

Hampton Club Condominium Association

3 Edpas Road – Club House, New Brunswick, NJ 08901

Phone: (732) 545-3263 Fax: (732) 545-2754 E-mail: office@hamptonclubnj.com

Rules And Regulations

Access Cards:

- All residents must have an access card to drive or walk onto the premises. If you do not have an access card, they can be purchased at the main office. Main gate access cards are \$35.00. Main gate access cards will not grant access to Lot A.
- Residents **must** be registered at the office to receive an access card. (Registration includes – Valid ID, vehicle registration and Insurance, if applicable.)
- If you wish to visit the Club House or Office, you will need to dial the office from the call box at the Lot A gate. If your access card is not working, notify management (in person). All lost or stolen access cards must be reported, so they can be deactivated. If your lost access card is found it can always be reactivated. The cost of a replacement card is \$35.

Bicycles and Joggers:

- Bicycles and joggers shall use the grounds only in a careful, cautious, and prudent manner, as to avoid injury to themselves and/or others.

Balconies:

- Balconies are to not be used for storage. Units are allowed to have one table, four chairs, two plants and two bikes hung on racks, only.

Common Elements/Areas:

- Any damage caused to the common areas by a resident, children or guests is the sole responsibility of the homeowner to repair at his/her expense. This includes everything outside of the unit, i.e., the grass, the parking lot, hallways, basement, flowerbeds, etc.

Dogs:

- Per The Hampton Club By-Laws, dogs are **not allowed**. A fine of \$500 will be issued and an additional \$100 per day until the dog is removed. Your key fob will be deactivated, your parking privileges will be revoked, possible court costs may be incurred, and potential liens could be placed on the unit. If you are a landlord and a dog is found in your tenant's unit, they could face eviction.

Garbage Collection:

- A dumpster is provided for all residents. Garbage is picked up on Monday, Wednesday, and Friday. Garbage is usually picked up on the next or the next regularly scheduled collection day whichever comes first when the normal pick-up day falls on a holiday. Please put garbage in securely tied plastic bags before putting them in the dumpster. Large items, i.e., furniture or appliances must be left outside the dumpster area no sooner than the Thursday night before the scheduled Friday pick up.
- All garbage is to go in the dumpsters. Garbage found outside the dumpsters will be searched. If your name or address is found inside, you will be fined.

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- Please see the schedule for trash pick up below:
 - Monday: Trash ONLY.
 - Wednesday: Trash & Recyclables.
 - Friday: Trash & Bulk Items.

Lawn and Flower Beds:

- These are maintained by an outside vendor through the management company. Residents are not permitted to mow the lawns, plant anything in the flower beds or do anything to the grounds without management approval.

Laundry:

- The hanging of laundry outdoors is prohibited. No laundry shall be hung or laid out.

Lighting:

- Management will make all attempts to maintain adequate lighting in the stairwells and perimeters of the parking lot. If residents notice that lights are not functioning, it should be reported to management as soon as possible.

Loitering:

- Loitering is strictly prohibited in corridors, parking lots, and any common areas.
Violators will be subject to fines.

Mail Delivery:

- Mail addressed to residents is delivered to cluster boxes located outside of each building. If you do not know your mailbox number, please contact the Main Office. Mailbox keys are not provided by the association. Each homeowner is responsible for their own mailbox key.

Maintenance Fee:

- Your maintenance fee is due the 1st of each month. Payments received after the 15th will be charged a \$50 late fee.

Motor Vehicles/Resident Parking:

- No resident or lawful occupier shall leave any non-operating vehicle, or any vehicle not licensed to be operated on the property.
- No motor vehicle, including, but not limited to, mini-bikes, snow mobiles and motorcycles, may be driven on the open space portion of the Community facilities and lands.
- No tents, trailers, vans, storage tanks or temporary or accessory buildings or structures are permitted on the property.
- No boats, trailers, recreational vehicles etc. shall be placed, parked, or stored on the property. Nor shall any maintenance or repairs be performed on the property.

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- All resident vehicles must be registered with the management office and parking tags must be displayed.
- No parking is allowed on the grass or anywhere other than the parking lot.
- Residents are to park in their assigned spot or a non-numbered spot. Failure to do so may result in towing of your vehicle.
- If there is a car parked in your assigned or reserved spot, contact the security booth to resolve the issue.

Noise Ordinance:

- In general, residents nor resident guests shall disturb the peace or cause any noise or nuisance that disturbs the comfort of other occupants on the property. As a matter of neighborly courtesy, the operation of loud radios, television and similar disturbances are discouraged after 10 PM Sunday - Thursday and 1:00 AM Friday and Saturday.

No unit shall be occupied or used for any reason other than a private residence. Including but not limited to, subletting, Airbnb rentals and businesses.

Payments:

- The management office **does not** accept cash payments.
Accepted forms of payment are:
 - Checks
 - Money Orders
 - Credit cards (A 2\$ Fee will be added)

Prohibited Actions and Items:

- Bird Feeders
- Exterior Window Shades and Awnings
- Hanging Planters
- Garage Sales
- Wildlife Animal Feeding
- Wind chimes
- Window guards and boxes
- Window Air conditioners
- Window Fans
- Window Ventilators

Recycling:

- Recycling is mandatory and is picked up on Wednesdays by E&B Hauling Services. Please do not mix recyclable items with the garbage. All glass, plastic, tin, and aluminum cans may be placed loose in the recycling container. Recycling is not allowed in any type of bag. Newspapers must

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- be tied with string and placed in the containers. Cardboard must be cut into 12" x 24" pieces, flattened, tied, and placed inside the container.

Smoking:

- Smoking within the interior common element areas of any building within the Condominium is strictly prohibited.
- Smoking within twenty (20) feet of any entrance or exit of any building within the Association is strictly prohibited.
- No illegal substances shall be used in or near the common areas.

Violators will be subject to fines.

Storage:

- No items of personal property, or debris may be left or stored on the common elements of the Association. Items are not to be set against the building, if observed items will be removed and disposed of by the Association. Personal property should be stored in a neat and orderly fashion and shall not cause annoyance or offense to another unit. Bicycles, trunks, patio furniture, cooking grills, etc. are not to be stored outside units or in stairwells. Items left in common areas may be confiscated and a fine may be issued.
- Garbage/trash is not to be placed throughout the common elements of the Association. Including but not limited to, outside of personal units or in stairwells.

Solicitation:

- Solicitation without prior approval of management is prohibited. This includes the posting of any type of sign inside or outside of any unit or in the common areas.

Utilities:

- Heat, electric, gas and water are the responsibility of each homeowner. In addition, the property is serviced by a septic system. Residents should make certain that large items are not disposed of in the toilets.
- Cable and telephone services are the responsibility of individual residents. In the event a particular unit is not wired for cable or telephone, it is the resident's responsibility to contact the utility company to have this done at the resident's sole cost and expense.
- Satellite dishes are only permitted on your balcony. You must get prior approval from Management. An application must be filed prior to any work being done.

Visitors:

- All residents are responsible for the behavior of their visitors.
- The call boxes list resident's name in alphabetical order based on your last name, visitors can scroll through the list using the A and Z buttons or they can dial your directory code. Your name will not be found, and your directory code will not work if your visitors are not at the correct gate. Visitors for buildings 1-4 should go to Lot A and use the call box there and park in Lot A. Visitors for buildings 5-12 are to go to the Main Gate and use the call box at the visitor's gate

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and park in Lot B (across from building 10). Visitors are not allowed to park in numbered or reserved spots without prior written approval from the management. Those who are illegally parked **will be towed**.

Window Air Conditioners and Fans:

- The use of window or wall air conditioners and window fans are prohibited.

Youth Curfew:

- The curfew for children under the age of 18 years old is 10 PM (unless accompanied by a parent). Parents will immediately be notified by phone (by Hampton Club Security) to report any minor child witnessed outside after curfew. There will be a first and final warning followed with a fine of \$100.00 per occurrence beginning with the second occurrence.