

**GREATE BAY VILLAS CONDOMINIUM
ASSOCIATION RULES, REGULATIONS, AND POLICIES
UNIT OWNER AND TENANT INFORMATION
Revised and Effective October 17, 2019**

ACCESS TO UNITS: When you buy or own a unit in Greate Bay Villas, you give the right to enter your unit to the Board of Directors of Greate Bay Villas Condo Association or its management, agents, or employees.

The Board or Management Agents must request access to your unit in advance and must enter your unit at a time convenient to you. In emergencies, the advanced request and convenient time restrictions will not apply. All unit owners must supply a copy of their unit key to the Management Office. Management or staff may use this unit key to admit tradesmen, contractors, termite inspectors, et cetera. If, after sufficient notice is provided for scheduled inspections, access is not granted and a tradesman or contractor must return for a second visit which is then charged to the Association, any such charge will be passed onto and borne by the Villa owner.

(Master Deed - Article VI, Section 7b).

AERIALS: See **OBJECTS OUTSIDE UNITS ATTACHED TO BUILDINGS.**

ALTERATIONS TO COMMON ELEMENTS: Nothing shall be altered or constructed in or removed from the common elements except upon the prior written consent of the Board of Directors.

ANIMALS - COMMERCIAL PURPOSES: No person shall bring or keep any animal within the condominium for breeding purposes or for any commercial purpose.

ANIMALS - DEFECATIONS: If an animal defecates anywhere within the condominium property, the person who keeps that animal shall immediately collect and suitably dispose of the waste.

ANIMALS - HOW MANY: No more than two animals shall be kept in any one unit without permission of the Board of Directors. Unit occupants whose animals bear litters of young shall have ten weeks from the date the litter is born to comply with this rule.

ANIMALS - LEASHES: Any person keeping an animal within the condominium shall leash or otherwise restrain the animal at all times. Animals may not be leashed to stationary objects on the common elements.

ANIMALS - LIABILITY: Unit occupants shall indemnify the Association and the Board of Directors and hold them harmless against any loss or liability of any kind arising from an animal kept by the unit occupants in the villas.

ANIMALS - NOISE: No person shall bring or keep an animal within the condominium which frequently or habitually makes enough noise to disturb any other person within the condominium. Unit occupants must cause the animal they keep to stay within the noise limits of this rule. If a problem is not corrected, the Board of Directors may require the unit occupant to remove the offending animal within 10 days of written notice from the Association.

ANIMALS - REGISTRATION: Animals kept by unit occupants must be registered with the Management Office when the animal is first brought into the Villas.

ANIMALS - RESTRICTIONS: Any person keeping an animal shall be a unit owner.

ANIMALS - UNDOMESTICATED: Livestock, poultry, reptiles or dangerous wild, vicious, or undomesticated animals are not allowed in any unit or on the common elements. Animals of species not commonly kept as household pets are not allowed.

ANTENNAS: See **OBJECTS OUTSIDE UNITS ATTACHED TO BUILDINGS.**

APPROVALS: Any approval or consent given by the Board of Directors as appropriate must be in writing and may be revoked at any time.

ASSESSMENTS OF CHARGES FOR VIOLATIONS: (Also see **FINES AND FEES**) The Board of Directors of Greate Bay Villas Condominium Association is legally empowered to assess monetary charges against unit owners who violate the bylaws or these rules, regulations, and policies. As with unpaid duly applied condominium fees, monetary charges imposed for rule violations by the Board may be turned into liens
(Master Deed - Article VII and Article IX, Section 6c)

ATTICS: The attic in each villa is for storage purposes only. Expanding a unit's living space into the attic is prohibited.

BARBECUE PARTIES: See **NOISE.**

BOATS: See **PARKING LOTS, VEHICLES ALLOWED.**

CAMPERS: See **PARKING LOTS, VEHICLES ALLOWED.**

CATS: See **ANIMALS.**

CHILDREN: Adult unit owners are responsible for the actions of their children, the children of guests visiting their villa, and/or the children of the guests of their tenants.

COMMERCIAL VEHICLES: See **PARKING LOTS - VEHICLES ALLOWED.**

COMMITTEES:

- ADR
- Landscape and Beautification
- Welcome and Hospitality

COMPLAINTS: Complaints regarding the management of the units or common elements or regarding actions of other unit owners or their tenants, guests, families, or animals shall be made in writing to the Management Office for consideration by the Board of Directors.

DAMAGE TO BUILDINGS AND COMMON ELEMENTS: Damage done to common elements and/or to limited common elements must be promptly reported to the Management Office. Any damage done to buildings, facilities, or other common elements caused by a unit owner, his/her guests, tenants, contractors, family or animals shall be repaired at the expense of the unit owner.

DECKS: Appearance, maintenance, repair. Unit owners are responsible for the maintenance, appearance, and structural integrity of their decks/patios. Decks/patios may be painted or stained with a brown, beige or gray earthtone color. New composite or Trex decks shall be the same brown, beige or gray earthtone colors. Decks and patio areas shall be kept clean and free of algae and mold.

DECKS - LEGAL STATUS: Decks/patios outside the units are considered limited common elements of the condominium. They are not part of the unit but they are used for the benefit of the occupants of the unit to which they are attached.

DECKS - RESTRICTIONS ON USE: See **OBJECTS OUTSIDE UNITS ON COMMON ELEMENTS.**

DISPUTES - Alternative Dispute Resolution Committee (ADR):

This committee was formed pursuant to legislative mandate of the State of New Jersey supplementing the Condominium Act to provide a fair and efficient procedure for the resolution of housing-related disputes between individual unit owners and the Association as well as disputes among and between unit owners, and shall be readily available as an alternate to litigation.

The ADR Committee will consist of five (5) villa owners in good standing who will serve as voting members, one of which is designated the Chairman. There is one alternate (nonvoting) member. The alternate shall replace a voting member if he/she is unable or unavailable, or if a conflict of interest prevents a voting member from participating in any proceedings. Any unit

owner other than a member of the Board of Directors of the Association or a unit owner involved in the dispute may be a member of the committee. Members are appointed to two-year terms by the Board President with the concurrence of the Board of Directors. (See the State of New Jersey booklet on ADR for complete instructions).

The ADR Committee does not have any authority to modify or amend any condominium regulation or policy in existence. Committee members will hear unit owner complaints concerning violations of the Association rules and regulations and make final rulings based on evidence presented. The ADR Committee is to determine if in fact a violation has occurred and the action that the unit owner needs to take if any to rectify the situation in question.

Decisions rendered by the ADR Committee are final and binding and are not subject to appeal to the Board of Directors. A unit owner who does not believe that the dispute resolution procedure has satisfactorily resolved the matter may seek a judicial remedy in a court of competent jurisdiction.

The unit owners must submit a written request to the Management Office to appear before the ADR Committee. Forms and information are available from the Management Office.

The decision of the ADR Committee shall be in writing and sent to the unit owner and the Board of Directors within five days of the committee hearing. The basis for the finding shall also be given. A copy shall be placed in the file with the Management Office.

DOGS: See **ANIMALS**.

EXTERIOR/INTERIOR CHANGES: Unit owners shall not paint or alter the paint color of the exterior of their units including doors, windows, decks/patios and structural changes without prior written consent of the Board of Directors. The Property Manager has a list of specifications for exterior colors, doors, and windows (see below), and should be consulted if any questions as to efficacy, style, or dimension is required.

A unit owner shall not alter any interior structural members without prior written consent of the Board of Directors. Even if consent is received from the Board, those proposing changes or alterations must obtain any required permits from the municipal or other regulatory authorities before work can begin. (Master Deed - Article VI, Section 8b)

EXTERIOR PAINT COLORS: Formulas for authorized exterior paint colors for doors (GBV Doors) and windows (GBV Windows) are available from the management office and will be provided upon request. Sherwin Williams at 14 West 9th Street in Ocean City is the custodian of record for all GBV colors. To maintain color consistency it is not advisable to go to the store and order the color by name since Sherwin Williams has several formulas under

the names "GBV Doors" and "GBV Windows." The formula must come from the management office and be presented at the time of purchase. These formulas are also posted on the website. For the purpose of doing small touchups only, a formulation for the stucco color is also available from the management office upon request.

FINES AND FEES - NONPAYMENT AND ARREARS: In addition to the enforcement provisions and collection remedies outlined in the Master Deed and Bylaws, pursuant to a resolution of the Board of Directors adopted December 4, 2012, Association Members (Villa owners) who are delinquent in payment of fees or fines for a period of 45 calendar days will be considered in violation of Association rules and shall be deemed "a member not in good standing" and will be subject to revocation of their parking privileges within the Association property.

FIREPITS: Pursuant to a resolution of the Board of Directors adopted April 2, 2019, FIREPITS, CHIMNEAS, AND OUTDOOR OPEN FLAME FIRES OF ANY KIND (OTHER THAN A GAS GRILL) ARE PROHIBITED. (Master Deed - Article IX, Section 3, Use Restrictions)

GARBAGE: No person shall dispose of any garbage or any refuse anywhere within the condominium except by placing it in suitable bags, boxes or other containers and placing them in the containers of the type and location designated from time to time by the Board of Directors or Management Office.

Furniture, mattresses, bicycles, TV sets, appliances, lamps, and other large items that are not household trash are inappropriate for placement in the trash dumpsters. Items of this type will be removed from the premises by the Association for a charge to the unit owner. Contact the Property Management Office for more information.

Hazardous household items including, but not limited to, cleaning products, motor oil, paint, insecticide chemicals shall be disposed of pursuant to Atlantic County Utilities Authority (ACUA) guidelines. (Also see **RECYCLING**).

GARDENS: All grounds are common elements subject to rules enacted by the Board of Directors. Residents are subject to rules enacted by the Board of Directors governing gardens. Residents must submit to the Board of Directors and Landscape and Beautification Committee through the Management Office detailed plans for enlarging existing beds, planning of new beds where none existed previously, and the planting or removal of perennial shrubs and trees. Approval must be obtained before such work can be done. Additionally, the Board of Directors is empowered to remove, at the owner's expense, any plantings not authorized.

GUESTS: Unit owners are responsible for the actions of their guests. Guest parking spots are available on a first come/first serve basis and cannot be reserved.

KEYS: See **ACCESS TO UNITS.**

NOISE: No unit occupant shall make or permit to be made any noise that will disturb or annoy the occupants of any other Villa in the condominium or do or permit anything to be done which interferes with the rights, conformity, convenience, or quiet enjoyment of the other unit occupants.

OBJECTS OUTSIDE UNITS ATTACHED TO BUILDINGS: Except as approved by the Board of Directors, no objects or devices may be used that protrude or mount outside the unit; including, but not limited to, shutters of any kind, awnings, window guards, ventilators, fans, solar panels, or window air conditioners.

Signs and advertisements shall not be displayed on or outside units or on the common elements except for temporary "Open House" signs that are kept in place for a reasonable number of hours on weekends. "For Sale" signs are strictly prohibited.

Radio and television antennas and satellite dishes of any size may only be attached to common elements with advanced authorization of the Board of Directors.

OBJECTS OUTSIDE UNITS ON COMMON ELEMENTS:

Unless approved by the Board of Directors, antennas, clotheslines, cable wires, gym equipment, sandboxes, doghouses, portable swimming pools, recreational/sports devices and other similar items/pieces of equipment shall not be allowed on the common elements and/or the limited common elements (i.e., decks/patios). Household appliances such as refrigerators and stoves are strictly prohibited.

Placement or hanging of any offensive decorations, statues, flags, lawn ornaments or other items in or on the common or limited common elements is also prohibited unless approved by the Board of Directors.

Any garden and patio accessories, including but not limited to, pots, window boxes, statuary, furniture and umbrellas shall be kept clean and free of algae and mold.

PAINTING EXTERIOR: See **EXTERIOR CHANGES.**

PARKING LOTS - PLAY IN: No adult or child shall use, nor shall any adult or child permit a child for whom he or she is responsible to use the condominium parking lot as a playground or as a site for any sport, game, or play whether alone or with others.

PARKING LOTS - POSTED REGULATIONS: Users of condominium parking lots shall obey any parking regulations posted by order of the Association's Board of Directors.

PARKING LOTS - REPAIR TO VEHICLES: Repair of vehicles is not allowed except emergency maintenance. Light maintenance (wipers, window wash, water) and normal cleaning are allowed. Oil changes or other fluid changes or any procedure producing excessive noise is not permitted (Master Deed - Article IX, Section 3, Use Restrictions).

PARKING LOT SPACES: Parking is allowed only in an assigned (numbered) parking space or Guest (unnumbered) parking space. No vehicles shall park in a no parking zone. No parking zones provide access to firefighting or other emergency type vehicles. No vehicle shall be parked in such a manner as to restrict access to another Villa's parking spaces. Two vehicles per unit are allowed. Permanent parking in guest spaces is prohibited. Guest parking is provided on a first come/first serve basis and cannot be reserved.

PARKING LOTS, VEHICLE WASHING: Owners'/tenants' vehicles may be washed in any properly assigned space on the common element parking lots as long as the rights and convenience of other parking lot users are not infringed upon.

PARKING LOTS - VEHICLES ALLOWED: No person shall bring or keep within the condominium any boat, truck having more than four wheels, recreational vehicle (other than a four-wheeled van) mobile home or trailer, or vehicles too large to fit in one's parking space (including limousines) without the prior permission of the Board of Directors. Junk vehicles, inoperable vehicles or vehicles without current registration plates, licenses, or inspection stickers are not allowed on the common elements. No person shall bring or keep within the condominium property any vehicle not equipped with a proper muffler in good working order or which causes an unreasonable amount of noise for any other reason. No unsightly vehicles may be kept on the condominium property. Moving vans or other trucks used to move household items in or out of a Villa are allowed for a reasonable period of time.

Vehicles displaying letters exceeding 6 square feet and not otherwise engaged in the repair, maintenance, or renovation of a Villa may not remain overnight in the condominium parking areas. Any vehicle with commercial license plates, regardless of size or signage, is considered a commercial vehicle and subject to the restrictions above.

PARTIES: See **NOISE**.

PETS: See **ANIMALS**.

RECYCLING: Greate Bay Villas has a mandatory recycling program. Atlantic County Utilities Authority (ACUA) signage is posted at all trash and recycling sites within the Community.

REFUSE: See **GARBAGE**.

RENTING OF UNITS TO TENANTS: See **TENANTS**.

RULES: These rules, regulations and also policies may be amended, altered, or repealed for good reason at any time by the Board of Directors as long as the alteration, repeal, or amendment does not violate the Master Deed and Bylaws. Any unit owner proposing rule changes for consideration by the Board must do so in writing. The Board is responsible for posting or disseminating rule changes to the general membership in a reasonable amount of time before the rule changes take effect. The Board of Directors may impose a fine for each violation of these rules and regulations or any other Association covenants. (Bylaws - Article IV, Section 1(1), as amended; Article V, Section 2; and Master Deed - Article IX - Section 5).

SIGNS: See **OBJECTS OUTSIDE UNITS**.

STORM DOORS: Storm doors are permitted. The installation and maintenance of storm doors to a Villa are strictly the responsibility of the Villa owner. The following doors are approved: Larson style 349-04 - full view clear glass only; Larson style 221-SC - full view security bar clear glass only; and Larson style 346-60 - full view with top and bottom sliders. Doors manufactured by Andersen and others are permitted as long as they are of the styles indicated above. The approved colors for new storm doors are Bronze, Sandstone, or Almond. Storm doors that need to be painted are to be painted GBV Windows or GBV Doors. The formulas for these colors are available from the management office.

STORAGE ON COMMON ELEMENTS: No bicycles, scooters, baby carriages, obstructions or any similar articles or toys or other personal articles shall be left unattended on the common elements.

STORAGE OF DANGEROUS ARTICLES: Gasoline and/or other flammable liquids shall not be stored on the common elements or limited common elements or in the units except in moderate quantities or if used to light lamps or to operate cigarette lighters or gas barbecues. Explosive materials shall be stored in explosion proof containers.

TELEVISION ANTENNAS. See **OBJECTS OUTSIDE OF UNITS ATTACHED TO BUILDINGS**.

TENANTS: Unit owners are responsible for the actions of their tenants. Unit owners are responsible for providing their tenants a copy of the bylaws and these rules, regulations, and policies. Leases must specify that tenants are responsible for adhering to the Association's bylaws, rules, regulations, and policies. A copy of the lease with the names of tenants for any unit not occupied by its owner must be on file at the Management Office prior to occupancy. Non-resident owners must provide their mailing addresses to the Management Office. Failure to comply will be subject to fines. The Board of Directors may begin proceedings with 45 days' notice to the unit owner to evict tenants who are in violation of their leases, of the bylaws, or the rules, regulations, and policies of this Association. Units cannot be rented for transient or hotel purposes, **OR FOR ANY INITIAL LEASE PERIODS OF LESS THAN 12 MONTHS** (Master Deed - Article IX, Sections 6 and 7).

TRASH: See **GARBAGE** and **RECYCLING**.

TRAILERS: See **PARKING LOTS - VEHICLES ALLOWED**.

TRUCKS: See **PARKING LOTS - VEHICLES ALLOWED**.

USE OF UNITS: No unit shall be used for commercial or business purposes or for any other purpose than that for which a Villa was originally designed. Unit owners may create a home office within their units provided the unit's primary use remains residential. The Board of Directors, after due consideration, may permit reasonable temporary non-residential use on a case-by-case basis (Master Deed - Article IX).

WALKWAYS: The grounds and walkways in front of the units and the entranceways to the units shall not be obstructed or used for any other purpose other than ingress and egress to or from the units.

THESE RULES, REGULATIONS, AND POLICIES MAY BE CHANGED OR AMENDED BY THE BOARD OF DIRECTORS AT ANY TIME AFTER PROPER NOTIFICATION TO ALL BOARD MEMBERS AND AFTER REASONABLE DEBATE AT A PUBLICLY ADVERTISED MEETING OF BOARD MEMBERS WITH THE MAJORITY OF THE BOARD MEMBERS PRESENT AT THE MEETING ADOPTING FOR CHANGE OR AMENDMENT. UPON ADOPTION OF A CHANGE OR AMENDMENT TO THE RULES, REGULATIONS AND POLICIES OF THE ASSOCIATION, THE PUBLIC NOTIFICATION PROCESS SHALL BE FOLLOWED (Bylaws - Article V, Section 2).

THESE RULES, REGULATIONS, AND POLICIES DATED OCTOBER 17, 2019 SUPERCEDE ALL PREVIOUS RULES AND REGULATIONS OF THE GREATE BAY VILLAS ASSOCIATION.

THESE RULES, REGULATIONS, AND POLICIES WERE UNANIMOUSLY ADOPTED AFTER DUE PROCESS BY THE GREATE BAY BOARD OF DIRECTORS ON OCTOBER 17, 2019 AT A PUBLIC BOARD MEETING.

Board President: _____ Date: _____

Board Secretary: _____ Date: _____