

RULES AND REGULATIONS OF
THE GLENMONT COMMONS HOMEOWNERS' ASSOCIATION, INC.

In order that all Owners are treated fairly and equally, and in order to keep the community a beautiful and desirous place in which to live, the Homeowners' Association has set forth the following Rules and Regulations:

1. No Unit will be used for any purpose other than as a private residence, except as otherwise provided in the Declaration of Covenants and Restrictions.
2. No Unit may be rented, leased or sold without notice to the Association, and no transient tenants (no less than six (6) month lease) may be accommodated; less than an entire Unit will not be rented or leased.
 - a. Renters come under the same rules and regulations as each resident owner. Owners must keep the Homeowners' Association advised of the names of all occupants and submit copies of the lease prior to occupancy. Owners are responsible for their occupant's compliance with the Association's Rules and Regulations, and should include Homeowner's Rules and Regulations with the lease.
3. To assist in the maintenance of a current up-to-date roster of Owners, each Owner will give the Secretary of the Association notice of his intent to list his Unit for sale, and upon closing of title, will notify such Secretary of the names and mailing addresses of the purchasers.
4. No unlawful use will be made of a Unit and each Owner will, at his own expense, comply with all governmental laws, ordinances and regulations.
5. No noxious activity will be carried on in any Unit or in the Common Facilities, nor will anything be done, either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners.
6. Owners and occupants will exercise extreme care about making noises or playing music, which may disturb other Owners.
7. Each Owner will promptly perform all maintenance and repair work upon his own Unit that, if omitted, would affect any Common Facilities or any portion of the property belonging to other Owners. Each Owner will be responsible for all damages and liabilities that any failure to maintain or repair may engender.
8. No Owner will permit anything to be done or kept in his Unit or in the Common Facilities which will result in an increased rate of insurance, cancellation of insurance on the building, or contents thereof, or which would be in violation of any law.
 - a. Propane Grills are not allowed as outlined in New Jersey Statute NJSA55:13A governing Multiple Dwellings.
9. Nothing will be done to any Unit or in the Common Facilities which will impair the structural integrity of any building or which will structurally change a building. No Owner (other than Sponsor) may make any structural additions, alterations or improvements in or to his Unit or in or to the Common Facilities, or impair any easement for common purposes without the prior written approval of the Association.

10. No Owner or occupant will plant, build, place or maintain any matter, thing or structure in the Common Facilities or on private property, including but not limited to satellite dishes, landscape lighting, landscape pavers, and awnings (temporary/makeshift or permanent), without the prior written consent of the Association; Owners or occupants will not paint nor otherwise decorate to change the appearance of any portion of the exterior of any Unit or building.
11. No exterior radio, television, or electronic antenna or aerial will be erected, maintained or operated upon any of the buildings. No exterior loudspeaker (except a portable radio or television) or floodlight will be installed or used in any exterior of any Unit.
12. No permanent or temporary clothes poles or lines will be installed or maintained.
13. No signs of any kind will be placed in or on windows, doors, terraces, facades or other exterior surfaces of the buildings or Common Facilities except as provided in the Declaration of Covenants and Restrictions.
14. No Owner or occupant will burn, chop or cut any material or debris on the property.
15. The Common Facilities and Common Development Property will be used only for the furnishing of the services and facilities for which they are reasonably intended and suited and which are incidental to the use and occupancy of the Units.
16. Owners and their guests should make it a point of common courtesy to respect the common areas adjacent to the Units and not allow themselves or their children to cause any act to interfere with the privacy of the other Owners.
17. No obstructions will be permitted to remain on the walks, roadways, drives, parking areas, playground, pool area, or on stairways.
18. Animals:
 - a. No livestock or poultry of any kind will be raised, bred or kept in any Unit or in the Common Facilities.
 - b. Dogs, cats or other household pets are permitted, not to exceed two (2) in the aggregate per Unit
 - i. Provided that they are not kept, bred or maintained for any commercial purpose,
 - ii. Provided that they are housed within the Unit, and
 - iii. No outside dog pens or yards will be permitted.
 - c. All dogs, cats and similar animals will be leashed at all times, and will not be allowed to roam free.
 - d. It will be the responsibility of the animal owner to clean up any excrement or debris left or caused by the animal and to prevent the animal from damaging grass, trees, shrubs or any other landscaping in the Common Areas owned by the Association or private property in accordance with ordinances of the Township of Parsippany-Troy Hills. Failure to do so will result in fines imposed by the Association and/or the Township of Parsippany Troy-Hills Animal Control Officer.
 - e. Any such pet causing or creating a nuisance or unreasonable disturbance will be permanently removed from the property upon thirty (30) days written notice from the Association.

19. The Association grants its approval and consent to all Owners:
 - a. To display or install plants either in containers, in the ground adjacent to their Unit, or on removable trellis (used as privacy screen on deck) provided:
 - i. That all in-ground plants are placed within the existing mulched area and also sufficiently removed from the lawn to allow mowing and maintenance of the grass;
 - ii. That all plants in containers and/or in the ground planted by Owners are maintained in good condition by the Owner, including removal of weeds, watering, spraying, etc.;
 - iii. That any dead or dying plants are removed and disposed of by the Owner; and
 - iv. That all pots or planters containing dormant plants or no living plants are removed from view.
 - b. To store garden hose under the deck in a neat fashion during April through October.
 - c. To display holiday or festive temporary decorations outside their Unit provided:
 - i. That all decorative temporary lighting is Underwriters Laboratory (UL) approved for outdoor use; and
 - ii. All exterior decorations are displayed no earlier than four (4) weeks prior to the holiday and removed no later than four (4) weeks following the holiday, weather permitting.
 - d. No vegetable gardens are permitted.
 - e. To install storm windows and/or storm doors on their Unit, at their expense, provided such doors and windows are specifically approved and meet the specifications adopted by the Association prior to installation; exterior plastic coverings on windows or doors are prohibited.
20. Trash, garbage and recycling (see Township of Parsippany-Troy Hills Calendar – District 1):
 - a. All garbage and recycling containers must be kept within the unit/garage until 6:00 p.m. the evening prior to the designated pickup.
 - b. All garbage must be sealed in plastic bags and placed in containers purchased by the Homeowner;
 - c. Container lids are to be left closed at all times;
 - d. Large items should be placed for pick-up next to the garbage containers only on the evening before pick-up; and
 - e. Homeowner must comply in accordance with ordinances of the Township of Parsippany-Troy Hills regarding recycling and pick-up (i.e., cardboard collapsed and tied).
21. Parking:
 - a. Except in the instance of an emergency, no vehicle will be parked on any roadway within fifteen (15) feet of a fire hydrant or intersection, pursuant to the ordinances of the Township of Parsippany-Troy Hills.
 - b. No vehicle will be parked at the curb-line, blocking entrance to any driveway. Any vehicle so parked in violation of this regulation may be towed at the Owner's expense.
 - c. The operation, parking or storage of automobiles or other motor vehicles except upon paved areas is prohibited.
 - d. The overnight street parking or storage of trucks or commercial vehicles i.e., plumbing vans/carpenter vans etc., is prohibited. Sponsor vehicles are excluded from this restriction.
 - e. The parking or storage of recreational vehicles, boats, boat trailers or mobile homes is prohibited.
 - f. Storage of inoperative, abandoned and/or unlicensed motor vehicles on the Common Facilities is prohibited. Such vehicles will be towed at the Owner's expense.
22. Snow Removal
 - a. During a snowfall, all vehicles must be parked off the streets to facilitate street plowing in accordance with ordinances of the Township of Parsippany-Troy Hills. Vehicles in violation will be towed at Owner's expense.
 - b. It is the Homeowners responsibility to keep driveways and steps clear of snow and ice. Snow should not be shoveled or blown back into the street in accordance with ordinances of the Township of Parsippany-Troy Hills.

23. Immediate corrective action may be imposed by the Association or its designees for any violations or actions which may jeopardize the health, safety, well-being of any person or value of any property belonging to the Association or to any Owner.
24. The Association from time to time may promulgate additional Regulations concerning the use of the property, provided, however, that copies of such Regulations are furnished to each Owner prior to becoming effective.