

KEY FACTS ABOUT LIVING IN GLENMONT COMMONS HOA

Morris Plains, NJ 07950

Note: This is meant as a helpful guide and is not a substitute for the Public Offering Statement (POS), rules, regulations and by-laws

- ✓ Cedarcrest Property Management is the property management firm selected by the board to manage the maintenance and upkeep of the development, including the collection of monthly dues, landscaping, sprinkler system, pool, etc. They are also responsible for ensuring our rules and regulations are administered in accordance with our by-laws. Cedarcrest Property Management is located at 91 Clinton Road, Suite 1E, Fairfield, NJ 07004. Tom Chilenski, President, is our Senior Property Director. Phone: 973-228-5477 ext. 12; Fax: 973-228-5422. Email: tom@cedarcrestpropertymanagement.com. Please contact Tom for any issues or to report a violation. Glenmont's Official Website: www.glenmontcommons.org
- ✓ Association meetings are typically scheduled for the 4th Wednesday of each month but there are exceptions. Please check our website or with Cedarcrest for more info.
- ✓ Owners and occupants of all units must exercise extreme care about making noises or playing loud music that might disturb other owners. The grassy areas immediately in front of, adjacent to and behind each unit are the private property of that particular homeowner, and are not considered "common area property" for other resident's use without permission. Owners and their guests should make it a point of common courtesy to respect the common areas adjacent to their units and not allow themselves, children or guests to cause any act to interfere with the privacy of the other owners.
- ✓ Garbage/recycling must be placed in a trashcan with a secure lid. Garbage/recycling cannot be put out earlier than 4:00 p.m. on the night before scheduled collection and must be taken in no later than 7:00 p.m. on the scheduled collection day. This is a township ordinance and is subject to fines from the Glenmont Commons HOA as well as the Township of Parsippany for non-compliance. Glenmont Commons is in district 1 of the Parsippany schedule that can be downloaded at www.parsippany.net or www.glenmontcommons.org.
- ✓ Garbage/recycling containers must be stored indoors when not out for collection, and cannot be stored in the bushes, on the porch or by the garage. Cardboard can only be placed out for collection on dates noted in the District 1 pick up schedule. Any debris, cardboard, recyclables, etc., not picked up by the town must be removed and stored indoors by the resident until the next scheduled pick up date.
- ✓ Front exterior lights must conform to the specifications set forth by the association which require that both front lights be matching, are white in color, produce a white light and are within the size limits specified in the resolution. No motion sensor lights, floodlights or halogen lights are permitted. Missing globe covers on original style builder lights must be replaced promptly and are currently sold at Home Depot.
- ✓ Satellite dishes must be placed on the upper portion of the back roof and must conform to the Glenmont Commons HOA resolution, which can be downloaded from our website.
- ✓ Storm doors must be substantially glass or screen, have a white frame and conform to the Glenmont Commons HOA resolution. Cross-buck doors are not permitted.
- ✓ Windows – Window-mounted air conditioning units are not permitted. Plastic coverings on windows or doors are not permitted. Any windows needing replacement must be the same make and model as the current windows and requires board approval prior to installation.

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- ✓ General Repairs and Maintenance – As a general rule, anything that changes the exterior of a unit requires board approval unless it conforms to an existing resolution. For example, deck expansion, installing pavers beneath a deck or any other changes to the deck need prior board approval. Glenmont Commons homeowners are responsible for keeping the exterior of their units in good repair, including the removal of garbage/debris from in, around, and under decks and next to units. Owners should make every effort to ensure children's toys/bikes are kept off of their lawns overnight and common areas and stored indoors during fall and winter months to allow the landscaper unobstructed access to the grounds.
- ✓ For Sale signs are not permitted to be placed on any grassed area but may be placed in the mulched area closest to each unit (not the mulch along retaining walls that go to the street).
- ✓ Roof and/or gutter cleaning, maintenance and replacement are the responsibility of the homeowner. New roofing and gutters must be the same color and style; new roofing requires board approval prior to installation until a resolution is in place.
- ✓ Insurance – Glenmont Commons is a fee simple community, not a condominium complex. Unit owners own the physical interior and exterior structure of their unit, their deeded land and associated immediate front and rear landscaping and must have proper insurance in place. Condo insurance is not appropriate, you must have Homeowner's insurance.
- ✓ Holiday Decorations/Lights – Temporary holiday decorations and lights are permitted provided they are removed no later than 2 weeks following the holiday. All lights must be Underwriters Laboratory (UL) approved for outdoor use.
- ✓ Landscaping beds/mulch – Homeowners are permitted to install plants either in containers or in the landscaping beds adjacent to their unit provided they are placed within the mulch area and sufficiently removed from the lawn to allow mowing and maintenance of grass. It is the responsibility of the homeowner to ensure personal plantings are maintained in good condition including removal of weeds, watering, etc. Dead or dying plants must be removed from beds and/or pots and are the responsibility of the owner.
- ✓ Pets – Dogs, Cats and other household pets are permitted, not to exceed 2 per unit, provided they are not kept, bred or maintained for any commercial purpose. All dogs and cats should be leashed at all times when outside the unit. It is the responsibility of the owner to clean up any excrement/debris left or caused by the animal. All dogs must be up to date on shots and properly licensed by the Town of Parsippany.
- ✓ All Terrain Vehicles (ATVs), dirt bikes, and other non-registered motor driven recreational vehicles are not permitted to be used/driven within the development or over/in homeowner or common area property. As such, storing of such vehicles is not permitted in visitor parking or personal driveways, but may be stored in owners garage. Towing trailers may not be stored in driveways or under decks, and must be kept in homeowners garage.
- ✓ Visitor parking spaces are intended for temporary visitor use – not for long-term personal vehicle, trailer, RV, boat or any other non-sanctioned vehicle storage. All cars must have valid registration, inspection and license. Cars parked for 15 or more consecutive days are subject to towing at the owner's expense.

Provided by your Glenmont Commons Board of Trustees and accurate as of June 2010.