

# Bald Eagle Village Condominium Association Rules and Regulations

## **Rules and Regulations shall apply to all owners, occupants, and visitors of Bald Eagle Village**

In accordance with the provision of the governing documents, the Board of Trustees has authorized the following Rules and Regulations and the enforcement thereof. The governing documents provide for reasonable regulations concerning the use and management of the condominium property to be made and amended when necessary.

### **1. General Rules and Regulations**

- 1.1. No planting or maintaining of any trees, shrubs, bushes, or otherwise landscaping any portion of the Common Elements is permitted unless written permission is first obtained from the Board of Trustees. These elements are the responsibility of the Association, and will be maintained and replaced, if necessary, by the Association. Exceptions are the planting and maintenance by unit owners/occupants of the following within the Limited Common Elements:
  - 1.1.1. Annual and perennial flowering plants in the mulched areas surrounding their respective units
  - 1.1.2. Watering is the responsibility of the owner/occupant.
- 1.2. In order to preserve the character and integrity of the community the following standards have been incorporated into the rules :
  - 1.2.1. One decorative item may be placed on the front door of a unit. No other items may be placed on the outside of a unit except within the Limited Common Elements of the rear deck or patio.
  - 1.2.2. Items that are deemed improper by the management and the Board will be removed.
  - 1.2.3. Seasonal holiday decorations are permitted within the Limited Common Elements. December holiday decorations may be installed the Friday after Thanksgiving and must be removed by January 15. Other seasonal decorations may be installed 15 days prior to the holiday and must be removed 15 days after the close of the holiday. Lawn ornaments are **not** permitted.
  - 1.2.4. Flowers may be placed in containers at front entrance decks and walkways. All containers must be removed by December 1 each year.
- 1.3. Garments, rugs, blankets or other similar articles shall **not** be hung, displayed, dusted, beaten, or cleaned from the windows, patios, porches or the facades of any building, or displayed in any way on Common Elements or Limited Common Elements.
- 1.4. Personal property shall **not** be stored outside on any portion of the lawns (Common Elements). Firewood must be stored on the Limited Common Elements behind the unit or in the nearest Common Elements woods. Firewood cannot be stacked higher than 4 feet high nor touch any of the wooden structure of the building. No more than a cord of wood may be stored by any resident. No permanent structure or decoration (air conditioner condenser, paving blocks, etc) shall extend further than 3 feet beyond the rear patio or deck into the Common Elements.
- 1.5. Any tarp used outdoors must be brown. Other colored tarps are not acceptable and will be removed.
- 1.6. The Limited Common Elements shall be kept free of clutter such as hoses, empty flower pots, brooms, cans, covers, signs, etc.
- 1.7. Bird feeders shall **not** be attached to the outside of the main structure of the unit. If bird feeders are desired, they should be attached to outside railings or trees where the main structure will not be damaged by animals (squirrels, chipmunks, etc.).
- 1.8. Entrance walkways shall maintain a minimum of 3 feet clear for access of emergency equipment and emergency personnel.
- 1.9. Each resident will be allowed to hang one (1) flag installed on a wood or metal flag pole attached to the unit.
- 1.10. There will be no loitering around the Meeting Hall, tennis courts, basketball courts, playground or any area designated as recreational.

**These rules are intended to promote harmony and shared expectations among neighbors who own units through the Association. Accordingly, the Association will not initiate complaints against purely decorative violations without a written complaint of a Unit owner.**

(Section 1 cont'd.)

**The Association may independently initiate a complaint against violations that damage common property, prevent needed maintenance, present a health or safety issue, or prevent other unit owners from using Limited Common or Common Elements.**

**A violation of any of the above items may result in a fine of \$10 a day from the Association being levied against the unit owner.**

## **2. Soliciting and Signage**

- 2.1. Advertisements, commercial signs, posters, realtor signs, political signs are not permitted on any part of the Common Elements (or Limited Common Elements) unless expressly authorized by the Board of Trustees.
- 2.2. Soliciting by owners or occupants who are agents for outside commercial interests may post notices on the community bulletin board located at the Meeting Hall, but shall **not** solicit in person.
- 2.3. No solicitation shall be made in the name of, or refer to, "Bald Eagle Village" without first obtaining written permission of the Board of Trustees.
- 2.4. Garage Sales are prohibited in the Bald Eagle Village complex.

**A violation of any of the above items may result in a fine of \$10 a day from the Association being levied against the unit owner.**

## **3. Trash**

- 3.1. Trash shall be kept in closed containers in the garage until collection day. All trash shall be in plastic bags and tied securely before being placed in trash receptacles. In no event should trash be placed outside of the trash receptacles.
- 3.2. Trash should be placed at the curb no sooner than the evening before trash pickup is scheduled, preferably the morning of collection. If you are uncertain of the days of collection, the Association office will provide you with that information. When in doubt call the West Milford Recycling Center.
- 3.3. Management may require special handling of trash seasonally. Please check for notices that may be posted by your mailbox.
- 3.4. Cardboard and papers should be tied and/or in covered containers.
- 3.5. Bottles and cans should be in covered containers.
- 3.6. Appliances or other large items to be disposed of shall be kept indoors until the day of collection. Unit owners shall make arrangements directly with the West Milford Recycling Center for pickup and disposal.

**A violation of any of the above items may result in a fine of \$10 a day from the Association being levied against the unit owner.**

## **4. Changes to Condominium Units**

- 4.1. Any structural changes, changes to interior services and alteration of partition walls shall not be made to any unit without first obtaining written permission from the Board of Trustees, and to the specifications outlined by the Township of West Milford if applicable. All permits must be obtained and paid for by the unit owner. The management office reserves the right to request evidence that a required permit has been obtained.
  - 4.1.1. These structural changes include, but are not limited to:
    - Electrical wiring extending to the outside of the unit
    - Upgrading of the electrical service
    - Exterior cable wiring
    - Extension of gas service

(Section 4 cont'd.)

- Extension of plumbing and /or water service
- Satellite dish wiring and installation
- Alterations if structural changes are required
- Any device that might extend through the wall to the outside of the unit

**4.1.2 – WINDOWS** - Any owner wishing to replace their windows must follow the following requirements;

1. Notify BEVCA of intent to replace windows in writing.
2. Provide Name, License # and certificate of insurance showing liability and workers compensation for the contractor. Owners doing own installation must be able to provide the same for themselves and any helpers.
3. Provide proposal and/or specification for windows to be used showing all requirements below.

Windows may be any manufacturer brand but **MUST** meet the following:

- Windows must be dark brown, the equivalent in color to Anderson brand color Territone. Any other brown color is not allowed and sample of color must be submitted for approval.
- Windows must be Aluminum or Vinyl clad over wood.
- Windows must be single or double hung. (full or half screens are allowed)
- Windows must have the same amount of lights or mullion boxes as existing windows. (Ex. 4 over 4 must be replaced with 4 over 4)
- New construction windows are necessary as windows were not built to accommodate a standard replacement window.
- Windows must be same size or within 1” of the current size. Anything more than this will require approval.
- Exterior siding to be cut flush with new window. Exterior window trim shall be no more than 1” thick and must be painted to match window.
- Siding shall not be replaced around new windows.
- Insulation is suggested to be installed with new windows.
- Work may not be scheduled until all information has been provided and an approval letter provided by Association.
- Unit owner shall be responsible for any damage to the building and/or common areas resulting from the installation of their new windows.

Any Owner who installs windows without the proper approval and/or any owner who installs windows different than were specified are subject to fines of \$10 per day until the violation is corrected. Should the Association need to force compliance (replacement), unit owner shall be responsible for any and all legal fees, or any other fees related to compliance with these rules.

**If you are unsure if a planned change applies, call the management office for verification.**

**A violation of any of the above items may result in a fine of \$10 a day from the Association being levied against the unit owner.**

## **5. Safety**

5.1. **No hunting, shooting, discharging of firearms, any kind of fireworks**, arrows or any kind of projectile shall be utilized or permitted on the Association Property. This is also a violation of township law, Section 5.12, 5.13, 5.14, and is a prosecutable offense

5.2. **Propane gas grills and charcoal grills** are not permitted on decks. NJ State Law prohibits use of propane *and charcoal grills*, or the storage of propane tanks, on any deck and within 5 feet of any building structure. Propane gas grills *and charcoal grills* may be used on patios as long as the grill is five feet from any building structure. Storage of propane tanks are also prohibited within these boundaries. *Absolutely no propane grills or tanks are permitted in any garage*

5.2.1. Additional permitted fuel types are:

- Natural Gas - subject to applicable town permits and Association approval
- Electric

(Section 5 cont'd.)

5.2.2 **Any Violation of rules specific to use or storage of propane grills and tanks and charcoal grills** will be enforced by the Association and are also subject to enforcement by Local and State Fire Prevention Officials

- 5.3. **The area above the garage** (cock loft) may not be used for storage of any kind.
- 5.4. **Fireplace chimney and dryer vents** must be inspected and, if required, cleaned by qualified inspectors every two years at the unit owners' expense. Unit owners will be required to provide the management office with certificates of inspection and, if required, cleaning beginning September 1, 2011 and by September 1st every other year thereafter. Inspection/cleaning certificates will be accepted if dated no more than 6 months before the due date of September 1st.
- 5.5. **Fire pits, chimeneas, fire-rings** or any other type of open fire or exterior wood burning use shall not be permitted anywhere on the Common or Limited Common Elements. This shall include all lawn areas, decks, patios, driveways, etc. This is not intended to exclude use of barbeque equipment such as LP or Natural Gas grills or charcoal grills, which are permitted in accordance with rule 5.2 above.

**A violation of any of the above items may result in a fine of \$10 a day from the Association being levied against the unit owner.**

## **6. Recreation**

- 6.1. Loud or objectionable noises shall not be used in such a manner that may disturb other owners, tenants or occupants. This includes Townhouse unit, garage, and Common Elements. Objectionable noises include but are not limited to:
- Musical instruments
  - Radios, CD players, TVs, amplifiers
  - Motorcycles and ATVs
  - Fireworks
  - Other noise making devices
  - This rule in no way supercedes West Milford Township Municipal Noise Code 5.2
- 6.2. Owners and occupants of units may have outdoor parties utilizing Common Elements (Subject to Rule 6.1). If residents are intending to use any portion of the Common Elements or the Recreational Areas, it is required that they notify the Management office at least 3 days before to avoid any conflict with other owners who may have similar plans. If there is a conflict in the use of the spaces the management office will try to reschedule the use to resolve these issues. The management resolution will be final and binding.
- 6.3. Owners must accompany their guests while using recreational facilities
- 6.4. The playing of hockey, stickball, baseball, basketball or other similar activities is permitted only in the playground and basketball court areas. In addition, no personal property, such as a portable basketball net and other sports equipment, etc. shall be stored outside.

**A violation of any of the above items may result in a fine of \$10 a day from the Association being levied against the unit owner.**

## **7. Pet Rules and Regulations**

- 7.1. Pets shall be restricted to small domestic birds or fish and one (1) cat or one (1) dog housed per unit.
- 7.2. Pets shall be leashed outdoors at all times when not confined to deck/patio areas. Pets shall not be tied or left unattended outside while on decks/patios or on other Common or Limited Common Elements. This is inclusive of both dogs and cats. Leashes shall not exceed 6 feet in length.
- 7.3. Pets must be curbed while on leashes and allowed to defecate/urinate on asphalt, mulching, or wooded areas only. Pet feces shall be removed promptly by the pet owners from all Common and Limited

(Section 7 cont'd.)

Common Elements and placed in an appropriate receptacle. Lawns, flowers, and shrubs are irreversibly damaged from pet feces and urine.

7.4. Pets (cats and dogs) shall be licensed by the Township of West Milford.

7.5. Pets shall not vocalize uncontrollably.

**A violation of any of the above items may result in a fine of up to \$50 a day from the Association being levied against the unit owner.**

**Non compliance of the above items is in violation of the law per West Milford Township ordinance Section #8 and is inclusive of cats as well as dogs. A continuing complaint levied by other members of this community could result in a municipal complaint being filed.**

**Multiple pets living in the Village as of May 2001 were grandfathered in by a vote of the Board at that time. These additional pets cannot be replaced when they vacate the unit (by death, adoption out, etc.). Those pet owners would then comply with Rule 7.1 above.**

## **8. Motor Vehicle and Parking Regulations**

8.1. Obstruction of any driveway that would prohibit access by owners, occupants and emergency vehicles is strictly prohibited.

8.2. Motor vehicles shall be parked in the unit owner's respective garage or driveway. There shall be no parking of vehicles on the streets and roads within the Village (West Milford Ordinance 10-3.1). There shall be no parking on landscaped areas. Where "standing" is required, for a brief period, motorists shall make sure that there are no other vehicles directly opposite them which would inhibit the normal flow of traffic.

8.3. Guest parking areas are located on Bunker Hill Road, Black Walnut Lane and the Meeting Hall Parking Lot. Residents' cars may **not** be parked in any guest parking space for more than two (2) days per week. Residents' cars may not be parked in any guest parking space for more than two (2) days in a row.

8.4. Overnight parking or storage of the following on any portion of the Common Elements or Limited Common Elements is strictly prohibited:

- Trailers
- Boats
- Unregistered vehicles
- Inoperable/disabled vehicles
- Recreational vehicles
- Motor homes
- Step vans, flatbed trucks, or dual axel trucks
- Moving vans

**Exceptions may be made by the management company for 2 day parking of in transit recreational vehicles, moving vans or motor homes at the Meeting House parking lot.**

8.5. There shall be no assembling or disassembling of motor vehicles, motorcycles, and ATVs in driveways except for ordinary maintenance. Oil changes are strictly prohibited on any driveway, roadway or any part of the Common Elements or Limited Common Elements.

8.6. The speed limited in the Bald Eagle Village Complex is 25 MPH, which is posted throughout the complex. (West Milford Ordinance 10.5 Schedule V)

8.7. No unlicensed drivers will be permitted to drive on the Association property. Further, no unlicensed/unregistered and uninsured vehicles will be permitted to drive on **any** Association property. This is inclusive of motorcycles, ATVs, and other similar vehicles. Violators will be prosecuted to the full extent of the law. Parents can and will be held responsible for any damage cause by their minor children.

**A violation of any of the above items may result in a fine of \$10 a day from the Association being levied against the unit owner.**

**The Board will enforce these Rules and Regulations “for the collective benefit or convenience of the Unit Owners” (master Deed 5.04) in accordance with the requirements provided in the Master Deed (4.06, 4.07, 5.09) and Bylaws (3.2).**

**Approved February 23, 2004; enacted May 1, 2004**

**Revised March 29, 2004 (Section 7.1)**

**Revised April 26, 2004 (Sections 1.2.4 and 6.2)**

**Revised August 23, 2004 (Sections 1 [Guidelines] and 7.6 [removed])**

**Revised October 25, 2004 (Section 7 [Guidelines])**

**Revised January 23, 2006 (Section 8.4)**

**Revised February 28, 2011 (Section 5.4 and Fine Guidelines for Sections 1-6 and 8)**

**Revised August 27, 2012 (Section 5, added 5.5 and Section 4, added 4.1.2)**

**Revised October 27, 2015 (Section 5, adding restrictions on charcoal grills to match State statute)**

**Revised December 7, 2015 (Section 1, amendment to 1.2.3 seasonal holiday decorations)**