Synopsis of

By–Laws & Rules & Regulations

Autumn Ridge at Toms River

Condominium Association

**Please refer to Master Deed for full set**

1. No Nuisances shall be maintained by any Unit Owner, nor shall any use or practice be allowed by any other which is a source of annoyance to, or which interferes with the peaceful possession or proper use of, the Units or Common Elements by Unit Owners.
2. Pets must be kept off Common Grounds. Pick up of animal waste must be bagged and placed in garbage. It cannot be disposed of upon Common Grounds. Animal pens, runs, cages as external structures are not permitted.
3. The Common Elements as well as the property and facilities of the Association shall be used only for the furnishing of the services and facilities for which they are suited and which are incident to the use and occupancy of Units and garage spaces and parking spaces.
4. Use of Common Elements and Facilities: A Unit Owner shall not place or cause to be placed in the Common Elements, other than a terrace or balcony to which such Unit Owner has sole access, and other then the areas designated as storage areas, any furniture, packages or object of any kind.
5. The Owner of each Unit, regardless of type, shall not cause or permit any clothes, sheets, blanket or laundry of any kind or other articles to be hung or displayed on the outside windows or parking stalls.
6. No sign, awnings, grills, balcony enclosure, canopies, shutters, or radio or television antennas shall be affixed or placed upon the exterior walls or roof or any part thereof without the proper consent of the Association.
7. No member shall place trash, garbage, excess materials of any kind on or about the General or Limited Common Elements, except in areas designated by the Association. Window air conditioning units shall not be permitted.
8. Refuse and recycling for the Townhouse Units will be stored indoors for units with garages, and outdoors on individual screened concrete pads for units without garages. The cans must be put out the ay of pick-up, and additionally, not put on the sidewalks, rather on the street adjacent to the unit sidewalk. The cans must be put away by end of day of pickup.
9. Additions, Alterations or Modifications: No Unit Owner shall make any structural additions ,alterations, or improvements in or to his or her Unit (or elsewhere on the Property) without prior written consent thereto of the Board of Directors or impair any Easement without the written consent of the Board of Directors.
10. The Provisions herein shall not apply to Units owned by the Sponsor until such Units shall have been initially sold by the Sponsor and paid for. While the Board of Directors is controlled by the Sponsor, there will be no additions or improvements made which would necessitate special assessment or a substantial increase in the monthly maintenance charges unless required by a governmental agency, title agency, lending institution or by emergency
11. Barbecue grills cannot be used within 5 feet of any combustible exterior wall.