



Country Place

TENANT KIT

To be signed by tenant and unit owner

REVISED: January 1, 2013

Country Place Condominium Association, Inc.

Office of the Administrator
6640 Black Horse Pike
Egg Harbor Township, NJ 08234
609-641-7870

March 11, 2013

Dear Resident:

We have had several complaints regarding the parking of unregistered and non-permitted vehicles on our property including some residents having more than two vehicles. No vehicle may be stored on our property. Violators will be towed at the vehicle owners expense.

Further; you may not park a single vehicle in a guest space and leave your marked space empty. If you have one vehicle that vehicle must be parked in your designated space. Each unit has one designated space. Unmarked spaces are for second vehicles and guests. Second vehicles and guests may park in any unmarked space anywhere in the complex.

Any vehicle, not moved for more than 72 hours is considered stored and may be towed at the owner's expense. Homeowners may have a vehicle towed which is parked in their designated space by without notice to the offending vehicle owner.

Below are our parking regulations. Please adhere strictly to them. To be eligible for parking & parking permits, Unit Owners must be in "good standing." Good standing is defined as follows:

1. All maintenance fees, late fees, legal fees and violation fees must be paid up-to-date.
2. All resident vehicles (max 2) must be registered with the Association office.
3. All vehicles must display a valid state registration, license plates & valid inspection sticker.
4. A proper up-to-date lease with valid lease rider & other required documentation must be on file with the Association office.
5. Vehicles will not display any exposed material or equipment, such as ladders, tubing, cabling, ropes, wheel barrels, trash etc.
6. No For sale, signs or other signs are permitted in vehicle windows.

Country Place
"A Great Place To Live"

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Country Place Pet Rules

WHEREAS, for the health, safety, Welfare, comfort and convenience of all owners, the Board wished to establish regulations concerning pets within the condominium all consistent with the policy statement regarding pets as set forth in the Bylaws; and WHEREAS, the Association believes it is in the best interest to amend and restate, its policy on pets by establishing, basic rules and regulations.

We remind you that all costs and expenses of the Association incurred in enforcing its rules and regulations, including attorney's fees, are your responsibility. A fine of up to \$ 300.00 can be immediately imposed and a fine of \$10.00 can be imposed for each day thereafter that the condition is not abated. This is a per occurrence charge and future occurrences of this nature will cause an additional fine be levied against you without additional hearings. These costs will be assessed to you with your common expenses and will constitute a lien against your unit until paid. To the extent the Association must resort to further legal action to enforce its rules, you will be responsible for those additional attorney's fees.

REQUIREMENTS and RESTRICTIONS

- A. Pets must be curbed only in the areas defined as "Pet Areas." Pet Owner... are responsible for the immediate removal and proper disposal of animal waste on all portions of the property, including Pet Areas. Generally, Pet Areas, are defined as follow....-
 - 1. areas away from buildings, walkways, patio areas, decks, picnic and play areas, and the recreational facilities;
 - 2. Pet area in front of complex at Black Horse pike, and Rear at Tilton Road.
- B. Pets shall not be permitted upon the Common Elements of the Condominium unless they are carried or leashed. No leash may exceed six (6) feet in length.
- C. No pet may be leashed or tied to any object, stationary, or otherwise, or left on the decks, patios, on the Common Element or Limited Common Elements.
- D. Pets shall not be permitted in the swimming pool or pool area and tennis court-..
- E. Pet Owners are responsible for any property damage, injury, or disturbances their pet may cause or inflict.
- F. Commercial breeding of pets within the Condominium is prohibited.
- G. All pets must have and display, as appropriate, evidence of all required registrations and inoculations. This information shall be recorded in the Associations files and tendered as part of annual registration with the Association.
- H. Every female dog, while in heat, shall be kept confined in the Unit by its Owner in such a manner that she will not be in contact with another dog nor create a nuisance by attracting other animals.
 - 1. Cats shall not be left unattended outside the Unit.
- J. No Owner shall inflict or cause cruelty in connection with any pet. Poison is prohibited.
- K. Feeding of any animal outdoors is prohibited.

L. No outside runs, pens, yards or animal structures shall be permitted

111. NUISANCES

The following shall be grounds for complaint and finding of a community nuisance.

Pets running at large.

Pets damaging soiling, defecating on or defiling any private property or the Common Elements.

C. Pets causing unsanitary, dangerous, or offensive condition.-

D. Pets making or causing noises of sufficient volume to interfere with other residents rest or peaceful enjoyment of the Property.

E. Causing Or allowing any pet to molest, attack, frighten, or otherwise interfere with the freedom of movement of persons on the Common Elements., to chase vehicles, to attack other pets, or to create a disturbance in any other way.

F-Failing to confine any female animal in heat to prevent the attraction of other animals.

G Using a vehicle as a kennel or cage.

H. Pets left on decks, patios or the common areas.

PROCEDURES FOR SOLVING PET PROBLEMS

Any Owner concerned with a pet-related problem should do the following:

A. Attempt to arrive at a solution to the problem with the pet Owner in a courteous and helpful manner.

B. If personal attempts at a solution fail, then a written complaint should be filed with the Association office. The complaint should document the problem as thoroughly as possible. Documentation should include identification of the pet(s) involved, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible) as well as a brief description of informal attempts to solve the problem.

C. The Association office will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the Association office will refer the matter to the Covenants Committee which may initiate action in compliance with the dispute resolution procedures of the Association and N.J.S.A. 46:813-14(k).

D. The Association may have offending pets removed from the Condominium.

E. Suspected Stray pets should be reported to the County Animal Control Unit.

F. All bites, attacks, by pets, or diseased animals should be reported to the County Animal Control

G. Penalties for violation of applicable local ordinances may be enforced by the locality without regard to any remedies pursued by the Association.

H. In the event of emergency only, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A written report should be made to the Association office.



Country Place Condominium Association

Trash & Re-Cycle Rules

TRASH WILL BE COLLECTED ON MONDAYS ONLY.

TRASH MAY BE PUT OUT ONLY AFTER 5 PM ON SUNDAY EVENINGS.
NO EXCEPTIONS!

TRASH MUST BE PLACED IN THE STREET, AT THE FRONT OF THE WALKWAYS BETWEEN THE ASSIGNED PARKING PLACES. TRASH NOT PROPERLY PLACED WILL NOT BE PICKED UP.

ALL TRASH BAGS MUST BE PROPERLY SECURED.

Do Not leave loose trash bags or unsecured trash at the street.

DO NOT MIX RECYCLABLE ITEMS WITH TRASH.

IF YOU MISS THE PICK UP YOU MUST STORE THE TRASH INSIDE YOUR SHED UNTIL THE NEXT PICK UP DAY.

YOU ARE EXPECTED TO BE GOOD NEIGHBOR AND CLEAN UP IF ONE OF THE ANIMALS GETS TO YOUR TRASH OR YOUR BAG GETS TORN.

YOU ARE RESPONSIBLE TO MAKE ARRAIGNMENTS FOR ANY BULK PICK UP OF ITEMS or building materials NOT CONSIDERED REGULAR TRASH.. Contact EHT Public works at 609-926-3838

IF THE ASSOCIATION HAS TO REMOVE ITEMS YOU OR YOUR TENANT ARE RESPONSIBLE FOR DISPOSING, THE UNIT OWNERS ACCOUNT WILL BE CHARGED.

MATERIALS SUCH AS MOTOR OIL ,TIRES, AND BATTERIES CAN NOT BE DISPOSED OF BY THE ASSOCIATION. YOU MUST CONTACT THE ATLANTIC COUNTY RECYCLING CENTER.

See recycle rule on reverse side of this notice!

Office of the Administrator
6640 Black Horse Pike
Egg Harbor Township, NJ 08234

RECYCLING is MANDATORY

Recycling is collected by the Atlantic County Utilities Authority (ACUA) every other week Fridays.
Recycle can only be placed on the street AFTER 5PM on Thursday! NO EXCEPTIONS!

Atlantic County Residential Recycling

Recycle everything together in the same container without sorting or separating with ACUA's single-stream recycling!

ACCEPTED ITEMS INCLUDE:

Plastics

Plastics (#1 and #2)

Soda/Juice bottles

Glass

Glass Bottles/Containers

Paper

Envelopes (business and manila)

Cereal Boxes

Cartons (juice, milk, etc.)

Junk Mail

Magazines/ Newspapers

Telephone Books

Cardboard

(corrugated must be flattened and tied with twine)

Metals

Aluminum/Steel/Tin cans

UNNACCEPTED ITEMS INCLUDE:

Hazardous waste (Household Hazardous Waste and Medical Waste)

Paper plates, towels, and utensils Styrofoam

Plastic Bags

Aluminum Foil

Wire Clothes Hangers

Pots and Pans

Tire Rims

Blue Prints

Light bulbs

Broken Glass

China/Dishware

Mirrors

Rigid Plastics, Toys, Chairs

THE COUNTRY PLACE CONDOMINIUM ASSOCIATION

POLICY RESOLUTION NO. 14

USE OF UNITS AND COMMON ELEMENTS

Regarding the use of grills

WHEREAS, Article IV, Section 2 of the Bylaws assigns the Board of Directors "the powers and duties necessary for the administration of the affairs of the Association" and further states that the Board "may do all such acts and things except as by law or by the Master Deed or by these Bylaws, may be delegated to the Board of Directors by the Unit Owners"; and

WHEREAS, Article IV, Section 2(e) of the Bylaws gives the Board the right of "Adoption and amendment of rules and regulations covering the Operation and use of the property"; and

WHEREAS, the Board deems it necessary and desirable to establish certain general Rules and Regulations for the use of Units and Common Elements,

NOW, THEREFORE, BE IT RESOLVED THAT the following rule and regulations be hereby and are adopted for the safety and general welfare of the members of the Association:

I. USE OF GRILLS

A. No charcoal or propane grills (of any kind) shall be used in or at the condominium units or placed on the common elements or on limited common elements.

B. Electric grills are permitted.

C. A Class B fire extinguisher must be present at all times when an electric grill is in use.

D. The Unit Owner shall be solely responsible for any and all injury or damage caused by or as a result of the existence or use of a grill at their unit. In the event of any damage to any common element or limited common element caused by or as a result of the existence or use of a grill, the Association will provide the contractor to repair said damage at the Unit Owner's expense. If the Unit Owner fails to pay the invoice for said repair within thirty (30) days, the cost therefore will be assessed against the unit owner and collected in the same manner as a common expense assessment in accordance with the provisions of the Governing Documents.



Country Place

Return this section and documents
back to the Association along with
the registration fee.

Tenant Kit

Country Place Condominium Association
6640 Black Horse Pike- Clubhouse
Egg Harbor Twp., NJ 08234
609-641-7870 - fax 609-383-3913
Email: office@countryplacecondos.org

APPROVAL OF LEASE AND REQUIRED DOCUMENTS

Address of unit: _____
Owners Name: _____
Phone # _____

Tenant Name: _____
Phone # _____

The Below required documents and fees are attached:

- _____ 1. One original copy of the fully executed Lease signed by all parties.
- _____ 2. Addendum to Lease (Exhibit "A").
- _____ 3. Other _____
- _____ 4. Smoke Detector & Carbon Monoxide compliance Certificate.
- _____ 5. Registration fee of \$ 100.00 payable to Country Place Condominium Association...

This application for lease approval is submitted this _____ Day of _____, 20

By: _____ Phone# _____

For Condominium Association use only.

Received this date:

By: _____
Country Place Condominium Association Board of Directors

This Application is: | | APPROVED | | Disapproved | | Reason: _____

COUNTRY PLACE CONDOMINIUM OWNER REGISTRATION

**If leased a copy of your fully executed lease between you and your tenant must be attached to this form along with the attached Country Place lease rider exhibit A.*

No Leasing of a unit during the first year of ownership!

PROPERTY ADDRESS: _____

Number of bedrooms: 1 {} 2 {} 3 {}

PROPERTY OWNER INFORMATION*

☐ Individual Owner ☐ Partnership ☐ Corporation or LLC ☐ Trust agreement _____

**Partnership, Corporations or LLC and Trust Types- Please attach a separate list containing the names and address of each officer, director, stockholder, trustee(s), or partners.*

OWNER NAME: _____

OWNER MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL PHONE: _____

EMAIL: _____

OCCUPANT INFORMATION

Residential units are limited to occupancy by single families. Single families shall be defined as a group of individuals living together as a single, non-commercial, non-profit household, cooking, and eating together with a common kitchen and dining area as designated on the building plans of the Township of Egg Harbor building official may occupy a unit. No more than two persons in number per bedroom!

*TENANT: PHONE NUMBER _____

EMAIL _____

NAME: _____

Age: _____

NAME: _____

Age: _____

NAME: _____

Age: _____

NAME: _____

Age: _____

(Signature page on reverse side to be signed by owner)

By signing below, I, the owner of the aforementioned property, hereby affirm and acknowledge that the statements contained in this document are true and correct to the best of my knowledge. I further understand that I have reviewed the Rules and owner Restrictions and understand that I will comply with the terms and conditions outlined.

Signature of Owner

Date

Please return all signed and required documents to:

COUNTRY PLACE CONDOMINIUM ASSOCIATION, INC
6640 Black Horse Pike
ADMINISTRATORS OFFICE
EGG HARBOR TWP, NJ 08234

Phone: 609-641-7870

Fax: 609-383-3913

Email: office@countryplacecondos.org

FOR OFFICE USE ONLY

Received: By: _____ Date: _____

Approved: _____

Rejected _____ Reason: _____

For and on behalf of Country Place Condominium

Date

RETURN ALL PAGES to OFFICE with Registration fee

EXHIBIT A

COUNTRY PLACE CONDOMINIUM ASSOCIATION
REGULATION OF LEASE OF UNITS
LEASE RIDER

This Rider to the Lease Between.....(hereinafter
"landlord"/"unit
Owner") and (Hereinafter "tenant(s)") entered into this... day
of

. 20

It is hereby agreed to as follows:

1. LEASE SUBJECT TO ASSOCIATION GOVERNING DOCUMENTS. The provisions of the Association governing document, including By-Laws and Rules and Regulations of the Association, constitute material provisions of this Lease and are incorporated by reference in this Lease. If any provision of the Lease is not consistent with the Association's governing documents, the governing documents will control. No renting of a unit during the first year of ownership.

2. VIOLATIONS OF GOVERNING DOCUMENTS ARE GROUNDS FOR EVICTION
Failure to comply with the Association governing documents as defined in the preceding paragraph constitutes a material breach of this Lease and is grounds for eviction. In the event that the Tenant violates a provision of the governing documents and, after notice by the Association of the Landlord, continues to violate the governing documents, the Landlord shall have the obligation to commence eviction proceedings against the Tenant. If the Landlord fails to commence eviction proceedings and notify the Association of the commencement of those proceedings within thirty (30) days from the date of notice by the Association, then the Association may commence eviction proceedings in the name of the Landlord against the Tenant. The Landlord will then be responsible to pay the Association's legal fees and costs in such proceedings.

NO AMENDMENT OR SUBLET. The tenant will not sublet all or part of the unit being leased without consent of the Association.

INJURY DAMAGE OR LOSS. The tenant promises to give the unit owner and the Association prompt notice of any accident to or defects in the water pipes, gas pipes, heating apparatus, or other equipment or appliances in the unit.

The Association may enter the unit without the consent of the tenant in case of emergency. The Association shall not be responsible for any damage resulting from such entry except damage caused by its own negligence.

The tenant is liable to the unit owner and the Association for any damage sustained by the unit owner of any other and caused by the tenant or the guest, family, agents or employees of the tenant.

Occupancy Restrictions. Residential units are limited to occupancy by single families, and storage areas are limited to accessory storage, both as defined in the declaration. Single families shall be defined as a group of individuals living together as a single, non-commercial and non-profit household, cooking and eating together with a common kitchen and dining area. No more than two persons in number per bedroom as designated on the building plans filed with the Egg Harbor Township, NJ building official may occupy a Unit. The following forms of occupancy are prohibited: single family residences containing three or more individuals who may or may not be unrelated, who are: (a) supervised under an institutional or governmental program related to a mental illness, handicap, or mental retardation that, by its character or activities, would impose additional supervision, security, administration, or insurance burdens on the Association; or (b) persons in transition from incarceration. Nothing shall prohibit the unsupervised ownership, occupancy, or other accommodation of persons by virtue of their mental retardation, handicap, or familial status as defined by the federal Fair Housing Act.

Name: _____

8. The unit owner has agreed to permit the tenant to keep only those domestic pets listed below, if any, subject to the rules and regulations of the Association.

By: _____
 Tenant Tenant

6640 Black Horse Pike, Administrators Office Egg Harbor Twp., NJ, 08234
(609) 641-7870 (609) 383-3913 fax
www.countryplacecondos.org
office@countryplacecondos.org

Country Place
Condominiums

April 5, 2017

RE: Pool Passes & Parking

Dear unit owner:

Enclosed please find a new mandatory registration form.

We will be issuing permanent pool passes and parking permits to each unit owner. The unit owner must pick these permits and passes up in person at the office. All old parking permits and pool passes will expire on May 30, 2017. Therefore, to insure you do not receive a parking violation, or not be permitted to use the pool please return the form to us as soon as possible.

VEHICLES:

Only two vehicles per unit are permitted. Commercial vehicles are prohibited and you will only be issued up to two parking permits for approved vehicles. Vehicles without a new parking permit are subject to towing without notice.

TENANT OCCUPIED UNITS:

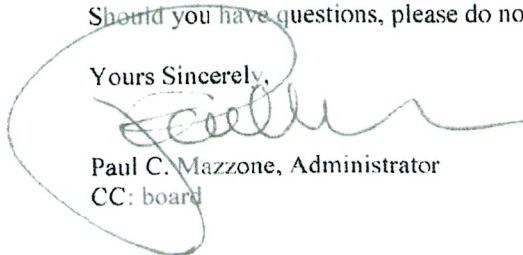
In the event you have a tenant in your unit, you may pick up the passes and permits personally, or you may sign the back of the form authorizing us to give the permits and passes to someone other than you. In any event, Replacement pool passes will cost \$ 50.00 per band. You as the unit owner are responsible for maintaining your bands. You will only receive one set.

NOTICE:

Any unit owner in arrears will not be issued any new pool passes or parking permits until all amounts due the association are brought current. Vehicles without the new parking permit are subject to towing without further notice after May 30, 2017.

Should you have questions, please do not hesitate to contact me.

Yours Sincerely,


Paul C. Mazzone, Administrator
CC: board

Country Place Condominium Association
6640 Black Horse Pike, Egg Harbor Twp, NJ 08234
609-641-7870- Fax: 609-383-3913

Please Print or Type clearly!

RESIDENT INFORMATION

Dear Resident:

We are updating our system to make sure we have current information on our residents.

Please fill out this form and drop it in the condominium fee box at the clubhouse.

Unit Address: _____

Number of Bedrooms: _____ Phone Number _____

Owner Name: _____ Owner Mailing address: _____

Is this unit Owner Occupied? _____. If No, Complete tenant section below

TENANT INFORMATION

Tenant Section

Occupants Living in Unit, Other Than Owners

Age: _____ Phone # _____

Name: _____

Age: _____

Name: _____

Age: _____

Name: _____

Age: _____

Name: _____

VEHICLE PARKING INFORMATION FOR RESIDENTS ONLY:

	<u>MAKE</u>	<u>MODEL</u>	<u>LICENSE PLATE #</u>	<u>STICKER #</u>	<u>SPACE #</u>
<u>#1</u>					
<u>#2</u>					

Only two vehicles per unit. Please fill in your vehicle information above including your existing parking sticker number.

If you do not have a parking sticker on your vehicle, Check this Box [].

VEHICLES WITHOUT PARKING STICKERS ARE SUBJECT TO TOWING!

Thank you for your cooperation.

office@countryplacecondos.org