall be raised, bred, or kept by an Owner or Tenant anywhere within the Condominium.
9. Refuse shall be brought to the designated trash area at the northeast outside basement entrance or otherwise disposed of at such times and in such manner as the Board or managing agent of the Condominium may direct.

10. The agents of the Association or the managing agent and any contractor or workman authorized by the Board or the managing agent of the Condominium, may enter any room or Unit in the Building at any reasonable hour of the day, on at least one day's prior notice to the Unit Owner, for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests; however, such entry, inspection and extermination shall be done in a reasonable manner so as not to unreasonably interfere with the use of the Units for their permitted purposes.
11. Corridor doors shall be kept closed at all times except when in actual use for ingress or egress to and from public corridors.
12. The Board or the managing agent of the Condominium may retain a passkey to each Unit. If any lock is altered or a new lock is installed, the Board or the managing agent of the Condominium may be provided with a key thereto upon such alteration or installation. If the Unit Owner is not personally present to open and permit entry to his Unit at any time when an entry therein is necessary or permissible under these Rules and Regulations or under the By-Laws and has not furnished a key to such Board, or such managing agent, then such Board or such managing agent or their agents (but, except in an emergency, only when specifically authorized by an officer of such Board or an officer of the managing agent) may forcibly enter the Unit without liability for damages by reason thereof if during such entry reasonable care is given to such Owner's property.
13. Nothing shall be done or kept in any Unit or in the Common Elements, which will increase the rate of insurance of the Condominium or contents thereof without the prior written consent of the appropriate Board. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on the Condominium or which would be in violation of any law. No waste shall be kept, held or stored in the Common Elements or Limited Common Elements. No grills shall be kept or used in the Building or on the Building grounds.
14. No exterior painting or staining may be performed by any Unit owner/occupant, except with the prior approval of the Board and using only the approved color.
15. No articles of clothing, towels or any other material may be hung from the porch railings of the Building.
16. No Unit Owner shall lease his Unit to more than one lessee in any three-month period.
17. No pigeons or other birds or animals shall be fed from the windows, porches or on the lawn, court spaces or other public portions of the Building, or on the sidewalk or streets adjacent to the Building.
18. Children shall not play in the public halls, stairways or elevator.
19. Unit Owners will be responsible for any damage caused by improper storage of or improper securing of porch furniture or other articles left on porches.
20. There is a "Work Area" in the basement, behind the Laundry Room, for all dirty or messy jobs (i.e. repairing bicycles or other items, painting or spraying various articles, etc.) - work too messy or odorous to be done in your Unit. This area, as provided for in the By-Laws, is not carpeted for easy cleanup by the user and has

a door for containment of any noise, dust or odor that would affect nearby storage areas. Articles worked on are to be confined to that area and should remain there only for a limited time to allow others to use this area.

21. The following rules shall be observed with respect to trash and recyclable items:

- a. All glass bottles, jars, cans, etc. must be properly rinsed clean.
- b. Recyclables cannot be placed in plastic or paper bags or boxes.
- c. Newspapers must be bundled and securely tied by each Unit Owner/occupant and are not to be included with cardboard.
- d. Corrugated boxes must be broken down, flattened and securely tied by each Unit Owner/occupant and are not to be included with newspapers.
- e. Regular trash included all PLASTIC - plastic cups, plastic bottles, styrofoam of all types (including packing material), magazines, books, phone books and glossy newspaper inserts.
- f. All items brought down as trash must be placed in sealed plastic bags to avoid insects, rodents and unpleasant odors.

If you are uncertain about a particular item of trash or recyclable, please refer to your copy of Neptune Township "What and How to Recycle", or check the copy on the bulletin board in the basement or ask a Board member, who will be happy to assist you.

22. The foregoing shall constitute the Rules and Regulations of the Association, which may be amended, revised, supplemented or repealed in full or in part at any time by Resolution of the Board, which Resolution need not be recorded as a matter of public record in order to be effective in accordance with its provisions. Fines will be imposed as referenced in Article 10.02 of the By-Laws for any infraction of any Rule and/or Regulation of the Association.

Fine schedule is as follows:

For same offense -

1st infraction - written notice by certified mail

2nd infraction - \$25.00 fine

3rd infraction - \$50.00 fine

Thereafter - \$50.00 fine per day