

KING JAMES COURTS  
CONDOMINIUM RULES AND REGULATIONS  
REVISED 2006

The Rules and Regulations enumerated in the paragraphs which follow and their subsections shall be in effect, added to, amended or repealed at any time by resolution of the Board of Trustees.

The Rules and Regulations shall apply to all owners, their guest, families, servants, lessees and persons over whom they exercise control and supervision.

Any violation of these stipulated rules that may cause an increase in insurance cost by the condominium association shall be initially be the sole responsibility of the owner of the unit involved in the violation.

In addition to unit owners, the renter/lessee shall comply with all the rules pertaining to the use of the apartment and common elements as contained in Rules and Regulations.

An owner renting or leasing his/her apartment will furnish the renter/lessee with a copy of current Rules and Regulations to familiarize them with the rules and restrictions of King James Court Condominium Association.

Any fines deriving from failure of the renter/lessee to abide by Rules and Regulations will be levied against the owner of the apartment, who is totally responsible for their actions. Owners will also be liable for any legal fees associated with the collection or reimbursement of fines.

Said Rules and Regulations are as follows:

General Rules

- Owners shall be liable for all damages to building caused by their taking in, moving or removing furniture or other articles from their apartment at all times including damage caused by service industry employees contracted for repairs, modification of owners property or delivery of merchandise.
- Any violation by a specific owner by his/her disregard to any rule and regulation that may cause an increase in insurance cost by the King James Court Condominium Association shall be initially be the sole responsibility of the owner of the unit involved in the violation.
- In addition to unit owners, the renter/lessee shall comply with all the rules pertaining to the use of the apartment and common elements as contained in Rules and Regulations. An owner renting or leasing his/her apartment will furnish the renter/lessee with a copy of current Rules and Regulations to familiarize them with the rules and restrictions of King James Court Condominium Association.

- Any fines deriving from failure of the renter/lessee to abide by Rules and Regulations will be levied against the owner of the apartment, who is totally responsible for their actions. Owners will also be liable for any legal fees associated with the collection or reimbursement of fines designated to be their units responsibility.
- No unit owner shall paint an exterior wall, door, window, or any other exterior surface or replace anything there on, or affix anything thereto without written consent of the Board of Trustees.
- No unit owner shall make or permit objectionable or loud noise made by his or herself, family, employees, agents, pets, visitors, or permit excessive volume levels during the use of stereo equipment, television, radio, CD players, tape equipment, radio or any other musical device or instrument as to disturb or interfere with the rights, comforts and convenience of other unit owners.
- No signs, advertisement or other lettering shall be displayed, affixed or inscribed upon any part of the exterior of any building within the condominium property lines without written consent of the Board of Trustees.
- A pass-key to all units must be retained by management, in compliance with the By-Laws to its right to access for reasons of emergency or repair of common elements, No unit shall alter nor install a lock without written permission of the Board of Trustees. Where consent is given, a key shall be provided to the management.
- When a unit owner grants permission for a guest to use his or her apartment and common elements, he/she shall notify the management in writing, identify the guest or guests. (name, permanent address, time of arrival and departure license plate number, etc)

#### Parking Regulations

- A. The parking areas shall generally be for use by cars displaying non-commercial license plates. Other vehicles such as vehicles with commercial license plates, SUVs, vans, light pick-up trucks will be accommodated if width and length dimensions do not violate parking space boundaries or cause obstruction to adjacent vehicles. All consideration to permit parking of these vehicles in typical parking spots are subject to the by approval of the Board of Trustees. Vehicles with excessive widths or lengths are permitted in areas alongside the fence extending from the pool area based on the approval of the Board of Trustees, their representative or manager.
- B. No unit owner shall store or leave boats or a trailer in any parking area or within the condominium property lines.
- C. Vehicles which cannot operate on its own power shall not remain on the condominium premises for time period in excess of 48 hours.

- D. Visitor's vehicles are subject all parking rules and must only be parked in spaces marked with a V.
- E. If it becomes necessary to remove a vehicle because of violations of these parking rules it is the obligation of the unit owner associated with owner of the vehicle or its operator to reimburse the Board Of Trustees for all towing costs in addition to any fine determined by Board of Trustees to be proper.

#### Patio & Balcony Areas

Patios and deck areas are common property and violations of Rules and Regulations are subject to fines based amounts determined by the Board of Trustees.

- A. Patios and deck areas are not to be used as a storage area for items including garbage cans, mops and carriages. Personal property of the unit owner or renter/lessee shall be stored within the unit or the unit owners' storage bin. Outdoor chairs, tables and flower pots are permitted and it will be the sole responsibility of the unit owner to ensure that these items are secure and not subject to movement by severe weather conditions.
- B. Gasoline, propane and other combustible materials as define in Fire Department Regulations is also prohibited for use or storage. Only electric appliances in compliance with local codes are approved for barbequing food on decks, patios and common areas in their vicinity.
- C. No pets shall be left unattended on balconies, or patios or permitted to utilized those areas for sanitary purposes. A fine of \$100 a day for every day of failure to resolve the violating behavior, or for each instance will be levied against owner of a unit permitting this particular violation.
- D. Balcony railing shall be free of objects, that is, flower pots, boxes, etc.
- E. Any damaged caused by items blown off balconies shall be the sole responsibility of the unit owner.
- F. Unit owners shall neither throw or permit objects to be thrown from balconies or windows. Sweeping dirt off of off balconies to areas below is not permitted. Beating rugs, mops, cloth, etc, against the exterior of any building within condominium property lines is prohibited.
- G. No awing, canopy or other protection against weather conditions shall be attached or placed upon exterior walls or on door or against the roof of the of any building within condominium property lines without the consent of the Board of Trustees.

- H. Carpets absorb and hold moisture which in turn advance deterioration of building products belonging to common areas. By the advice of from our carpenter, carpets must not be place or affixed to surfaces of balconies.

### Plumbing

- A. Bathroom and kitchen plumbing shall not be used for any other purpose than what they were designed for, and no foreign material shall be disposed within. Any damages resulting from misuse will be the responsibility of the owner.

### Pool and Pool Areas

- A. The pool will opened during summer months on the days and hours determined by the Board of Trustees. Each unit owner typically receives notification by mail in advance of the season as to what accommodations will be to have a lifeguard on duty. People using the pool do so at their own risk at all times.
- B. Any violation to the rules specifically designated for the pool and surrounding area that may cause an increase in insurance cost by the condominium association shall be initially be the sole responsibility of the owner of the unit involved in the violation.
- C. Recreational passes will be issued by the Board of Trustees to members of the King James Condominium Association. Passes are only available to members in good standing and must be presented to the lifeguard to gain entry to the pool area. Every member, resident or renter, including children and all guest must sign in at the life guard's log. Members who owe dues, fees or fines during the course of the pool season will be turned away along with their renter/lessee and guest until all out standing fees are paid in full. Lifeguards will be provided with a list of membership suspensions.
- D. Unit owners, renter/lessee who wish to extend the use of recreational time at the pool to guest are responsible to inform those guest/guests with regard to Rules and Regulations of the King James Condominium Association, including those that specifically pertaining to pool recreation and remain in the vicinity of their guest at all times while guest are within the fenced off pool area.
- E. The pool shall be used by owners, their residents, their renters and their guest in a manner which respects the rights of others.
- F. Confrontations between owners, residents, guest and lifeguards may result in revocation of recreational privileges at the pool area and/or criminal prosecution. Unit owners, renter/lessee are responsible for the actions of any guest/guests who has been permitted entry with passes or badges assigned to their unit.
- G. Children under the age of twelve (12) years must be accompanied by an adult (18

years or older) from the child's family or by an adult with full legal authority as the child's guardian and must remain with the child at all times while on condominium common areas including and especially while using the recreational facilities at the pool.

- H. Children must be accompanied by an adult who is solely responsible for their safety. Life guards are on duty to assist in this pursuit and enforce pool rules and regulations.
- I. Absolutely no pets are permitted in pool or the area enclosed by the fence surrounding the pool at any time.
- J. Glass containers of any kind are not permitted in the pool area. Drinks in plastic containers are acceptable.
- K. The pool and the pool area are under the direct supervision of the lifeguards on duty.
- L. Decisions concerning the interpretation and enforcement of the State of New Jersey Uniform Bathing Code, New Jersey State Sanitary code Chapter IX Public Recreational Bathing, Monmouth County regulations, Atlantic Highlands regulations and King James Condominium Association Rules and Regulations pertaining to pool recreation will be made by the lifeguard. Failure to comply immediately with the lifeguard's instructions may result in revocation or suspension of pool recreational privileges and/or sanctions permitted by law.
- M. A lifeguard must be on duty at all times when the pool is in use.
- N. King James Condominium Association members, residents and guests are required to be in bathing suits while in any part of the pool.
- O. All persons shall shower before entering the pool.
- P. All children should be prompted and encouraged to utilize the toilet prior to entering the pool. Immediately report any sanitary accident to the lifeguard.
- Q. Any child who does not meet height requirements that permit them to keep their head completely out of the water when their feet are touching the bottom of the pool in the shallow area must be accompanied in the pool by an adult at all times.
- R. Conduct which endangers the safety and comfort of others shall be prohibited.
- S. Diving and jumping from the sides of the pool is strictly prohibited.
- T. Persons suspected of being under the influence of drugs, including stimulants, hypnotics, narcotics or tranquilizers or alcohol shall be prohibited from entering the pool.

- U. The pool area is not a playground and accidents around the pool can be sudden and fatal.
- V. All persons shall be prohibited from being in the pool or area surrounding the pool during an electrical storm.
- W. Complaints concerning action and/or decision of any lifeguard must be submitted in writing to either the Board of Trustees or their representative.
- X. Everyone must leave the pool area, if the lifeguard leaves the pool area. At no time should any owner, resident, renter/lessee be within the fenced off pool area without a lifeguard present. Violation of this rule could result in King James Condominium Association prosecuting for criminal trespass.
- Y. The lifeguards are not babysitter, and as such no children are to be left in the lifeguard's care by any unit owner, resident, renter/lessee or their guest. All children not toilet trained must wear a diaper covered by rubber pants and a bathing suit. Adults with these children under their supervision should make provisions to sanitary remove soiled diapers from pool area.

Pool recreational passes may only be obtained from the King James Condominium Association. Each resident has been provided with one pass.

Unit owners or renter/lessee lending their guest passes to other residents of King James Condominium Association without expressed written permission of a representative of the Board of Trustees may have their recreational rights with regard to the pool area rescinded for the pool season.

Please remember that these pool recreational passes are permanent. Please put them in a safe place at the end of the pool season so they are not lost. Lost passes will be replaced a cost of \$10.00 per pass.

### Bulk Trash

A cordoned off area has been designated in the parking area near the back exit for bulk trash pick-up. A sign has been installed displaying either OPEN or CLOSED to ensure that early disposal is not performed causing poor general appearance of the complex. Material is to be placed at this location only when the sign is displaying "OPEN", which will be late Friday in advance of the scheduled pick-up. Atlantic Highlands Bulk Pick-Up is scheduled for the Saturday after the Second and Fourth Wednesday of each month. Violators are subject to fines imposed by local government agencies and may further be subject to fines imposed by the Board of Trustees.

### Recycling

The drums for recycling are for bottles and cans only. A small receptacle has been

provided to discard plastic bags that you may have used to carry item into the recycling area. No plastic or paper bags should be put inside the recycling drums. Loose paper should be ready for pick-up in the vicinity units garbage can on schedule recycling day which is the Second and Fourth Wednesday of each month.

### Pets

Possession of pets is a Conditional Privilege, as such will be regulated by the rules the Association, breach of which shall result in revocation of this privilege. Any delay in excess of 10 days after revocation of pet privilege shall cause the unit owner to be subject to \$100 a day fines that will go into general accounts.

- A. All pets must be on a leash when out side limited to walking on paved and concrete areas.
- B. Owners or renter/lessee are responsible to ensure that sanitary requirements performed by their pet are limited to paved areas within the parking area or on the roadway. Owners or renter/lessee are responsible to pick up waste in accordance with local government requirements and further more failure to abide by this rule can cause owners to be subject to fine deem fit by the Board of Trustees
- C. Common areas have been designated for the use by owners, renter/lessee or their guest and are not recreation areas for pets. Pets should not be exercised on common areas that have grass or shrubs, plants, etc. An assortment of parks in addition to State and Federal recreational areas are just a short distance away and owners, renter/lessee or their guest should make an effort to utilize these areas to exercise their pets if pet owners are of the opinion that the activity is warranted.
- D. Absolutely no pets are permitted in pool or the area enclosed by the fence surrounding the pool at any time.
- E. No pets shall be left unattended on balconies, or patios or permitted to utilized those areas for sanitary purposes will be subject to comprising of \$100 a day.
- F. All dogs outside of their unit and on common areas of King James Condominium Association shall be on a leash and held at the other end by the individual responsible for the dogs actions.
- G. Dogs should be lead off the concrete sidewalks onto the paved sections of the roadway or parking area so that the animal can excrete waste matter.
- H. The owner, resident, renter/lessee is responsible to immediately pick-up waste matter and use the garbage storage unit assigned to their units for proper removal.
- I. Do not place small bags of waste matter by themselves into the receptacle, the Atlantic Highlands Sanitation Department will file a complaint against the unit owner

with the Borough Clerk.

- J. King James Condominium Association curbing rules are applicable to all King James Condominium Association property, and in no way relieves any individual of compliance to adhere to Ordinance 28-2005 "Pet Waste", established by the Borough of Atlantic Highlands.
- K. Unit owners, residents and, renter/lessee shall not feed or harbor stray cats.
- L. A violation may cause the unit owner or renter/lessee to be liable to reimburse the King James Condominium Association the cost to trap and remove these cats.
- M. All pet owners shall be in compliance with the Borough of Atlantic Highlands License requirements.
- N. An absentee owner is responsible for tenants, renter, lessee and their conduct.

There will be a fine charged to the unit owner for each violation that occurs. Should the violator be the renter/lessee, the cost of the fine is the responsibility of the unit owner, the amounts of remittance will be used to add to the King James Condominium Association Buildings and Expenses . Failure to pay fines will result in the King James Condominium Association placing a lien against the delinquent owner's property, additionally the owner will be responsible for all legal fees incurred.

#### During inclement Weather

Any distribution of salt products on entryways, balconies or concrete surfaces that cause accelerate deterioration shall be a violation and unit owners found to be causal will be subject reimburse the condo association for cost of repairs and legal fees if they incur in the collection of payment.



## King James Court Bulk Pickup Regulations

Bulk items are no longer disposed of on the corner of King James Lane and Wesley Avenue near the light pole. The new bulk pickup location is near the recycling area at the north end of Building A. **Bulk pickup is only scheduled for the Saturday after recycling pickup.** Residents are asked not to place bulk items out prior to the Friday night before a scheduled bulk pickup. By placing bulk items out at the designated time, we eliminate the embarrassing aesthetic obtrusion to residents and visitors. Dumping of items on days when a pickup is not scheduled has a serious negative impact on our property values and our quality of life.

The Borough will pick up almost anything on the scheduled dates without residents calling in prior notice. **Items that are required to be called into the Borough for pickup include all household appliances and any metal items.** You may contact the Borough at (732) 291-1444 to schedule a pickup of such items. Given that on occasion the Borough changes a pickup date, **we encourage everyone to call the Borough prior to putting anything out,** to make sure that they will be picking up on the scheduled Saturday so that we do not have garbage just sitting out in the center of our community.

The Borough of Atlantic Highlands handles all of our trash, recycling, and bulk pickup. If anyone has any questions at all regarding any of these services, please contact the Borough at (732) 291-1444 for additional information.

