

# ***THE BEACH CONDOMINIUM ASSOCIATION***

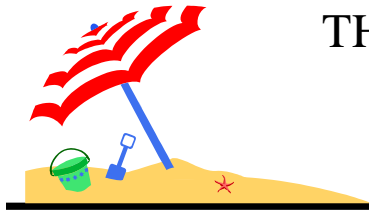
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## **OWNERS AND TENANTS RULES & REGULATIONS** *and other convenient information*

Revised May 2005

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These rules and regulations are effective until such time as they are modified or amended by action of the Board of Directors of The Beach Condominium Association Inc. These rules are a simplified format and are in addition to any recorded association rules, regulations, covenants, deed restrictions, by-laws, and the like as well as any municipal, state, and federal laws. Any modification or amendments of these rules will be communicated to the owners 30 days prior to their effective date.

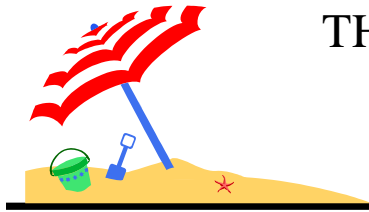


# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

## *Welcome to The Beach*

To ensure the maximum enjoyment of The Beach by all residents and maintain a pleasant, secure atmosphere, the Board of Directors has prepared this Rules and Regulations document for residents, their guests and tenants to follow. These Rules and Regulations have been adopted by the Board of Directors in accordance with the By-Laws. The Management Company is responsible to ensure that these Rules and Regulations are followed by all owners, tenants and guests.

The most important aspect to remember is that The Beach is a condominium and not a private residence. Remember that all areas outside of your condominium unit are common areas for the use and enjoyment of all owners and tenants and are not an extension of your individual property.

The help and cooperation of everyone is required to maintain the complex and thereby enhance and maintain the value of our property.

Very truly yours,

### **The Board of Directors**

The Beach Condominium Association, Inc.

Comments, requests and inquiries should be directed to the Management Company:

Michael Koen Management Services Inc.

P. O. Box 232

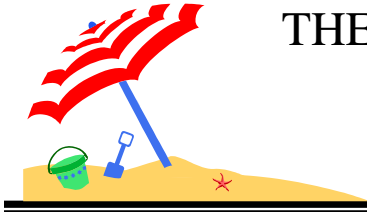
Bay Head, NJ 08742

**Business Phone & Emergency Number:** (732) 295-5255

On Site Phone & Fax: (732) 892-0490

E-Mail: BeachManagement@aol.com

**Police** 892-0500 or 911  
**Fire & First Aid** 892-0500 or 911



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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## **BOARD of DIRECTORS**

Board members are elected by the owners to serve as policy makers of the Association and to guide the association. Service on the Board is voluntary and the terms of office are directed by the By-Laws, which were adopted by all Association members when the Beach Condominiums Association was first formed.

Board members receive no compensation for their services. Therefore, when not actively engaged in Board business, each Board member should be afforded the same right to enjoyment of The Beach and privacy granted to all owners. Please be considerate of this policy.

The Board is responsible for the fiscal affairs of the Association, and therefore its function includes the determination of and collection of all maintenance and other fees and the expenditure of those fees for all necessary services. It is also responsible for the management of the premises.

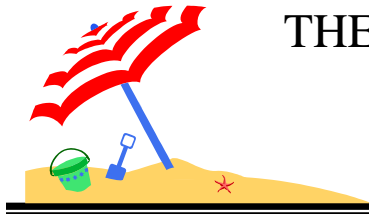
Additionally, the Board's duties include establishing budgets, setting rules and regulations, hiring personnel, as well as contracting with service providers, such as attorneys, accountants and management companies. In other words, the Board deals with both long-term policy issues, such as legal disputes and governing policies, and day-to-day issues such as pool hours and making sure the garbage is collected.

While as a matter of policy many of the larger issues are presented to all Association members at periodic general membership meetings for input (and approval if they result in a change to the By-Laws), the Board members meet as required to make routine decisions regarding the operation and administration of the Association.

Owners are welcome to attend Board meetings. If you are interested or would like to be heard by the Board, please contact The Management Company for the date, time, and place of the next scheduled meeting. These dates and times are also contained in the newsletter.

Volunteerism is encouraged. There is always a need for residents to become involved in the operation of a condominium, particularly those who have expertise in the areas of law, accounting, and construction. Your participation may help defray association costs.

A committee may be formed by the Board at any time when a need or interest arises and can be created for the purpose of achieving a specific short term goal. Note that Committees are formed to research, advise, and recommend action to the Board. Members of Committees do not vote and have no authority in managing the affairs of the Condominium, such authority is specifically reserved to the Board. If you are interested, please contact a Board member or the Management Company.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

## MANAGEMENT COMPANY

While the Board sets the overall policy, a company is retained to carry out the day-to-day management duties of The Beach. This service is contracted annually with a company that is considered by the Board to be best able to provide the kinds of services that The Beach requires.

The range of services provided by the Management Company depends upon the terms of the contract executed between the Association and the Management Company. In general, the duties include billing and collecting monthly maintenance fees, keeping the financial records of the Association, providing guidance to the Board in its preparation of the budget, coordination with the Association's accountant and attorney, managing the accounts payable, and hiring subcontractors for the necessary maintenance and repair projects.

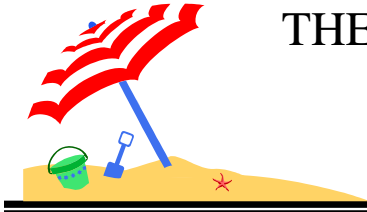
If something goes wrong in a unit that could affect the neighboring units, i.e., gas/water leak or failure of a heating system, the Management Company is empowered to enter the unit and deal with the problem. Unit owners are encouraged to provide a key to their unit to the Management Company. If emergency repairs are required, the Management Company will contract for such repairs and then make the determination as to whether the cost is the owner's or the Association's responsibility. If a key is unavailable, the Management Company will need to forcibly enter the unit, and the costs of door repair will be assumed by the owner.

## OWNERS

Ultimately, owners bear the greatest responsibility for the smooth operation of The Beach. That responsibility begins with each unit owner.

Owners are responsible for everything that goes on in their unit, including its maintenance, the conduct of tenants, the behavior of guests and the adherence of all parties to the rules and regulations of the Association. This applies whether the owner is present or not. Owners are advised that units may not be occupied by anyone under the age of 18 without an adult present.

Owners are responsible for knowing the rules, regulations and operating policies of The Beach Condominium Association. They are responsible for attending Association meetings, paying their maintenance fees in a timely manner, and being involved in the running of the complex. That could mean involvement as a member of the Board of Directors or a committee, or it can be as simple as picking up litter, sweeping a walkway, or helping a guest learn the rules. All owners should help to ensure the security of the property by keeping an eye out for trespassers, etc. and alerting the Point Pleasant Beach Police to any suspicious behavior. Altogether, it adds to a spirit that enhances the investment made by all owners.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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## OWNERS (*continued*)

Those owners who rent carry the largest responsibility. Not being there or personally knowing your tenant is no excuse for shirking the burden. Signing a lease does not abdicate the owner from assuming responsibility for their Unit. Owners must provide a copy of the lease to the Management Company prior to tenant occupancy along with a \$250 security deposit. Security Deposit collection and return will be administered *separately from Maintenance Fee* payments and statements. The Association *will notify* the unit owner promptly if a rental Security Deposit is not being fully refunded so the charge can be applied to the renter before their Security Deposit is returned by the unit owner (e.g. within 30 days).

Owners are reminded that insurance coverage is highly recommended for personal property, additions and alterations, and other owner insurable items as may be necessary including, but not limited to, coverage for losses due to water, flood, fire and wind damage. The Association will not be responsible for this type of loss to your unit.

## TENANTS

Owners are responsible for educating tenants and guests on the rules and regulations of The Beach and assuring their compliance. Tenants must cooperate with the Management Company and/or other contractors when access to the unit is required for repairs and other necessary functions.

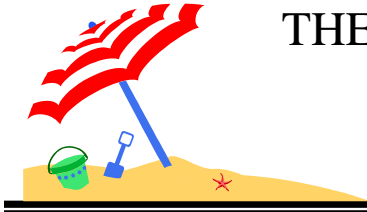
Units are subject to occupancy limits in accordance with local laws.

- 1 level units are limited to 5 occupants
- 2 level units are limited to 8 occupants
- 3 level units are limited to 11 occupants

Any infraction will immediately be brought to the owner's attention via a call to the owner. Failure to resolve any complaint within 24 hours will result in the enforcement of fines to the unit owner.

Tenants should carry appropriate insurance.

Reminder to obtain all parking, beach and pool passes from tenant upon their departure to insure no out-of-pocket expense on owners behalf.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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## GENERAL

Owners will be held **financially responsible** for damage, injury, destruction or other expenses caused to common property, pool facilities and/or other units by themselves, their children, guests, tenants or pets.

No unit shall be used for any purpose other than for a **single family residence or dwelling**.

No unit shall be rented by owner or otherwise utilized for transient, multiple tenant use, or hotel purposes, which shall be defined as **rental for any period less than 4 weeks** unless otherwise approved by the Board of Directors.

Direct inquiries, requests and complaints to:

Michael Koen Management Services Inc.  
P.O. Box 232  
Bay Head, NJ 08742  
Business Phone: (732) 295-5255  
On Site Phone & Fax: (732) 892-0490  
E-mail: [BeachManagement@aol.com](mailto:BeachManagement@aol.com)

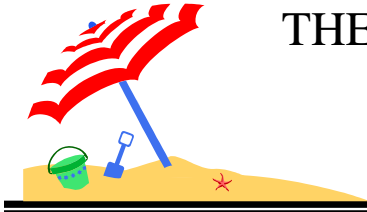
## PUBLIC NUISANCE

Residents shall not make or permit any disturbing noises, nor do or permit anything that will interfere with the rights, comforts or convenience of other residents.

Residents shall not permit their television, radio or other loud speaker, or any other noises to disturb or annoy other residents and shall observe quiet hours between 10:00 p.m. and 7:00 a.m.

Residents shall comply with all Municipal or State ordinances.

**There is NO-SMOKING permitted in any of the hallways, Community Room or other interior Common Areas.**



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

## GARBAGE AND RECYCLABLES



### GARBAGE

All garbage should be fully secured in plastic bags prior to placing in the dumpster. Nothing is to be placed along side or on top of the dumpster. This will reduce any possible health hazard, as well as keep the maintenance, collection, and extermination costs under control.

No trash is to be placed outside of any unit.

Be advised that the Borough of Point Pleasant Beach has a “RULES AND REGULATIONS SCHEDULE FOR BULK PICK-UP / DROP – OFF FEES”. These regulations include an itemized list for unwanted furniture, doors, windows, water heaters, refrigerators, toilets, sinks, etc and the specific price the town will be charging unit owners for pickup of each item. No **owners** or **renters** are permitted to place any unwanted or bulk items into our dumpster without first notifying our Management Company). The Management Company will then coordinate the pick-up with the town and each owner will be charged accordingly. The Association will be **penalized** if anyone places the bulk items in the dumpster without notification and/or the town will **not** remove the items from our premises.



### RECYCLING

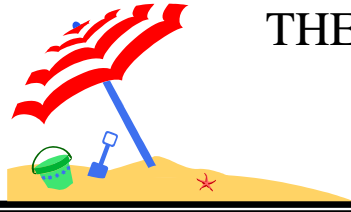
Recycling is mandatory by law. Please follow the rules displayed in the trash area for current regulations.

All cardboard boxes must be flattened prior to placing next to the dumpster for recycling.

Any costs or fines incurred due to improper recycling will be charged to the unit from which the problem originated.

**Plastic bags are not permitted  
in recycling cans!**

Owners will be charged a minimum fee of \$100.00 plus all costs incurred for improper trash and/or recycling disposal.



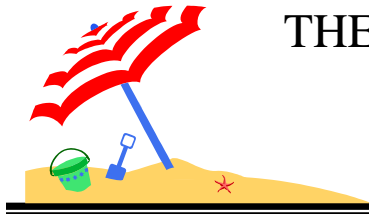
# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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## **UNIT OWNER RESPONSIBILITIES REGARDING CONTRACTORS**

Unit owners are responsible for all contractors doing work in their unit, including the following:

- Any damage to common areas resulting from contractor work is ultimately the responsibility of the unit owner hiring the contractor.
- All common areas and exterior portions of the unit owners' properties must be kept clean at all times (not one cleaning at the end of the project). This includes maintaining the cleanliness of hallways, stairwells, and exterior areas. If a contractor does not maintain the cleanliness of these areas (including sweeping, vacuuming, and/or mopping up debris), the unit owner will be informed, and subject to fines per the Appearance Violation and Clean-up regulations.
- No building supplies or contractor tools are to be stored in common areas or exterior portions of the unit owners' properties. If so, the unit owner will be informed, and subject to fines per the Appearance Violation and Clean-up regulations.
- Contractors are not to use dumpsters for construction debris, building supplies, etc. This is a violation of Point Pleasant Beach and The Beach Garbage regulations. Unit owners will be fined accordingly.
- All entry doors are to be kept shut at all times for security purposes and are not to be left propped open (or use of tape to keep doors unlocked) for any reason. Security codes shall not be given out to contractors or other non-authorized persons. Unit owner will be responsible for charges incurred in changing security codes and any theft or vandalism caused by this breach.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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## VEHICLES

All motor vehicles operating in The Beach's garage shall not exceed 5 m.p.h.

There shall be no dismantling, oil changing, repairs or the like performed on vehicles within the property of The Beach.

**Washing of cars is not permitted** in the parking garage. The exterior hose bibs are for grounds maintenance only.

Vehicle owners whose vehicles are in violation of any of the rules are subject to a municipal summons, as well as any fines which may be imposed by the Association upon the unit owner.

Each owner is assigned **one numbered parking space** which corresponds to their unit number. Motor vehicles shall be parked only in the parking space designated for your unit or a visitor space. Unit owners are given two (2) parking tags for two automobiles. Visitor spaces are on an as available basis. All vehicles must display a valid parking tag or will be subject to ticketing and/or towing by the Point Pleasant Beach Police Department. Parking passes are kept by unit owners and not re-issued from year to year. Owner is responsible to secure these passes each year – a charge will be imposed for additional passes.

**Parking** in fire lanes or zones, yellow curbed areas, in front of dumpsters or any other non-designated parking areas shall result in removal at the vehicle owner's expense. At no time may any vehicle be parked so as to impede the normal flow of traffic and/or prevent the passage of emergency vehicles.

**No vehicles of a size larger** than a panel van and no mobile home, recreational vehicle, boat, boat trailer or the like shall be parked within the boundaries of The Beach, except those vehicles temporarily within the complex for the purpose of servicing the condominium itself or one of the units, without written consent of the Board.

Any vehicles conveying commercial status parked within the complex for other than servicing the condominium or one of its units shall have removable signs which shall be removed while within The Beach.

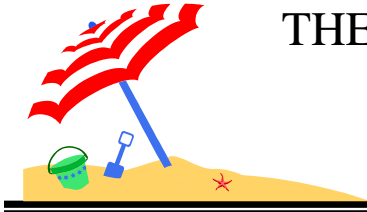
All vehicles shall have current registration, state inspection and insurance coverage.

All vehicles are to be kept operable. Any disabled vehicle must be removed from the property within five (5) days.

No covered storage of vehicles shall be permitted for more than 30 days.

Motorcycles, mopeds and motor scooters must display a valid parking tag and be parked within the parking stalls.

**Any owner notified of an oil or gas leak** from his vehicle must have such vehicle repaired or removed from the premises within five (5) days of such notice.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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## **SAFETY AND APPEARANCE**

All **sidewalks** are to be kept clear at all times. People sitting in common areas are not to obstruct the walkways. Chairs must be kept back a minimum of 3 feet from the edge of the pool.

All **entry doors** are to be kept shut at all times for security purposes and are not to be left propped open for any reason. Security codes shall not be given out to contractors, realtors or nonauthorized persons. Owner will be responsible for charges incurred in changing security codes and any theft or vandalism caused by this breach.

**No towels, clothing or the like** are to be hung over the unit railings or out of the windows.

**Hallways** are common area accessways and are not meant to be indoor playgrounds. There should not be any bicycle riding, ball playing, loud noise etc. at any time.

**Bicycles** may not be stored in the entrance coveways or common area; they should be stored inside your personal unit or garage storage facility.

**Skate boards, scooters and rollerblades** are NOT permitted to be used anywhere on The Beach property.

**Toys, chairs and other personal property** are not to be stored in the common areas.

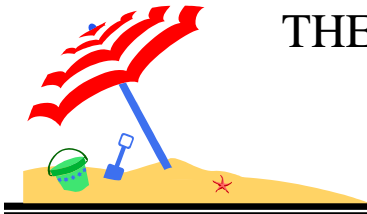
**All furniture** stored on a deck must be usable in its stored form or it must be stored within the unit.

Owners may not attach any item to the **exterior Cedar Impressions siding** of any of the buildings. Also, owners may not put nails, drill holes or penetrate the siding in any way. Owners may not in any other way alter the **exterior appearance** or their unit without the prior written permission of the Board of Directors. This includes window boxes and other permanent structures. The Board of Directors may, at its discretion, allow modest, tasteful exterior decorations which follow a common theme appropriate for the shore area. Flags, (excluding American flags) lights and any other items, which, in the opinion of a majority of the Board of Directors, do not conform to these standards, will not be permitted. Additionally, any type of construction within a unit must have prior written approval of the Board of Directors, as well as the appropriate local and state permits if required. Once approved, timing of the construction must be coordinated with the Property Manager.

Each resident or unit owner, within 30 days of occupancy, shall install **white window coverings** on all exterior windows. Sheets, blankets or bedspreads are not acceptable.

**Three natural gas grills** have been installed on the upper terrace. Keep in mind that these units are for the enjoyment of all residents and should be left as clean as you would have liked to have found them. Propane and charcoal grills are prohibited on decks or unit property. Electric grills may be used. By Borough Ordinance, portable gas grills of any type are not permitted.

When selling a unit, **open houses are not permitted**, nor are there to be any signs displayed in unit windows or anywhere on the premises indicating for sale status. Moves into and out of The Beach must



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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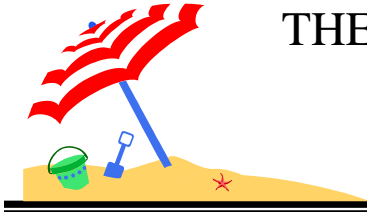
be coordinated with the Management Company in order to ensure the safety and enjoyment of all residents.

**All dwellings must be heated** to the extent necessary to prevent damage from freezing temperatures during the months of October through April, inclusive, regardless of whether the unit is occupied. Any Unit owner failing to heat their dwelling and maintain temperatures at 55 degrees or higher shall be liable for the cost of any damage caused to any portion of the Condominium due to that neglect, or, if such damage is insured by the Condominium Association, for any deductible or other amount not received by the Condominium Association from the proceeds of such insurance.

**Appearance Violation:** All unit owners must maintain the exterior portions of their property (decks, patios, yards). Specifically, this requires unit owners keep all exterior areas clean and neat. If the Board of Directors deems that a unit owner has not properly maintained the exterior portions of their property, the Board of Directors shall notify the unit owner of the infraction. This includes, but is not limited to, broom swept decks and patios, removal of non-functioning furniture, rusty or unsightly objects and/or furniture, or replacement of torn screens. Once the unit owner has been notified of the infraction, he/she will have 10 days to correct the violation. If the violation has not been corrected within such 10 days, the Board of Directions may, at the expense of the unit owner, have the exterior area cleaned. The unit owner will then be charged a cleaning fee of \$50/hour, with a minimum of one hour. Additional fees may be incurred by the unit owner for disposal of specific items or replacement of new screens. Unpaid fees will result in an additional violation and, as a result, the unit owner will be assessed a fee for late payment.

**Clean-up Fines:** While The Beach complex maintains the common areas and grounds of the complex, it is the responsibility of all unit owners and renters to maintain the cleanliness of the property. Specifically, this requires unit owners and renters to pick up after themselves, guests, and/or pets. Examples include cleaning up personal objects from common areas, properly disposing of litter, and cleaning up after pets. If unit owners, renters, or guests are identified as not having cleaned up after themselves, others are asked to immediately notify the Property Manager regarding the infraction. If the infraction is not immediately resolved, the Property Manager is authorized, at the expense of the unit owner, to clean up. The unit owner will then be charged a cleaning fee of \$50/hour, with a minimum of one hour. Additional fees may be incurred by the unit owner for disposal of specific items. Unpaid fees will result in an additional violation and, as a result, the unit owner will be assessed a fee for late payment.

If a renter is in violation, the unit owner will immediately be informed, and the fee amount will be withheld from the unit owner's security deposit. It will then be the responsibility of the unit owner to collect the fees directly from the renter.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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## *PETS*

Owners may have up to two pets only, but must be considerate of the rights of other owners and be sure their pets are properly controlled. Tenants are NOT permitted to have pets.

Pets must be either walked on a leash while on the property, or kept within a unit. Within a unit does not mean outside on a deck.

Pets are not to be left outside.

### **Pets are not permitted in the pool or pool area.**

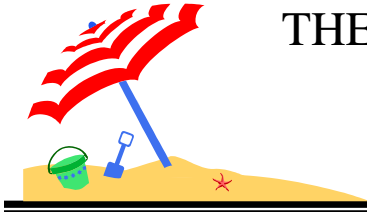
Pets must be curbed and residents must clean up after their pets - immediately.

Cat litter must be placed in plastic bags prior to disposal in the dumpster.

### ***Do not flush cat litter down the toilets.***

In addition to any other fines which may be imposed, owners will be held responsible for any damage to common areas and plants caused by their pets.

All dogs must be licensed by the municipality of the unit owner's primary residence and owners must produce proof of licensing upon request.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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## POOL

### ***DIVING INTO THE POOL IS NOT PERMITTED FOR SAFETY REASONS***

**THE BEACH POOL IS A PRIVATE POOL. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. OWNERS, BOARD OF DIRECTORS AND THE MANAGEMENT COMPANY ARE NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES.**

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- **NO SWIMMING ALONE**
  - **PERSONS UNDER THE AGE OF 16 MUST BE ACCOMPANIED BY AN ADULT.**
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The Association will not be responsible for loss, theft or damage to personal property of residents or their guests.

**Pool Hours** - 10:00 a.m. to 7:00 p.m. or as otherwise posted at the pool.

Every person, including non-resident owners, entering the pool or pool area **must display a current pool badge.**

**No glass containers or bottles** of any kind will be permitted in the pool area. This is a must!!

**Pets are not permitted in the pool or pool area.**

No bikes, wagons, etc. will be permitted in the pool area. Baby carriages are permitted, however, no playpens, port-a-cribs, etc. shall be set up.

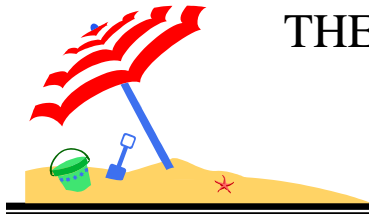
**No running, rough play or profane language** will be permitted anywhere in the pool area or decking.

Floats, tubes, etc. may be used in the pool as long as they do not present any annoyance to other residents and they are removed from the pool area when not in use.

Proper attire must be worn by all bathers. Cutoffs are not permitted. Children not toilet trained must wear rubber pants.

**Persons with colds, coughs, inflamed eyes, infections, open sores,** or the like, or persons wearing bandages shall be refused admission to the pool.

Intoxicated persons are not allowed in the pool area.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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## **POOL** (continued)

No towels, clothing, etc., are to be hung on the fence. Any items left overnight will be discarded. Properly dispose of all garbage. A garbage can is located at the pool for your convenience. This is to ensure that wrappers, papers, etc., do not wind up in the pool filtering system.

**Food is not to be eaten in the pool or around the immediate edge.** If you smoke, please bring your own ashtray and do not extinguish cigarettes on the concrete apron or in the pool. Smokers are asked to be thoughtful of others sitting nearby.

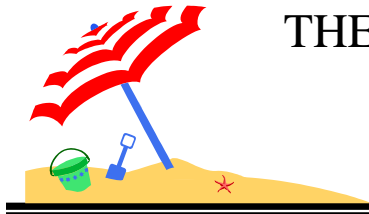
**Pool equipment is to be used only by authorized personnel.** Reserving of pool furniture is not permitted.

Loud radios are not permitted. We recommend the use of portable radios with headphones.

Please, if you bring something to the pool, bring it home when you leave. Any items left in the pool area after closing will be discarded.

The pool rules above are in addition to any rules posted at the pool.

We encourage our residents to contact the Point Pleasant Beach Police if anyone is seen using the pool during unauthorized hours or committing any other violations against our property.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

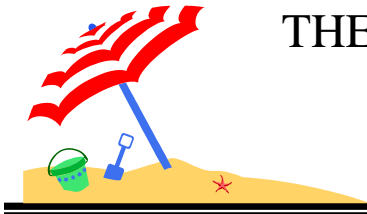
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## COMMUNITY ROOM

The use of the Community Room is an amenity provided to the Owners, tenants & guests of the Beach Condominiums and as such their full cooperation in the reasonable and controlled use of the premises is expected. The Community Room is part of the common area and is therefore governed by the Rules & Regulations of the Beach Condominiums which will be strictly enforced by our Managing Agent.

Following are specific regulations that will be enforced to protect the safety and security of our property:

1. Each owner is given 1 Room Access Key with their Unit #. Keys cannot be duplicated. A charge of \$25 is incurred by the Owner for replacement of a lost key.
2. Children under age 14 must be accompanied by an adult for proper supervision and safety reasons.
3. Please clean up after use and throw any garbage in provided containers.
4. Kindly minimize the noise level for surrounding Owner Units.
5. Doors are to be kept CLOSED at all times for security reasons.
6. No smoking or pets allowed.
7. No wet bathing suits are allowed.
8. TV remotes and game pieces are to be kept in the room at their proper location. No items placed on felt card or game tables.
9. Owners can reserve the room for private parties for a \$100 fee. A security deposit check for \$500 will be held and returned to Owner upon room inspection after usage. Owner is responsible for cleaning room after party.
10. Alcoholic beverages are permitted by adults, but must be removed after use.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

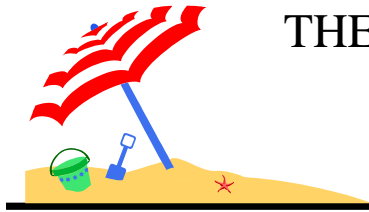
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## ALTERATIONS AND ADDITIONS

**Neither the exteriors of the buildings, nor any of the grounds shall be altered** in any way without the written approval in advance of the Board of Directors.

No owner, resident or lessee shall make, cause or permit to be made any **structural additions, alterations or improvements**, or install or change any wiring for electrical cable, TV(see satellite dish rules and regulations below), telephone installation, plumbing lines or duct work or any other purpose, nor shall any similar improvements or construction be performed which protrudes through the walls or the roof of the unit (or elsewhere on the condominium property) without prior approval of the Beach Condominium Association Board of Directors and The Management Company.

**No radio or television aerial installment shall be made** on any building nor shall any unit owner cause or permit anything to be hung or displayed on the exterior of a building (including screens and awnings) or upon the grounds of the condominium, nor shall any air conditioning unit or ventilator be installed, except to replace the existing units, without the prior approval of the Board of Directors.

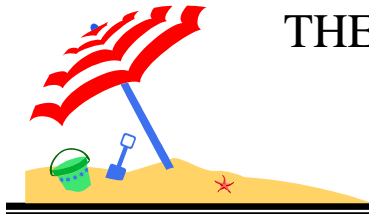


# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

## SATELLITE DISH INSTALLATION RULES AND REGULATIONS

While the Board of Directors does not encourage TV Satellite Dish installation, we realize that some unit owners may want to exercise their right to install a Satellite Dish. However, in order to protect our property and the association we have adopted the following guidelines.

- All Satellite Dish installations must have an installation plan (application) presented to and approved by The Management Company (Mike Koen). This plan must specify:
  - ◆ The unit number and the unit owner name, address and telephone number
  - ◆ The exact location where the dish is being installed.
  - ◆ The size of the actual dish and the overall size of the unit with all installation support.
  - ◆ How the dish is being installed, fastened and wired.
- All Satellite Dish installation applications must be accompanied with a \$250 refundable security deposit. This deposit will be refunded when the satellite dish is removed and the installation/removal damage is checked.
- Each application will be reviewed to determine the installation feasibility and any problems with the size or location. The Management Company at its sole discretion may reject an installation plan based on the size, location, fastening method and/or wiring details. The approval or rejection also will be dependent on the individual condo unit's location and structure (number of decks, location of decks etc.).
- In addition the following general restrictions apply:
  - ◆ Satellite dishes may only be placed on upper level unit owner balconies attached to the railing or deck floor.
  - ◆ Satellite dishes may not be fastened, bolted or attached in any way to the exterior walls, roof of the condominium or any common area.
  - ◆ Satellite dishes may not be fastened to any fiberglass structures.
  - ◆ Satellite dish installation must have a minimum amount of outside wiring where no other option is available.
- The unit owner shall be responsible for the installation and removal of the satellite dish and shall make any repairs necessary to the installation area during use or removal.
- The unit owner must notify the Management Company when a Satellite Dish is removed and an inspection is needed to approve deposit refund.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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## VIOLATIONS/FINE SCHEDULE

Late payment fines are \$25.00 per month (compounded monthly) if the payment is postmarked after the 30<sup>th</sup> day of the month the payment is due. This is in addition to any interest, legal fees and costs which may be imposed or expended to effectuate collection.

### **For violations of rental period and/or lease filing:**

A notice of violation shall be issued with a fine of \$500.00 for each month a lease fails or failed to meet the 4 week minimum rental requirement.

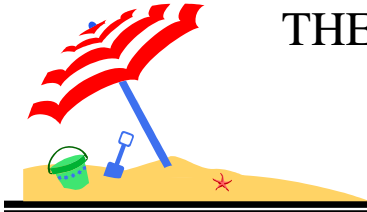
A notice of violation shall be issued with a fine of \$500.00 for any unit occupied by a tenant without first supplying the association with a copy of the fully executed lease and required \$250 security deposit.

### **For all other rules, infractions or violations:**

- **Safety Violations require immediate correction!**
- Appearance Violations must be corrected within 10 days of violation notification

If the violation has not been corrected within such 10 days, a fine of \$50.00 will be imposed. Along with the notice of the fine, the unit owner will be notified that he/she has 10 days to correct the violation and that he/she has the right to appeal to the Board of Directors. Should the violation continue after the second 10-day period, each day the violation continued or continues shall be considered a separate violation and the fine shall be increased to \$100.00 per occurrence.

The above is in addition to any and all other remedies, including self-help, afforded the association in accordance with the association documents and state law.



# THE BEACH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

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## APPEALS

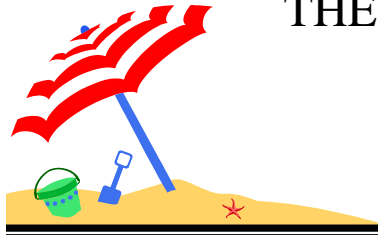
Appeals of any determination of the Board of Directors or The Management Company, must be made within 10 days following such decision, and shall be filed in writing to:

Michael Koen Management Services Inc.  
P. O. Box 232  
Bay Head, NJ 08742  
Business Phone: (732) 295-5255  
On Site Phone & Fax: (732) 892-0490  
E-Mail: BeachManagement@aol.com

If necessary, the Board will appoint a panel of three unit owners to arbitrate the dispute. Should an outside arbitrator be required, the costs shall be shared between the parties.

Any approval or disapproval given under these Rules and Regulations themselves, may be added to, amended or repealed at any time by resolution of the Board.

These rules and regulations are effective until such time as they are modified or amended by action of the Board of Directors of The Beach Condominium Association Inc. These rules are a simplified format and are in addition to any recorded association rules, regulations, covenants, deed restrictions, by-laws, and the like as well as any municipal, state, and federal laws. Any modification or amendments of these rules will be communicated to the owners 30 days prior to their effective date.



# THE BEACH CONDOMINIUM ASSOCIATION CONVENIENT INFORMATION

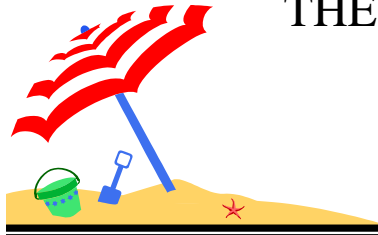
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## CONTRACTORS/ SUPPLIERS

Drain Cleaner –	Mathis Sewer & Drain	458-4633
Electric Company -	GPU Energy	800-662-3115
Electrician -	John Giannattasio	269-1543
Exterminator -	Action Pest Control	458-3100
Gas Company -	New Jersey Natural Gas	800-221-0051
Plumber -	Shoretown Plumbing	557-4226
Locksmith -	Ed Brower	892-3138
Heating/AC -	Jim @ Tradewinds	840-1737
Carpenter -	John Tsavlia	908-783-3718
Cable Television -	Comcast Cablevision of Ocean County	920-2288

Some stations may not be available due to individual homeowner's selection of service.  
Tune to on screen TV guide for current listings.

The above contractors and suppliers are noted for your convenience, however, residents may use any insured contractor of their choice. The association is not responsible for payment to any contractor or supplier without prior authorization from the Board of Directors or Mike Koen Management Services.



# THE BEACH CONDOMINIUM ASSOCIATION CONVENIENT INFORMATION

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## **BAKERIES**

Hoffman's Donuts -	American Legion Way, Pt. Beach	892-3472
Mueller's -	Bridge Ave., Bay Head	892-0442
Mattina's -	Hooper Ave., Bricktown	262-1600

## **BOWLING**

Lanes at Sea Girt	Route 35, Wall	449-4942
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## **FLORISTS**

Bloom'in Ideas -	Rt. 35, Pt. Beach	899-1949
O'Brien's Florist -	Bridge Ave., Point Pleasant	899-5801
Flowers by Roz -	Bridge Ave., Point Pleasant	899-3440

## **HOSPITALS**

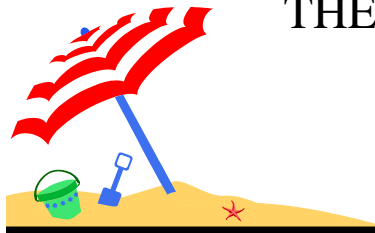
Brick Hospital	Jack Martin Blvd., Brick	840-2200
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## **MOVIE THEATERS**

Loews Circle 5 -	Laurelton Circle, Brick	458-5077
Sony Cinema 5 -	Brick	262-0200
Ocean County Mall Cinema -	Toms River (in O.C. Mall)	240-5095

## **PET BOARDING**

Pet Boarding Purr n' Pooch -	Hwy. 35, Manasquan	528-8100
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# THE BEACH CONDOMINIUM ASSOCIATION CONVENIENT INFORMATION

## PIZZA DELIVERY

Luigi's Famous Pizza -	Washington Ave, Pt. Beach	899-4848
Lenny's Pizza -	Bridge Ave, Point Pleasant	892-6112

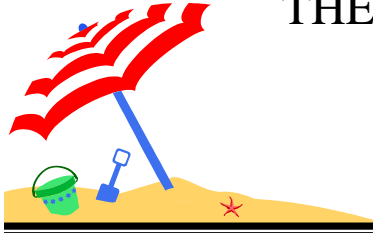
## POST OFFICE

Point Pleasant Beach P. O. -	410 Arnold Ave., Pt. Pleasant Beach	899-4250
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## RESTAURANTS

The Crabs Claw (Seafood) -	Lavalette	793-4447
“OB” Diner - (24 Hrs.) -	Ocean Road, Pt. Pleasant Beach	295-1070
Frankie's Bar & Grill (American) -	Pt. Pleasant	892-6000
The Ark -	Hwy 35, Point Pleasant Beach	295-1122
Europa South (Portuguese/Spanish) -	Pt. Pleasant	295-1500
Martells Clam Bar -	on the Boardwalk, Pt. Pleasant	295-2526
Kristi's Seafood -	816 Arnold Ave, Pt. Pleasant	892-4343
Bayou Café (Cajun) -	1st Ave, Manasquan	223-6678
Piancone's -	Hwy. 71, Bradley Beach	775-0906
Squan Tavern -	Broad St, Manasquan	223-3324
Pizza Hut -	Hwy 35S, Pt. Pleasant Beach	892-1268
Marlin's Café -	1901 Ocean Ave, Pt. Pleasant Beach	714-8035
Martel's Sea Breeze -	308 Boardwalk, Pt Pleasant Beach	892-0131
Heatwave Café -	Main Ave, Bay Head	714-8881
Spikes -	415 Broadway, Pt Pleasant Beach	295-9400
Red Lobster Pot -	57 Inlet Drive, Pt. Pleasant Beach	295 6622
Pilot House -	799 Rt 70, Brick	920-8900
Rod's -	507 Washington Blvd., Sea Girt	449-2020
Casa Comida (Mexican) -	3368 Branch Port Ave., Long Branch	229-7744
Tardi's	618 Bay Ave., Pt. Pleasant Beach	899-8828
Spanos	719 Arnold Ave., Pt. Pleasant Beach	701-1600
Scarborough Fair	1414 Meetinghouse Road, Sea Girt	223-6658
Ferraras	518 Arnold Ave., Pt. Pleasant Beach	899-3900
Capt'n Ed's Place	1001 Arnold Ave., Pt. Pleasant Beach	892-4121
Rockafellas	15 Inlet Drive, Pt. Pleasant Beach	714-1717
Clarks Landing	847 Arnold Ave., Pt.Pleasant Beach	899-1111
Broadway Bar & Grill	106 Randall Ave., Point Pleasant Beach	899-3272
Mahogany Grill	Main Street, Manasquan	

## RESTAURANTS (continued)



# THE BEACH CONDOMINIUM ASSOCIATION CONVENIENT INFORMATION

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Jersey Mike's (Subs)  
Broadway Grill

901 Richmond Ave., Pt. Pleasant Beach  
168 Main Street, Manasquan

895-9546  
528-9700

>>>add your own favorites below<<<