

WATERVIEW CONDOMINIUM RULES AND REGULATIONS

(1) No Unit or Limited Common Element appurtenant to any Unit shall be used for any purpose other than as a private residence. No business, trade or profession shall be conducted in any Unit.

(2) There shall be no obstruction of the Common Elements nor shall anything be stored in or upon the Common Elements without the prior consent of the Board. The use by a Unit Owner of any designated storage area that is a Limited Common Element appurtenant to his Unit shall be prescribed by the Rules and Regulations promulgated by the Board of Trustees.

(3) No animal of any kind shall be raised, bred, or kept in any Unit or anywhere else within the Condominium except as permitted by the Rules and Regulations of the Association.

(4) No vehicles of a size larger than a panel truck, no vehicle bearing any commercial signs or lettering, and no mobile home, recreation vehicle, boat trailer or the like shall be parked within the Common Elements except that those vehicles temporarily within the Condominium for the purpose of servicing the Condominium itself or one of the Units or Common Elements shall be permitted without written consent of the Board.

(5) No portion of the Common Elements or other portion of the Condominium shall be used or maintained for the dumping of rubbish or debris. Trash, garbage or other waste shall be kept in designated sanitary containers within the Condominium for weekly or more frequent collections.

(6) No exterior loudspeaker other than as contained in portable radios or television sets shall be permitted, nor shall unshielded floodlights be installed in any exterior area of any Unit or any deck appurtenant thereto without the permission of the Board.

(7) No signs, awnings, grills, balcony enclosures, fences, canopies, shutters, or radio or television antennae or aerials shall be erected or installed in or upon the Common Elements or any part thereof without the prior consent of the Board. Satellite disks having a diameter of one meter or less shall be permitted subject to the Rules and Regulations and as permitted by law. Unit Owners shall not have the right to paint or otherwise decorate or change the appearance of any portion of the exterior of the Building or any parking areas. Each Unit Owner is responsible to promptly report to the Board any defect or need of repairs, the responsibility for which is that of the Association.

(8) In order to provide an orderly procedure in the case of title transfers, and to assist in the maintenance of a current, up-to-date roster of Unit Owners, each Unit Owner shall give the Secretary of the Association timely notice of his intent to list his Unit for sale, and upon closing of title shall forthwith notify such Secretary of the names and home address of the purchasers.

(9) No Unit Owner or occupant shall build, plant, or maintain any matter or thing upon, in, or under the Common Elements without the prior written consent of the Board unless permitted by the Rules and Regulations.

(10) No Unit Owner or occupant shall burn, chop or cut anything on, over or above the Common Elements.

(11) To the extent that equipment, facilities and fixtures, within any Unit(s) shall be connected to similar equipment, facilities or fixtures affecting or serving other Unit(s) or the Common Elements, then the use thereof by the individual Owners shall be subject to this Master Deed, the By-Laws and the Rules and Regulations of the Association.

(12) Nothing shall be done or kept in any Unit or in or upon the Common Elements that will increase the rates of insurance of any Building or the contents thereof beyond the rates applicable for the Units, without the prior written consent of the Board. No Owner shall permit anything to be done or kept in his Unit or in or upon the Common Elements that will result in the cancellation of insurance on any Building or the contents thereof, or that will be in violation of any law.

(13) No noxious or offensive activities shall be carried on, in or upon the Common Elements or in any Unit nor shall anything be done therein either willfully or negligently that may be or become an annoyance or nuisance to the other residents in the Condominium.

(14) No immoral, improper, offensive or unlawful use shall be made of any Unit; and all laws, zoning ordinances and regulations of all governmental bodies having jurisdiction there over shall be observed.

(15) Draperies, blinds, curtains or other window coverings must be installed by each Unit Owner or occupant on all windows of his Unit and must be maintained in said windows at all times, except as may be permitted otherwise by the Rules and Regulations.

(16) The Common Elements shall be used only for the furnishing of the services and facilities for which they are reasonably intended and suited and that are incident to the use and occupancy of the Units.

(17) No clothes poles, lines or clothes trees shall be installed or maintained, nor shall any laundry or other thing be hung out to dry outside of any Unit or elsewhere within the Condominium. The Owner of each Unit shall not cause or permit any clothes, sheets, blankets, or laundry of any kind of other articles to be hung or displayed on the outside of windows or placed on the outside windowsills, walls, balconies or decks of any Building or in any parking areas.

(18) All Units must be heated to the extent necessary to prevent damage from freezing temperatures during the months of October through April, inclusive, regardless of whether or not occupied. Any Unit Owner failing to so heat his Unit shall be obligated to pay a Remedial Assessment for the costs of any damage caused to any portion of the Condominium due to his failure, or if such damage is insured by the Association for any deductible or other amount not received by the Association from the proceeds of the insurance.

(19) No firewood may be stored in any common stairway or landing, or in or on any parking space or parking area, or in or on any deck appurtenant to a Unit.

(20) No maintenance or washing of any automobile or other vehicle shall be performed in any driveway or other parking area.

(21) No bicycles, baby carriages, wagons or similar non-motorized vehicles or toys, nor mopeds, motorcycles or similar motorized vehicles shall be parked or otherwise left unattended in any Common Element or Limited Common Element, except that a licensed motorcycle may be parked in any marked parking space.

(22) No Unit Owner or occupant shall enter, or permit any other person to enter, the roof of any Building.

(23) No Unit Owner or occupant shall deliberately or negligently destroy, deface, damage, impair or remove any part of the Property or knowingly permit any person to do so.

(24) All Unit Owners and occupants shall conduct himself/herself and require other persons on the Property with his/her consent to conduct themselves in a manner that will not disturb his/her neighbor=s peaceful enjoyment of the Property.

(25) All Unit Owners and occupants shall use balconies on the Property only during reasonable hours and only for regular sitting purposes, and maintain same in a clean and tidy condition. Balconies shall not be encumbered or cluttered with personal property and shall not be used for bedroom purposes, storage space, maintenance of wash lines, etc., or in any way utilized in a manner which will detract from the appearance of the building or cause inconvenience to other members.

(26) All Unit Owners and occupants shall not make or permit any disturbing noises in the building by himself/herself, his/her family, friends or employees; not do or permit anything to be done by such persons that will interfere with the rights, comforts, or conveniences of other members. No members shall play upon or allow to be played upon any musical instrument, radio or television on the Property between the house of 10:00 P.M. and the following 8:00 A.M. if the same shall disturb or annoy the occupants of any other unit.

(27) All Unit Owners and occupants shall reimburse or compensate the Association for any damage or injuries to the grounds or to trees, shrubs and plants on the Property, caused by any member of his/her family, friends, employees or tenant.

(28) No Unit Owner or guest shall tie pets, nor leave pets unattended nor leave pets to roam free in the Common Elements. All pet droppings will be cleaned up immediately and all pets will be curbed. Pet owners will abide by all City of Ventnor ordinances regarding curbing of pets.

(29) No vehicle shall be permitted to park on the Common Areas of the Property that does not have a current inspection sticker, license plate and insurance. All vehicles must have a current Waterview Association parking sticker or guest pass to park on the Common Areas overnight.

(30) No Unit Owner or occupant shall permit his/her guest, family or employees to play on Common Areas, i.e., ball playing, biking, skating, etc.

Approved March 1, 2002
The Board of Trustees
Waterview Condominium