
These Rules & Regulations have been established in accordance with the Master Deed of Kingsberry Acres Condominium Association, Inc.

I. Architectural Standards & Control

- A. Any structural additions, alterations, or improvements contemplated by a Homeowner to the Unit, Limited Common Elements, or the Common Elements require the prior written approval of the Association before any work shall begin. [Master Deed, section 12(r)]. This includes items such as entry and garage door replacement, window and/or sliding door replacement, heating and air conditioning system replacement, installation of radon remediation systems, satellite dishes, etc. NOTE: *Any modification becomes the sole responsibility of the homeowner for all repairs and maintenance.*
1. The Association has up to thirty (30) days to respond to such written requests. If the project has not been approved within the 30 days the approval will be considered denied.
 2. Any structural addition, alteration, or improvement requiring municipal permits must be approved by the Association BEFORE the Homeowner submits permit applications
 3. The Homeowner is responsible for procuring all such permits. Copies of all permits shall be provided to the Association, including a copy of the final approval.
 4. The Homeowner shall be responsible for obtaining proof of Insurance from the contractor and a copy of the contractor's current New Jersey Home Improvement Contractor's License. The contractor shall have a minimum of \$1,000,000 in liability insurance as well as NJ Worker's Comp.
- B. **The following exterior modifications are not allowed under any circumstance:**
1. House numbers may not be changed or removed, including the number on the garage door.
 2. The installation of a permanent standby generator shall be prohibited unless the unit owner has a medically required need with medical verification.
 3. Patio walls may not be covered with latticework or other permanent or semi-permanent installations.
 4. Roof mounted solar panels.

II. Homeowner Maintenance Responsibility

- A. Please refer to the Maintenance Matrix (attached).

III. Items and Activities Permissible with Restriction

- A. Firewood may be stored on the deck provided the firewood is neatly stored on a metal, plastic, or fiberglass rack and the firewood must not touch the wooden surfaces of the deck or building.
- B. Barbecue grills with propane tanks must be stored at least 5 feet from any combustible wall or overhang. This is not only an Association regulation but also a State regulation.
At no time are charcoal grills permitted.
- C. Low voltage and solar lights are permitted provided they:
1. Are in the shrub bed are no closer than 6" from the edge of the bed and are not placed in the grass
 2. Do not interfere with landscaping operations
 3. Are positioned so as not to disturb other residents
 4. Are regularly maintained by the homeowner.
- D. Holiday decorations or decorations for festive events may be displayed under the following conditions:
1. Electrical cords may not be drawn across a walkway or lawn area.

2. Any decoration displayed that might, in the sole judgment of the Association, cause damage to the common elements or the limited common elements must be immediately removed upon notification by the Association.
3. All decorations must be taken down within two weeks of the end of the holiday or event.

IV. Vehicles and Parking

- A. Homeowners, their tenants, visitors, service personnel, and guests shall comply with all parking and vehicle rules and regulations. It is the homeowner's responsibility to ensure compliance with all parking regulations, and with the duly adopted Parking Resolution of Kingsberry Acres.
- B. Vehicles shall be parked in garages, in assigned spaces in courtyards, or other designated, lined parking spaces. All vehicles shall be parked on the proper side of the road, with the flow of traffic. Parking is prohibited in all other areas, especially courtyard entrances, **fire lanes** and corners.
- C. Any improperly parked vehicles may be towed at the owner's sole risk and expense **with no prior warning or notification.**
- D. The following are prohibited from parking anywhere in the Kingsberry community:
 1. Any vehicles with commercial markings or equipment mounted on it, including snow plows
 2. Vehicles lacking legal registration plates and/or current state inspection stickers
 3. Vehicles which are in disrepair or are inoperable, at the sole discretion of the Association
 4. Campers, boats, trailers, buses, or any truck cabs over 6,000 lb. GVW
- E. Vehicles shall not be serviced or repaired anywhere in the community with the following exceptions:
 1. windshield replacement
 2. simple repairs such as jumpstarts, battery replacement, headlight or bulb replacement
- F. No off road recreational vehicles may be operated anywhere on the Kingsberry grounds.

V. Pets

- A. Pets, defined as cats, dogs and other domesticated species, shall be registered with the Association. Pet owners must comply with Association rules and regulations and all applicable state and local laws or ordinances.
- B. No animal shall be kept, bred, or maintained for any commercial purposes.
- C. The pet owner shall comply with rules regarding animal waste:
 1. Every effort shall be made to discourage pets from urinating or defecating on plants and flowers, especially in the vicinity of decks and unit entranceways.
 2. Solid animal waste shall be picked up immediately and disposed of properly: specifically, not in storm sewers or on adjacent property. Failure to comply will result in an immediate fine.
 3. **Pets are not permitted to defecate or urinate on decks, patios, etc at any time.**
- D. Pets shall always be on a leash when outside the unit.
- E. Pet owners shall always be present and in control of pets.
- F. No pet shall be tied or attached to a tree, stake, pole, post, and left unattended at any time.
- G. Pets shall not be housed on the patio, on or under the deck, or on any common area.
- H. No food shall be left outdoors for pets, wild, or feral animals.
- I. The pet owner shall control excessively noisy pets.

VI. Signs

- A. Realty signs are permitted in Kingsberry Acres with all the following provisions:
 1. Signs may not be displayed prior to notifying The Association of your intent to sell.
 2. Signs may not exceed 18" high x 24" wide.
 3. Two (2) signs may be displayed from the inside of the windows/doors of the home: one facing the courtyard and the other in the living room sliding doors

4. One (1) sign may be displayed at the entrance to Kingsberry Acres at Route 27. This sign may only be displayed on Saturday and Sunday between the hours of 12:00 noon and 4:00 p.m.
5. One (1) A-frame directional sign may be displayed along the curb of Kingsberry Drive at the entrance to the courtyard of the unit advertised provided that is not staked into the ground. This sign may only be displayed on Saturday and Sunday between the hours of 12:00 noon and 4:00 p.m.
6. **IT IS THE UNIT OWNERS SOLE RESPONSIBILITY TO ENSURE YOUR REAL ESTATE AGENT IS AWARE OF THESE RULES.** Any repair costs/fines resulting from damage will be charged to the unit owner.
 - B. Security decals, only, may be affixed to windows and sliding doors in the corners or adjacent to the handles such that they are visible to potential intruders. Such decals shall be no larger than 12.5 sq. inches with no dimension exceeding 4.5 inches. No more than one decal per door or window is permitted.
 - C. One security sign may be placed in the planting bed.
 - D. No other outdoor signs, posters, or placards shall be displayed anywhere or anytime on common property without the prior, written approval of the Association.
 - E. No balloons may be affixed to any outdoor sign or common property as they impede the view of oncoming traffic.

VII. Gardening and Horticulture

- A. First basic rule, "If you plant – you shall maintain".
- B. Second basic rule – there are to be absolutely NO vegetables planted on the common grounds; only in pots located on your patio or deck.
- C. Container gardening, including vegetables, hanging baskets or rail planters, are permitted on the patio, deck, and balconies but all containers and related materials must be stored away when not in use and dead plants and foliage must be removed promptly.
- D. Annual, perennial, biennial, and bulb gardening in the shrub beds adjacent to the homeowner's unit is permitted however beds shall not be enlarged or altered.
 1. Homeowners or residents wishing to take responsibility (weeding, seasonal pruning of shrubs, removal of dead plant material and garbage) for the care of all plants in these beds or in the landscape island of their courtyard must display markers (white flags) designated by the landscape management company. **If no markers are displayed, the Property Manager may direct the landscaping contractor to remove all plants and plant materials at the Association's discretion.**
 2. Any plant or plant material that is left uncontrolled or that causes damage to common elements or limited common elements or is deemed a nuisance will also be removed at the discretion of the Association.
 3. Trellises and other plant supports may not be used in these areas (except under courtyard and directional signs) between April 1 and November 1. There can be no trellises in common areas.
 4. **Border edging material is also prohibited**
- E. All garden hoses shall be rolled up and stored neatly when not in use.
- F. Trees and shrubs are part of the common elements of the Community with specific rules governing them.
- G. No tree or plant material shall be removed or severely pruned or replaced without the prior approval of the Association.
- H. Trees shall not be used for climbing or as support for hammocks or recreational equipment.

VIII. Rental Units

Any unit owner wishing to rent out their unit may do so for a period of not less than one year, the lease must be for the entire unit, and the unit owner must comply with all Association and governmental regulations. (Contact Management for additional information).

The rental administration is \$125.00 for the first year of a tenant's lease and \$75.00 for each additional year. The fee shall be paid directly to Management. Each time a new tenant moves in there shall be a fee of \$125.00 payable to management.

IX. Fines – Fee Schedule

General violation offenses - \$10.00

Late Fee - \$10.00

Parking violation, first - \$25.00

Parking violation, second - \$50.00

X. Prohibited Items and Activities

- A. No clothes poles, portable clothes drying racks, or clothes lines are permissible. Laundry, bedding, rugs, clothing and similar items shall not be draped over or hung from any window, balcony, patio or deck railing at any time.
- B. No window fans, window air conditioners, external or visible radio antennas are permitted.
- C. No temporary screening shall be attached to the buildings, including balconies without board approval. All requests will be reviewed by the board.
- D. No video/surveillance cameras shall be placed anywhere on the unit except by the front door (like a Ring, Nest or ADT doorbell camera; as an example) and/or by the garage door. In NO EVENT shall any camera be pointed toward other units or common areas not immediate in front of your unit. [NOTE: nothing should be attached to common or limited common area.]
- E. Foundation beds and the areas under decks shall not be used for storage or for disposal of any items.
- F. No children shall play, ride bicycles, hoverboards, ride scooters, skateboards, roller skate, etc., in the parking courtyards or courtyard entrances.
- G. No stakes or poles may be installed, including those for tents, in any lawn area due to underground utilities and the lawn irrigation system. The cost to repair any damage caused by the use of stakes or poles will be charged back to the homeowner causing the damage.
- H. "Bouncy houses" are prohibited from all common grounds.
- I. Mobile gaming trailers are allowed, on a limited basis, with prior approval, on Kingsberry Dr.
- J. Any parties planned for common grounds shall be approved by the Board PRIOR to the event. Any such event may not block access for any resident to any common area. All others listed herein shall also apply.
- K. Absolutely no fireworks of any kind are allowed on any Kingsberry property.
- L. Absolutely NO Drones are to be flown on Kingsberry property without the written consent on the property manager. Giles made a motion. Janki seconded; all present voted in favor.
- M. Attic fans are PROHIBITED. The installation of an attic fan will VOID the roofing warranty.
- N. No external light may be installed other than at the location originally provided by the builder. The only fixtures allowed are the existing fixture or the new fixture approved by the Board and available at the management office.
- O. Absolutely nothing attached to the trees within the community. Motion was made by Giles seconded by Janki. All present voted in favor.

Maintenance Responsibilities

Kingsberry Acres Maintenance Responsibilities

	Clean	Repair	Replace	Paint
Siding	A	A	A	A
Patio	H	A	A	A
Deck	H	A	A	A
Balcony	H	A	A	A
Roof	-	A	A	-
Gutters & downspouts	A	A	A	A
Screens	H	H	H	-
Windows	H	H	H	-
Sliding doors	H	H	H	-
Front door	H	H	H	A
Garage door	H	H	H	A
House numbers	-	A	A	A
HVAC incl. A/C compressor	-	H	H	-
Bathroom vent cap	H	H	H	-
Dryer Vent	H*	H	H	A
Chimney Chase Cap	-	A	A	A
Furnace Flue Cap	-	A	A	A
Fireplace Flue & Cap	H*	A	A	A
Utility Service Connections	H	H	H	-
Inside the units	H	H	H	H
Including, but not limited to; walls, wallboard, floors, carpet, tile, plumbing fixtures, lighting fixtures, wiring, insulation.				

The Association shall maintain all common elements as provided for in the governing documents.

* Annual fireplace and dryer vent cleaning required pursuant to resolution