Manor II Condominiums

*RULES & REGULATIONS*

***1. Pets, of any kind, are NOT permitted on the premises at any time****.*

*2. Vehicles must park within the allotted parking spaces. All vehicles must be in good running condition, currently registered, insured and* ***display parking permit*** *(permits are available at management office & only 2 permits per unit****). Commercial vehicles are not permitted to be parked overnight in the parking areas at Manor II.*** *Vehicles not conforming to this regulation may be towed from the premises. Vehicles must be used regularly and cannot be stored on the premises.*

*3.* ***Installation of washing machines and/or dryers within the individual units is prohibited.***

4. All air conditioners must be installed in the sleeve provided. Window units are NOT permitted, unless there is no sleeve in the unit, in which case air conditioners can be installed in windows facing rear of building.

*5. Condominiums will be rented to, or occupied by, no more than* **two***individuals.*

*6. All common areas shall be free of any and all personal property.* ***Any personal property found in the common areas will be removed and discarded by the management company.***

*7. No unlawful, obnoxious or offensive activity shall be carried on in any unit or elsewhere on the property. No activity shall be carried on that constitutes a nuisance, creates unreasonable noise or disturbance to others. Smoking is prohibited in* ***ALL*** *common areas.*

*8. No resident shall display, hang, store or use any clothing, sheets, blankets, laundry or other articles inside the unit which may be visible from outside the units.* ***No unit shall display, hang or use any sign inside his/her unit which may be visible from outside his/her unit.***

*9. All trash shall be disposed of properly in dumpsters at rear of buildings. All recyclable items will be placed in proper bins****. No hazardous materials (paint, chemicals, etc.) may be disposed of in the dumpsters.***

***10. No structural modifications or alterations are permitted within the unit without the written consent of the Association and the proper building permits from the township.. All electrical and plumbing renovations require town permits and the association must receive a copy of the Contractor’s Certificate of Insurance. All construction debris is to be taken off premises for disposal.***

*11. No canopy, shutters, awning, fencing, radio or television antenna, or other equipment, may be installed outside any unit.* ***Installation of satellite dishes is not allowed unless written consent is received from the condominium association and a $300 security deposit is paid.***

*12. The Association shall be reimbursed by owner/tenant for any expense incurred in repairing or replacing any part(s) of the common elements damaged by his negligence.*

*13. It is highly recommended that residents of second or third floor units cover 75% of any uncarpeted floor area in living room or bedroom with area carpet in order to alleviate noise to resident of unit directly below.*

*14. All owners should purchase individual condominium insurance policies (HO-6). Proof of insurance must be provided to the condominium association. Renters should purchase renters’ insurance. The association insurance does not cover personal property or liability for losses within a unit.*

*15. Owners who do not occupy their units, but rent them out, must provide the condominium association with a copy of the lease and the condominium association addendum (available from management office) must be attached to the lease.*

*16****. All commercial owners must get town approval and association approval for any outdoor signage.***