

Morristown Square Rules and Regulations (in addition to by-laws)

- a. No changes of any kind may be made to the outside structure of each townhome without written permission from the Board of Directors.
- b. All decks, garage areas and front porches must be kept clean and free from garbage. Dog waste bags must be disposed of properly and are not permitted to be left on front porches or decks. Front porches and decks may not be used as storage areas. Shovels, brooms and other unsightly items must be kept inside your home or garage.
- c. Flowers and plantings of any kind are permitted on decks, outside immediate garage area's and on front porches in pots. (If you choose to place these items around your unit, plants must be kept maintained and removed when dead.) Gas grills are permitted on decks only. Decorative items, such as wreaths, are permitted on/around front and back doors. You may not hang any items over front porch or deck railings. Physical walls and partitions are not permitted on decks.
- d. Garage doors are to be kept closed when not in use. Garbage cans are to be stored inside garages when not in use.
- e. Only 2 cars may be kept in driveways. There is no parking in the end alcove of sections or along the main driveway.
- f. Landscaping: You may not remove, replace or plant any landscaping or flowers in the common area's without Board permission. No statues, vegetable gardens or decorative items may be placed within the landscaping. Flags are not permitted.
- g. Dogs must be kept on a leash at all times. In the interest of preserving the cleanliness and beauty of our communal spaces residents should walk their dogs either outside of the complex or within the confines of the immediate areas around their unit only. Dogs may not be walked in the front /back or sides of any other residents' units. All waste must be picked up and disposed of properly. Fenced in back yards on MacCulloch Ave. may be used by MacCulloch Ave. unit owners only. The common grass areas are attractive to families with young children. If it is used as a dog walking area, it will not be an area that is safe for children to play.
- h. Pets: each unit is permitted up to 3 dogs/cats if over 25 lbs., 4 dogs/cats if under 10 lbs.
- i. Rental Units : Units cannot be rented for a period less than 12 months and cannot be used for hotel or transient purposes. No unit owner may lease less than the entire unit. Copies of the lease must be sent to the management company. Owner will be responsible for insuring that renters comply with association by-laws, rules and regulation. No more than 25% of total units can be rented.
- j. Only approved Anderson storm doors may be installed on decks. Resident owners must first get Board approval before installation.
- k. The speed limit within the complex is 5 MPH.
- l. Board members are here to assist you at any time with concerns and questions that face Morristown Square residents. However, issues between neighbors are to be handled directly with the neighbor in an amicable manner. If you find that a resident is in violation of the rules or by-laws, please contact the Board or email Gervin Management.

FAILURE TO COMPLY WITH ANY OF THE ABOVE WILL RESULT IN 3 WRITTEN WARNINGS THEN SUBSEQUENT FINES OF \$250.00.