

SPRING MEADOW
CONDOMINIUM
ASSOCIATION

RULES
AND
REGULATIONS



Revised May 8, 2024

Spring Meadow Condominium Association

Rules and Regulations

Introduction

As you read this booklet, keep in mind that living in a condominium community involves the acceptance of certain compromises that can affect many aspects of life from parking to pets to architectural controls. The preservation of the integrity of the condominium community requires uniform compliance with the provisions of the Master Deed, By-Laws of the Association, and the Rules and Regulations that may be established by and for the Association.

The Association hopes to promote the health, happiness and peace of mind for the unit owners. Since they are living in close proximity and using facilities in common, each unit owner must give up a certain degree of freedom of choice which s/he might otherwise enjoy in a separate, privately-owned community. Condominium unit owners comprise a little democratic sub-society which, of necessity, is more restrictive as it pertains to use of condominium property than may exist outside the condominium organization.

In addition, a condominium unit owner must understand that ownership is confined to the interior of the unit. The exterior of the building and the surrounding property, known as the common elements, are the responsibility of the Association and not the individual unit owner.

You should also be aware that by contract, practice, and law as has been established and confirmed in court decisions, the Board of Trustees is obliged to enforce the condominium documents and does not have the discretion to avoid that duty. If you see an infraction, contact a member of the Board.

If after receipt of written notice from the Board of Trustees that a Unit Owner has violated the provisions of the Rules and Regulation and the Unit Owner does not correct such violation within 30 days of notice, the Association shall have the right to impose a fine up to \$500 for each occurrence; after 60 days, a second fine; after 90 days a third fine; after 120 days, a lien will be placed on the Unit. (The fines for specific violations are detailed in the Rules & Regulations.)

**The Spring Meadow
Condominium Association
Board of Trustees**

Website: www.wyckoffspringmeadowcondos.com

May 8, 2024

Spring Meadow Condominium Association Rules and Regulations

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SECTION 1

OPERATION AND MAINTENANCE CHARGES

The Original Master Deed and By-Laws of the Spring Meadow Condominium Association determined that all units shall be equally charged for operation and maintenance of Spring Meadow Condominium Association (SMCA). The amount of these charges and the method of payment by unit owner shall be subject to amendment from time to time by the Board of Trustees as provided in the Association By-Laws.

A late fine of 7% (seven percent) of the respective quarterly maintenance fee shall be imposed to the Unit Owner if the quarterly maintenance fee is not paid within the ten-day grace period. The late fine will continue monthly until the fee is received.

Maintenance charges shall be used by the Association to provide the following benefits to the owner-members:

1. Painting, repairs and replacement of damaged unit buildings, including all of the common elements.
2. Painting, decorating, repairing and replacement of damaged common recreational facilities and buildings, both exterior and interior.
3. Payments of assessments and mortgages, if any, on common and recreational facilities of the Association.
4. Maintenance of the common elements, walks, roadways, landscaping, buildings and recreational facilities of the Association.
5. Maintenance and repair of common plumbing lines and electrical wires.
6. Operation of the clubhouse, clubhouse courts and maintenance facilities.
7. Payment of all utilities for common and recreational facilities of the Association.
8. Snow removal.
9. Fire, extended coverage, workers' compensation, theft and public liability insurance covering all the common areas and recreational facilities of Spring Meadow Condominium Association, but not including personal liability and personal property of the individual unit owners.
10. Administrative expenses, i.e., any professional services deemed necessary by the Board of Trustees.

SECTION 2

MAINTENANCE RESPONSIBILITIES

Association/Unit Owner maintenance responsibilities are defined as follows:

The **Association** is responsible for the maintenance and repair of the exterior of all buildings and common areas, excluding gutters, leaders, front storm doors, patio door screens or window screens. The exterior of all buildings is defined to include the building roof, exterior walls, studs attached to exterior walls, exterior doors and windows.

The **Unit Owner** is responsible for the maintenance and repair of the interior of the building. The interior of the building is defined to include everything from the studs attached to the exterior walls inward.

No owner, representative, or contractor is permitted to modify, alter, or penetrate, in any way, the exterior of any building (including roof, walls, windows or doors) without the **written** approval of the Board of Trustees.

The **Unit Owner** may request making changes to the common elements. Such changes require submitting the appropriate form (Request for Changes to Common Elements – Architectural or Landscaping) and receiving Board approval **prior** to the work being done.

A. The Association is responsible for:

1. Building exteriors
2. Window glass/patio glass (but not hardware, breakage or screens)
3. Treatment of termites, carpenter ants and carpenter bees
4. Repair of exterior structural defects through which wasps, yellow jackets and other pests have entered
5. Exterior window moldings
6. Front door, excluding storm door
7. Patio door, excluding screens
8. Concrete slab underneath the unit, including plumbing lines in the slab
9. Sewer line backups from the “cleanout” (located in the garage floor) to the sewer line in the street
10. Electrical service line from the circuit breaker panel in the unit’s garage to the meter screen outside the unit
11. Gas and water lines from the street to the unit meter
12. All common areas including sidewalks, front steps, driveways, aprons, patios, roadways, lawns, trees, shrubs, clubhouse and clubhouse courts

B. The Unit Owner is responsible for:

1. Unit interiors.
2. Complete cleaning out of dryer vent from inside unit to outside of unit every three years. Receipt of the work completed should be retained by unit owner and a copy given to the appropriate Board Member.
3. Weather stripping around garage door.
4. All window and door hardware, handles and locks.
5. All electrical wiring, circuit breakers, and other electrical hardware located in the circuit breaker panel in the garage and in the unit interior.
6. All wiring, plumbing, insulation, or other devices, located inside the unit exterior walls, ceilings or anywhere in the unit interior.
7. All flooring installed on top of the concrete slab.
8. Sewer line backups from the interior of the unit to the “cleanout” (located in the garage floor).
9. Window and door screens, handles, knobs, locks and garage door opener.
10. Gutter/leader installation, repair and cleaning. (Written approval from the Board of Trustees is required before installation.)
11. Exterior water faucets.
12. Planting and removal of annual flowers.
13. Keeping foundation stone beds free of vegetation.
14. Battery operated smoke/carbon monoxide detectors (which should be checked every year and replaced every ten years).
15. Replacing hardwired detectors every ten years.
16. Checking fire extinguishers every year to confirm the indicator is still in the “green” zone. Fire extinguishers should be replaced every ten years.
17. Supplying current entrance keys to a Board Member. Keys are kept in a secure lockbox in the clubhouse’s locked inner office. Only Board Members have access to the box. In the event of an emergency and entry is not available with a key, the unit owner will be responsible for repairing any damage that is incurred when entering the unit is necessary.
18. Keeping emergency contact information current.

SECTION 3

COMMON ELEMENTS

1. Common elements are defined as “studs out” included as follows:

- Siding and roofing
- Windows
- Sliding door and patio (but not screen)
- Front interior door (but not storm door)
- Driveway and front porch/step
- Clubhouse, courts, maintenance building and grounds
- Sidewalks
- Roadways of Spring Meadow Condominium Association, not including Spring Meadow Drive
- Landscaped areas from exterior of units to all of Spring Meadow property

2. The following are permitted as stated:

- Front storm door (brown tones only)
- Annual flowers allowed in immediate foundation soil adjoining unit. (Perennials, shrubs or trees require written approval from the Landscape Chairman.)
- Flower planters on front porch, on patio and one on each side of garage
- Pots/planters (uniform or coordinated) on river rock area alongside garage with five feet of space left between planters.
- Hanging flower pots in foundation planting beds (not in trees)
- Hose holders
- Mail receptacles are encouraged for Spring Meadow communications; wall-mounted near the front door.
- Wreaths permitted as follows: one on front entry/one to the right of garage door/one to the left of garage door/one on the side of the garage wall.
- Statues and yard art on front porch and back patio
- Bird houses and birdbaths
- Hummingbird feeders in foundation area at rear of unit
- Solar lights in foundation soil area only

3. The following requires written approval from the Board Vice President. Forms are available in the clubhouse foyer and on the Spring Meadow website.

- House numbers no larger than 5-inch wood
- Name/address signs and plaques
- Motion sensor lights or spotlights
- Outside lighting – contemporary style with large, round globe in glass or plastic, rear mounting only – allowable style information is available on request.
- Patio surface covering or patio awnings

4. Landscaping Changes:

- Planting of perennial plants, shrubs and/or trees **requires written approval** from the Landscaping Chairperson. Forms are available in the clubhouse foyer and on the Spring Meadow website.

5. The following **are not permitted**:

- Banners
- Ground feeding of wildlife and seed feeders for birds
- In-ground signs
- Hanging wind chimes
- Yard art, tree and garden ornaments on common elements
- Empty pots/planters
- Climbing plants or trellises attached to or leaning against siding
- Vegetation of any kind planted in rock area along foundation
- The use of drones on or over any common elements of Spring Meadow
- Gazebo, screened house or tents on common elements
- Fire pits or chimineas
- Hot tubs
- Fencing on common elements

SPRING MEADOW

SECTION 4

GENERAL RULES FOR UNIT OWNERS

1. No unit owner shall post or permit to be posted any advertisement, poster or sign on any part of the common elements unless expressly authorized by the Board of Trustees.
2. Unit owners or occupants should exercise care to avoid making, or permitting to be made, loud or objectionable noises and in using or playing radios, stereos, televisions, amplifiers, and other instruments or devices in such manner as may disturb other unit owners.
3. No unit owner or occupant shall build, maintain, or hang anything on, over, or under the common elements without the prior **written** consent of the Board of Trustees. Unit owners do not have the right to paint or otherwise decorate or change the appearance of any portion of the exterior of any unit. The only exception is covering, tiling or painting the back patio or front door landing with non-slip products only. No unit owner is permitted to make any alterations to the exterior of any unit or to install or permit to be installed any wiring for electrical, radio, television, machinery, or other devices without **written** authority of the Board of Trustees. Major structural alterations to the unit's interior requires the contractor to get approved Building Department Permits from the Township of Wyckoff.
4. Pets are restricted to small domestic birds or fish and one cat or small dog, not to exceed 30 pounds in weight (fully grown). Dogs and cats must be leashed whenever they are on common elements. Pet owners are required to clean up after their pets in order to properly maintain the common elements (per Wyckoff ordinances 157-2 & 111-1). Pet waste cans must be kept inside garage.
5. Service/Emotional Support/Therapy Animals – The animal must remain in a pet carrier while in the Clubhouse. They should remain on a leash on common elements within the limits of New Jersey laws.
6. No unit owner or occupant may plant any trees, shrubs, bushes, perennial plants or otherwise landscape any portion of the common elements unless **written** permission is obtained from the Board Landscaping Chairperson. Annual flowers may be planted in the immediate unit foundation area except in the graveled area and may also be planted in certain designated areas with written permission of the Landscaping Chairperson. No trellises or climbing plants that attach to the exterior siding are permitted.
7. No item of personal property may be stored outside on any portion of the common elements. Personal items, such as tables and chairs, should be stored in the exclusive-use patio or in the garage.

8. No assembling or disassembling of motor vehicles is permitted, with the exception of ordinary maintenance chores, such as changing of a tire or battery.
9. Gas or electric barbeque grills may be used and stored on the patio or adjacent area. When being used, grills must be moved five feet away from any combustible exterior wall or overhang (per NJ Uniform Fire Prevention Code).
10. Charcoal grills are prohibited anywhere in Spring Meadow.
12. No immoral, improper, offensive, or unlawful use may be made on any part of the condominium property. All valid laws, zoning ordinances, regulations of all governmental bodies having jurisdiction shall be observed.
13. Satellite dishes may be installed only with prior **written** permission of the Board of Trustees and must comply with Spring Meadow specifications.
14. Generators are **not permitted** on Spring Meadow property at any time. Violation of these rules will result in a fine of **\$500 for each day** the generator is not removed.
15. Unit owners must notify the Board of Trustees in **writing** if they will have a member of their family residing with them for an extended period, not to exceed three months. Written permission to extend the temporary time period must be obtained from the Board of Trustees.
16. Unit owners are responsible for keeping gutters clean to prevent roof damage from gutters that are clogged. Leaders should be directed away from sidewalks to minimize ponding.
17. When not in use, unit owners must keep garden equipment in the garage.
18. Unit owners should contact the Landscaping Chairperson if they have landscaping/grounds questions or concerns.
19. Unit owners should contact the Board Vice-President for questions or concerns about building exteriors or architectural matters.
20. There shall be no solicitation for any commercial interests by any unit owner or occupant in person, by telephone, email or by mail. No solicitation may be made in the name of, or refer to, Spring Meadow Condominium Association without the written permission of the Board of Trustees.
21. There shall be no sharing or publishing to any media site, social media platform, outside source or public entity of Spring Meadow Condominium Association's ownership information, Board of Trustees business, actions, minutes or other matters without the written consent of the Board of Trustees.

SECTION 5

ARCHITECTURAL CHANGES

The Board of Trustees of the Spring Meadow Condominium Association establishes rules and regulations relating to structural alterations and changes to units.

Any proposed change or addition to the **exterior** of the condominium building must receive prior written approval of the Board Vice President. The necessary form is available in the clubhouse foyer or on the Spring Meadow website.

Any proposed structural change or addition to the **interior** of the condominium unit must receive prior written approval from the Board Vice President and must meet all Township of Wyckoff Building Codes. The necessary form is available from our website and in the clubhouse foyer. Submission of building permit copies and drawings of work to be done will be required.

The approval form on which the owner agrees to accept all costs of initial installation, maintenance, and repairs of the change will become a permanent part of the unit owner's file when s/he sells the unit, for disclosure to and continuance by any future owner.

The following alterations will be allowed after the appropriate paperwork has been submitted and approved by the Board Vice President. Certain specifications will be required.

- Leaders and gutters
- Patio awnings
- Bathroom window in Stratton models
- External wall light fixtures (approved styles only)
- Patio and front landing tile or covering (non-slip products only)
- Painting or staining of patio or front landing (non-slip products only)
- Skylights, attic fans, roof fans

The following alterations will not be approved:

- Patio walls and patio screens
- Attic rooms or dormers
- Greenhouses, gazebos or screen houses
- Room additions
- Fences

Unit owners must not alter the siding or roof of their unit with such items as roof fans, pipes, skylights, without **written** approval of the Board of Trustees.

SECTION 6

WORK RULES FOR CONTRACTORS AND REPAIR PERSONS

1. All contractors and repairmen should be properly licensed and insured.
2. Contractor vehicles are permitted in Spring Meadow only after 7:30 am Monday through Saturday, except for emergencies. Parking is permitted on one side of the street only.
3. Services, including unloading/loading, cannot begin before 7:30 am and must end by 6:00 pm. No work is permitted after dark.
4. Contractor vehicles may not idle once parked, especially in driveways. All engines must be shut off, including during delivery of materials.
5. Construction noise should be minimized by keeping unit windows closed during working hours.
6. All adjacent unit owners should be notified when noise-related construction will be performed.
7. Contractor vehicles may not block common driveways, garage access, fire hydrants or mailboxes. They may not drive across lawns or park on grass areas.
8. All outside areas must be cleared of all debris every day.
9. **Dumpster/POD Rules and Regulations** – The use of dumpsters, PODs or dumpster bags for the disposal of household goods or construction debris must conform to the following:
 - a. The unit owner must provide an application form to the Board Vice President **prior** to the intended use of a dumpster or POD and its expected date of removal. Written Board approval must be in place **before** the installation of the dumpster/POD (hereafter referred to as container). The application form can be found in the clubhouse foyer or on the Spring Meadow website.
 - b. The actual on-site time is limited to 21 days. The unit owner must obtain written Board approval to extend the stay beyond the 21 days.
 - c. The container must be placed only on the unit owner's driveway on wooden planks of sufficient thickness to protect the asphalt pavement.
 - d. The container must be fully covered when it is not being loaded.
 - e. The container must be removed when it is full and must be covered during the removal process.
 - f. Any damage caused by the container to Spring Meadow property, including driveway, roads, lawns, shrubs, etc. is the responsibility of the unit owner.
 - g. Any violation of these rules will result in a **\$250 fine** each day.
 - h. Porta-Johns are not permitted on common elements, except when roofing or exterior painting is being performed. The Board will communicate directly with the contractors.

SECTION 7

VEHICLE PARKING REGULATIONS

1. Unit owner and occupant vehicles should be garaged. If the unit has a two-car garage, cars should be kept in the garage. When necessary, one car may be kept on the driveway. In units with only one garage, one car should be garaged, and a second may be kept on the driveway.
2. Resident and guest cars should only be parked in the shared parking area between units on a temporary basis.
3. Visitors may also park in the respective unit's driveway temporarily or on the street adjacent to the unit being visited. They may also park at the Clubhouse. The Clubhouse lot is the preferred and recommended area for extended visits or overnight parking.
4. For safety reasons, parking is permitted on one side of the street to allow access for emergency vehicles, should they be needed. All vehicles parked on the street should be parked on the appropriate curb side so that the vehicle points in the direction of the traffic flow. **Parking is limited to one side of the street.**
5. No parking is permitted in any area that would prevent unit owners from accessing their driveways safely. Parked vehicles must not block mailboxes or fire hydrants or deny access for emergency vehicles, snow plowing or lawn maintenance.
6. Vehicles must not be parked on the grass to avoid damaging sprinkler heads.
7. Unit owners or occupants shall not store any trailer, boat, abandoned motor vehicle, recreational vehicle, commercial vehicle, pick-up truck or motor home in any driveway or on any portion of the common elements.
8. Driveways will not be plowed if there is a vehicle in the driveway.

SECTION 8

HOLIDAY AND OUTSIDE DECORATIONS

The Association encourages tasteful seasonal decoration consistent with the following guidelines:

1. Decorations must be non-denominational and non-political.
2. Outside holiday lawn decorations are allowed in the confines of foundation flower/shrub beds immediately in front of or around an individual unit.
3. Decorations may not be displayed more than **30 days prior** to the holiday and must be removed within **30 days after** the holiday.
4. Stringing lights and hanging decorations on trees and shrubs is permitted, provided the lights and/or decorations are temporary.
5. Temporary outside floodlights may only be used to illuminate entryways.
6. Seasonal décor may not be mounted on any roof but is permitted around the front porch area.
7. Inside window and outside door decorations are permitted.
8. Playing holiday music so that it will be heard outside an individual unit is not permitted.
9. The American flag is the only flag that may be displayed at any time and must be mounted on a flag pole.
10. Unit owners are responsible for any and all damages to the common elements caused by the improper display of holiday ornaments or decorations.

SECTION 9

GARBAGE AND RECYCLING RULES

The Township of Wyckoff collects garbage **once** a week for 9 months of the year. Garbage collection will be **twice** a week only during June, July and August. Spring Meadow's garbage collection day is Tuesday from January through May and from September through December. During June, July and August, collection will be Tuesday and Friday.

Household garbage **must be placed** in securely tied plastic bags and then placed in securely lidded garbage cans. The garbage cans should be placed on the foot of the driveway no earlier than the evening before collection. Larger items may also be placed on the pavement at the foot of the driveway for collection.

The Township also has a very active recycling program. Curbside recycling pickup in Spring Meadow is on Monday. Pickups may begin early in the morning so recycling items should be placed at the foot of the driveway on the pavement (not on the grass) no earlier than Sunday evening.

Recycling materials must be placed in **covered, rigid containers** with no liners and must not weigh more than 50 pounds.

There are two different recycling categories at the curb on alternating weeks.

1. Cardboard/Newspaper/Mixed Paper – must be kept dry

- Materials that do not fit in covered container should be deposited at the Township Recycling Center.
- Yes – Junk mail, magazines, catalogs, paper bags
- No – Pizza boxes
- No – Wrapping paper
- No – Hardcover books

2. Containers - Bottles, Cans, Plastics (1, 2, 5 only)

- Yes – Rinsed tin/steel/metal cans
- Yes – Rinsed aluminum cans and foil
- Yes - Rinsed milk/juice/broth cartons without foil lining
- Yes – Rinsed glass food/beverage containers. Metal tops must be removed from glass jars, prior to recycling.
- Yes – Rinsed plastic containers #1, 2 and 5 ONLY
- Yes – Plastic flower or plant pots with #1, 2 and 5 ONLY
- No – plastic caps from containers. Plastic caps must be put in the trash.
- No – Disposable coffee cups
- No – Styrofoam
- No – plastic bags – you can recycle your plastic bags at your local supermarket

All the recyclable materials listed above may also be taken to the Town Recycling Center on West Main Street. For additional information and holiday schedules, consult the Wyckoff Municipal Calendar or log on to the Town's website at www.wyckoff-nj.com. We are District 7.

Garbage cans and recycling receptacles must be stored in the garage after the collection has been completed.

SPRING MEADOW

SECTION 10

CLUBHOUSE AND COURTS

The Board of Trustees of the Spring Meadow Condominium Association has appointed a Clubhouse Chairperson and has established Rules and Regulations relating to the Clubhouse and Courts. The Spring Meadow Clubhouse and other common facilities are for the benefit and pleasure of Spring Meadow unit owners and occupants. So that all Spring Meadow unit owners and occupants can enjoy these common facilities, guidelines are required to ensure a fair and harmonious relationship.

1. Clubhouse Use:

The Spring Meadow Clubhouse is available for Association members as follows:

- a. Meetings of the trustees, officers and special and standing committees of the Association.
 - b. Scheduled and special Association functions open to all unit owners.
 - c. The Clubhouse is available for rental for personal and private activities of unit owners. Any commercial use is prohibited. Unit owners may not use the Clubhouse for outside organizations such as clubs, charities, religious groups, etc. This is not considered personal or private use and will not be authorized.
 - d. Any rental is restricted to the Clubhouse, deck and courts only. Residents and their guests are not permitted in any other area around the Clubhouse, such as the maintenance area, dock or pond.
- #### **2. Maximum Occupancy of Clubhouse:**
- No more than 50 persons may be accommodated in the Clubhouse. Unit owners who reserve the Clubhouse must be in attendance at all times during the function for which the Clubhouse was reserved or rented. Any children attending a rental function must be carefully supervised by adults at all times.
- #### **3. Clubhouse Rental Fees:**
- a. The Rental Agreement Form is available from the Clubhouse Chairperson, the Spring Meadow website or in the clubhouse foyer.
 - b. A **\$150** check made out to the Spring Meadow Condominium Association is the non-refundable fee for the clubhouse rental.
 - c. A separate security deposit check for **\$150** made out to SMCA is also required. The security deposit will be returned after the function is complete and an inspection by the Clubhouse Chairperson determines that the facility is in satisfactory condition.
 - d. A copy of the unit owner's homeowner insurance policy showing liability limits and effective dates is also required.
- #### **4. Responsibilities of Clubhouse Renters:**
- a. The unit owner who reserved the Clubhouse must see that it is restored to good housekeeping order and that all garbage and trash are removed from the Clubhouse within 24 hours.

- b. All food and beverages must be removed within 24 hours. The “Closeout Instructions” in the Rental Agreement Packet should be carefully observed.
 - c. The unit owner host accepts total responsibility and liability for any abuses of or to the Clubhouse and for any activities conducted therein or around the premises.
 - d. No furniture or kitchen equipment or any other property may be removed from the Clubhouse without permission of the Clubhouse Chairperson.
 - e. In the event of something breaking in the Clubhouse, the Chairperson should be contacted immediately.
 - f. The sale of alcoholic beverages to anyone is forbidden.
 - g. The resident in charge is required to monitor the serving of alcohol to ensure that no one underage is served and that the consumption of alcohol by all other guests is monitored. The Association shall be held harmless for any claims arising from the serving of alcohol by residents.
 - h. No function may end later than midnight.
 - i. Noise levels at any function must be moderated so that neighbors are not disturbed.
- 5. At the conclusion of any function, the unit owner/host must:**
- a. Set the thermostat according to the directions posted next to the thermostat.
 - b. Roll up deck awnings and close deck/court umbrellas.
 - c. Lock all doors and turn off all lights.
- 6. The following must be completed within 24 hours of the function:**
- a. Clean tables and stack them in designated areas.
 - b. Remove all dishes, utensils, food, beverages, etc. brought to the clubhouse.
 - c. If dishwasher is used, remove cleaned items and put away.
 - d. All appliances and cabinets must be left in proper order.
 - e. Any Clubhouse furniture that is rearranged must be returned to its original position.
- 7. Clubhouse Court Use:**
- The courts are for the exclusive use of unit owners and occupants and their guests. The following rules and regulations apply.
- a. Guests – All guests must be accompanied by the unit owner and must be registered by name on the appropriate clipboard in the clubhouse foyer.
 - b. Keys – Keys to the courts will be maintained in the clubhouse. After play is completed, the courts must be locked, and the key returned to the designated clubhouse location.
 - c. Priority Governing Play – Players establish priority for court use by signing up on the sheet provided in the clubhouse foyer.
 - d. Dress and Footwear – Rubber soled shoes must be worn during court play. Players must wear a shirt at all times.
 - e. Food – No food is allowed inside the court area. Beverages must be in unbreakable containers and must be removed when play is completed.
 - f. The courts are for approved activities only. Skateboarding, roller skating, bicycling, ice skating and other non-conforming use is not permitted.

SECTION 11

SELLING YOUR UNIT

OPTIONS FOR SELLERS:

- **For Sale by Owner/Estate:** Procure your buyer without assistance of SMCA Membership Committee or a Real Estate Agent.
- **Utilize Spring Meadow Wait List of Interested Buyers:**
This is a separate Real Estate 1% Wait List Agreement signed by Seller before activation begins. If the Wait List is used resulting in a sale, the 1% fee will be paid at closing by an attorney's check to Spring Meadow Condominium Association.
- **Listing with a Real Estate Agent:** Seller pays commission to real estate company.

UNIT VACANCY:

- Unit thermostats should not be left below 60 degrees during winter months.
- A unit is permitted to be empty for no more than 12 months.
Violation will result in a fine of \$250 per month.

BUYER REQUIREMENTS:

- Certificate of Occupancy – Original to attorney, copy to Membership Chairperson. The application is available at the Wyckoff Municipal Building. There is a fee. (This is a Wyckoff Law that is required before moving into a 55 and over community.)
- Completed Membership Application with accompanying fee to Membership Chairperson.
- Meet with Welcoming Committee before closing accompanied with the two documents above. At that time, the Committee will review the Rules & Regulations, go over closing procedures and share general information about Spring Meadow.

SECTION 12

GARAGE/ESTATE SALES

Written permission must be obtained from the Board Vice-President to hold a garage, tag, estate, or any similar type of personal property sale at least two weeks in advance of the scheduled sale date. Such sales are limited to a one-time event prior to moving from a unit. (The appropriate form needed for permission to be obtained is available from the Spring Meadow website or in the foyer of the Clubhouse.)

Any unit owner planning a sale must agree to the following:

1. A refundable deposit of \$250 is required to cover the cost of any damage that may be done to Spring Meadow common elements by sale customers.
2. The sale is limited to two consecutive days beginning no earlier than 9 am and ending no later than 4 pm each day Monday through Saturday. Sales are not permitted on Sundays.
3. One sign, placed in the ground, identifying the sale location, is permitted in front of the unit owner's property. A second sign may be placed at the corner of Wyckoff Ave. and Spring Meadow Drive. A third sign for directional purposes may be placed at one of three locations: the intersection of Spring Meadow Drive with Bromley; the intersection of Spring Meadow Drive and Aspen; or the intersection of Spring Meadow Drive with Sugarbush.
4. Street parking for the sale is permitted on one side of the street only. Clubhouse parking is also available.
5. The unit owner must monitor parking to ensure that there is no parking on grass or common elements.
6. Sale items may be placed on the unit's driveway but not on any other common element.