

## **Greate Bay Villas, A Condominium**

### **Policy Resolution**

#### **A Preamble to the Greate Bay Villas Rules and Regulations**

Dear Owners,

The following Rules and Regulations have been a part of our community's Master Deed and By-Laws since the inception of this Association's existence in 1977. They were deemed to be important as guidelines for the uniform, orderly, and organized management of our affairs.

But we are an association of neighbors, friends, and families, and we share a common goal towards tranquility, appreciation of relationships, common decency and common values.

All Rules and Regulations - of necessity - often present themselves as dictatorial, unyielding, and intrusive. It is in the judicious application of common sense, reasonable assessment, and neighborly concern that we recognize to be the hallmark of good governance.

The Board of Directors as a matter of duty must adhere to the rules set down in our By-Laws and Master Deed. But we also acknowledge an obligation to apply them fairly, with respect for mitigating circumstances, and with recourse for independent adjudication by a panel of our neighbors.

This recognition is what sets our Greate Bay Villas Association apart from many other condominium communities. So while we need to observe the Rules and Regulations as written, we pledge to apply those rules with respect and due deliberation.

So read the rules attached, and abide by their guidelines, but please understand that this community of neighbors has given a good deal of thought to their efficacy before we adopted them, and that they are intended to benefit us all and preserve the value of your investment in our beautiful community.

Sincerely,

The Greate Bay Board of Directors

Whereas, the Greate Bay Association, Inc. is a non-profit corporation of the State of New Jersey and is governed by a Master Deed dated March 30, 1977 and recorded on April 1, 1977 in the Office of the Recording Officer of Atlantic County in Book 3108 of Deeds at page 271, which was amended by an Amended and Restate Master Deed dated February 24, 2009 and recorded on February 27, 2009 as Instrument No 2009013955 in Book 12953 and

WHEREAS, the Board of Directors shall have all necessary powers for the administration of the affairs of the Association and may do all acts and things that are not by law, the Master Deed, of the By-Laws exercised by others; and

WHEREAS, the Board has the power and authority to adopt, amend and publish rules and regulations covering details of the operation of the property.

WHEREAS, the Board believes it necessary and appropriate to adopt reasonable rules and regulations regarding the property.

NOW, THEREFORE, in accordance with the Master Deed and By-Laws of Greate Bay Villas, a condominium, the Board hereby adopts the following rules and regulations.

**ACCESS TO UNITS:** When you buy or own a villa in Greate Bay Villas, you give the right to enter your villa, if need be, to the Board of Directors of the condo Association or management, or, employees. The Board or Management must request access to your villa in advance and must enter your villa 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 admit tradesmen, contractors, termite inspectors, et cetera. If, after sufficient notice is provided for scheduled inspections, access is not granted and a tradesmen 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).

**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 Villa for breeding purposes or for any commercial purpose.

- ***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. Please walk your pet along Mays Landing Road, or Holly Hills Road. Do not walk your dog on common property.

- *HOW MANY:* No more than two animals shall be kept in any villa. Occupants whose animals bear litters of young shall have ten weeks from the date the litter is born to comply with this rule.
- **RENTERS ARE NOT ALLOWED ANY PETS.**
- *LEASHES:* Any person keeping an animal within the villa shall leash or otherwise restrain the animal at all times. Animals may not be leashed to stationary elements on the common element.
- *LIABILITY:* Villa occupants shall indemnify the Association and Board of Directors and hold them harmless against any loss or liability of any kind arising from an animal kept by the villa occupant.
- *NOISE:* No person shall bring or keep an animal within the villa which frequently or habitually makes enough noise to disturb any other person within the villas. Unit occupants must keep the animal within the noise limits of this rule. If the problem is not corrected, the Board of Directors may require the villa occupant to remove the offending animal within 10 days of a written notice from the Association
- *UNDOMESTICATED:* Livestock, poultry, reptiles or dangerous wild, vicious, or undomesticated animals are not allowed in any villa or on common elements. Animals of species not commonly kept as household pets are not allowed.
- *REGISTRATION:* Animals kept by villa occupants must be registered with the Management Office when the animal is first brought into the villa.

**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 A VIOLATION:** The Board of Directors of Great Bay Villas Condominium Association is legally empowered to assess monetary charges against villa owners who violate the bylaws or these rules, regulations, and policies. As with unpaid duly applied villa fees, monetary charges imposed for rule violations by the Board may turn into liens. (Master Deed- Article VII and Article IX, Section 6c)

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

**COMMITTEES:** All owners in good standing are eligible to serve on any committee. ADR, Landscape and Beautification, Welcome and Hospitality

**COMPLAINTS:** Complaints regarding the management of the villas or common elements or regarding actions of other villa 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 villa

owner, his/her guests, tenants, contractors, family or animals shall be repaired at the expense of the villa owner.

**DECKS-APPEARANCE, MAINTENANCE, REPAIR:** Villa owners are responsible for the maintenance, appearance, and structural integrity of their decks/patios. Decks/patios may be painted or stained with brown, beige, gray, or other earth tone color. New composite or Trex decks shall be the same brown, beige or gray earth tone colors. Decks and patio areas shall be kept clean and free from algae and mold.

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

#### **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 resolution of housing-related disputes between individual villa owners and the Association as well as disputes between among and between unit owners, and shall be readily available as an alternative to litigation.

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

The ADR Committee does not have any authority to modify or amend any condominium regulation or policy in existence. Committee members will hear the villa 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 villa 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 villa 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 villa owner 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 villa 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.

**EXTERIOR/INTERIOR CHANGES:** Villa owners shall not paint or alter the paint color of the exterior of their villa 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, and should be consulted if any questions as to efficacy, style, or dimension is required.*

The villa 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, and windows are available from the Management office and will be provided upon request. 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.

**FINES AND FEES:** In addition to the enforcement provisions and collection remedies outlined in the Master Deed and Bylaws, Villa pursuant to a resolution of the Board of Directors adopted December 4, 2012, 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 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, CHIMINEAS, 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 and other containers and placing them in the containers of the type and location designated by the Board of Directors or Management Office.

- Furniture, mattresses, bicycles, TV sets, 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. 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 deposited pursuant to Atlantic County Utilities Authority guidelines.

- **NOTE: *NO VILLA OWNER OR RENTER YOU MAY NOT FILL – UP ALL THE TRASH AREAS WITH THEIR REFUSE, WHEN THEY ARE VACATING A VILLA.***

**GARDENS:** ALL grounds are common elements subject to rules enacted by the board of directors. Residents are subject to rules enacted by the Board 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 begin. Additionally, the Board of Directors is empowered to remove at the owners' expense that was not authorized.

**GUESTS:** Villa 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.

**NOISE:** No villa occupant shall make or permit to be made any noise that will disturb or annoy the occupants of any other villa in the condominium complex. Villa owners are unable to permit anything to be done which interferes with the rights, conformity, convenience, or quiet enjoyment of other villa occupants. ***BLOCK PARTIES ARE PROHIBITED.***

**OBJECTS OUTSIDE VILLAS ATTACHED TO BUILDINGS:** Except as approved by the Board of Directors, no objects or devices may be used that protrude or are mounted outside the villas, 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 the outside villas 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 VILLAS ON COMMON ELEMENTS or LIMITED COMMON ELEMENTS:** Unless approved by the Board of Directors, antennas, clotheslines, cable wires, gym equipment, sand boxes, dog houses, portable swimming pools, recreation /sports devices and other similar devices /pieces of equipment should not be allowed on the common elements and/or 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.

**PARKING LOTS:** 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 sight for any sport, game, or play whether alone or with others.

- ***POSTED REGULATIONS:*** users of condominium parking lots shall obey any parking regulations posted by order of the Association's Board of Directors.
- ***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)
- ***SPACES:*** Parking is allowed only in 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 vehicles shall park in such a manner as to restrict access to another villa's parking space.
  - ***ONLY 2 VEHICLES per villa are allowed. Permanent parking in guest spaces is prohibited. Cars owned by Villa Owners which are parked in guest spaces for other than emergency purposes or for more than one night will be towed and the owner fined. Guest parking is provided on a first come/ first serve basis and cannot be reserved.***
- **VEHICLE WASHING:** Owners/tenants vehicles may be washed in any properly assigned space on the common elements parking lot as long as the rights and convenience of other parking lots users are not infringed upon.
- **VEHICLES ALLOWED:** No person shall bring or keep within the condominium any boat, truck having more than four wheels, recreational vehicles (other than a four wheeled van) mobile home, or trailer with a watercraft 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 in 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 any 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 amount 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. ***Any trailer with commercial or non commercial license plates may not remain overnight without the approval of the Board of Directors or the Management Agent.***

**PRIVATE PROPERTY:** The grounds of Greate Bay Villas Condominium including buildings, roads and common elements are private property. Persons other owners and family members, guests , workmen, delivery personnel, postal workers, landscapers and other types of service employees are prohibited from being on Greate Bay Villas property.

- ***ROADS: The roads encompassed within the confines of the Greate Bay Villas and Condominium are private roads and as such “Through Traffic” is prohibited. The roads should not be used for shortcuts to Route 9 or shortcuts to the Ocean city Bridge Traffic Light or any other routes.***

**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.

**RULES:**These rules, regulations and also policies may be amended, altered, or repealed for a good reason at any time by the Board of Directors as long as alteration, repeal, or amendment does not violate the Master Deed and Bylaws. Any Villa 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, as amended; Article V, Section 2; and Master Deed-Article IX-Section 5).

**SOLICITING:** Soliciting by any person, organization or individual, commercial or private person or entity is prohibited within the confines of Greate Bay Condominium property.

**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: Lardon style 349-04 full view clear glass only;and Larsonstyle 346-60 full view with top and bottom sliders. Doors manufactured by Anderson 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 using the formulas for these colors. They are available from the Management Office, as well as examples of the storm doors.

**STORAGE ON COMMON ELEMENTS:** No bicycle, scooters, baby carriages, obstructions or any similar articles or toys 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 villas except in moderate quantities or if used to light lamps or to operate cigarette lighters or gas barbeques. Explosive materials shall be stored in explosion proof containers.

**TENANTS:** Villa owners are responsible for the actions of their tenants. Villa owners are responsible for providing their tenants of the bylaws and these rules, regulations and policies. **A copy of the lease with the names of tenants for any villa 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 villa owners to evict tenants who are in violation of their leases, of the bylaws, or the rules, regulations, and policies of the association. Villas can not be rented for transient or hotel purposes, **OR FOR ANY LEASE PERIODS OF LESS THAN 12 months.** (Master Deed - Article IX, Sections 6 and 7).

**RENTING OF VILLAS TO TENANTS:** *Villa owners who plan to rent their villa must advise Burn Construction and Property Management prior to executing any lease. At that point, the owner will be assessed an Escrow fee of \$1000.00 prior to renting their villa. This Escrow fee will be returned by the Greate Bay Villa Association at the culmination of the lease less any expenses incurred by the Greate Bay Villas Association caused by the tenant or the Owner.*  
**RENTERS ARE NOT ALLOWED ANY PETS.**

**USE OF VILLA:** No villa shall be used for commercial or business purposes or for any other than that for which a villa was originally designed. Villa owners may create a home office within their villa provided the villa's primary use remains residential.

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

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

**Greate Bay Villas Association Inc.**

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**Gail Weber, Secretary**

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**Robert Viola, President**