



## The Enclave at Edison Condominium Association

[www.theenclaveatEdison.com](http://www.theenclaveatEdison.com)

Updated October 2021

### General Information \* Rules & Regulations \* Rights & Privileges

**The Master Deed and By-Laws** also contain Restrictions and Governance Regulations.

Please review them if you do not find a topic here that you have a question about in the Rules & Regulations.

The Master Deed and By-Laws are available on the Association's website

[www.theenclaveatEdison.com](http://www.theenclaveatEdison.com) under the "Welcome" tab.

1. **Uniform Exterior Appearance of Units:** Nothing shall be done to any Unit or in the Common Elements which will impair the structural integrity of any building or the exterior appearance of any building. No Homeowner may make structural additions, alterations, or improvements to their unit or in or to the Common Elements, or impair any easement without the prior written approval of the Association through a [Property Modification Application Form](#) (PMF) on the website or through the management company.
2. **Insurance Obligations:** Insurance is provided by the Association for the Common Elements. Therefore, nothing shall be kept in any unit or upon the Common Elements which will increase the rates of insurance of the Building(s) or the contents thereof beyond the rates applicable for Units, without the prior written consent of the Association. No Homeowner shall permit anything to be done or kept in the unit or in upon the Common Elements which will be in violation of any municipal or state laws. **A copy of your insurance declaration page must be provided to Management no later than September 30<sup>th</sup> of each year.**
3. **Common Property--Annoyance and Nuisance:** No noxious or offensive activities shall be carried on, in or upon, the Common Elements or in any such unit nor shall anything be done therein, either willfully or negligently, which may be, or become, an annoyance or nuisance to other residents in the Association.
4. **Vehicle Parking and Driving:**
  - a. All Homeowners are encouraged to use their garage for parking their first vehicle.
  - b. The speed limit in The Enclave is 17 mph. Speeding is dangerous and prohibited. Please be observant and watch for our community's children as they ride their bikes and play on the roads and parking areas within The Enclave. Residents and guests must observe and obey stop signs. Please report, in writing, any speeders to the Property Manager. Safety is everyone's concern. Violators will be subject to fines.
  - c. Repairing of automobiles on the Common Elements is prohibited. Residents are prohibited from performing any repair or service to their automobile which may cause damage to the Common Elements, limited Common Elements, or create a nuisance to other residents. Limited emergency repairs are permitted. (Examples: changing of tires or headlamps)
  - d. The parking or storage of inoperable, abandoned or unlicensed/unregistered motor vehicles is prohibited.

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- e. Parking is permitted in lined parking areas only. Vehicles are not permitted to be parked on the street, except for few minutes to unload packages. This includes all contractor vehicles, when work is being done at your unit.
- f. Parking of trailers, boats, mobile homes or commercial vehicles on the common property by an Owner or Lessee is prohibited. Both a “van” with solid paneled sides and a vehicle with a cutaway cargo deck are considered commercial vehicles. Temporary parking of such vehicles will be permitted only to provide services to an individual unit, provided it does not interfere with normal entrances and exits.
- g. No vehicles of any kind may be operated on the grass.
- h. Parking in fire lane is strictly prohibited. Unauthorized parking is prohibited and vehicles will be towed at the owner’s expense. Details of expenses are posted on the sign at the entrance to the property.
- i. Driveway parked vehicles must be perpendicular to the unit and not extend onto the roadway.
- j. Car washing is permitted on Saturday and Sunday before noon and on weekdays during daylight hours.
- k. Car covers may not be placed on cars at any time without explicit consent of the Board.
- l. Since parking areas near the units are limited, when possible, please be considerate of your neighbors and park your car, when not used for extended periods (i.e.: vacations) at the Clubhouse parking areas where there is ample parking.

Note: The Association is in compliance with the Predatory Towing Act. Any non-conforming vehicles or actions will result in the vehicle being towed at the owner’s expense.

5. **Pets:** Pet Owners must pick up after their pets. This is a safety issue and also a New Jersey law. Pet owners must immediately pick up after their animals. If you are a pet owner you have a responsibility to the community to not only pick up after it but to walk it on a leash and follow all Township and State laws. As a result all pet owners must register their pets with the Association and the Township of Edison. The Association continues to pay for damages to the turf caused by dog waste and urination. If reported to the Health Department a summons and a court appearance may be necessary. These violations will be reported to the proper authorities. No animal, livestock or poultry of any kind shall be raised, bred or kept in any unit or the Common Elements. No more than a total of two pets (dogs or cats only) are permitted to any unit.

- a. No outside dog pen will be permitted. Pets must be housed within the unit.
- b. Dogs are to be kept on a leash at all times.
- c. No dog runs allowed. Dogs may be leashed on a lead outside in the rear patio area between the privacy fences. The lead cannot extend beyond the concrete/paver or deck area into the Common Elements. Homeowner must be present with their dogs at all times.
- d. Cats are to be confined to the owner’s limited common elements and housed within the unit.
- e. Messes are to be removed and disposed of in a sanitary manner. Failure to abide by this rule will result in a fine per incident.
- f. Vicious and noisy pets will not be permitted.
- g. No pets are permitted in the pool enclosure on the Common Elements surrounding the pool area.
- h. No pets are allowed on the tennis court.

6. **Garage Doors:** Must be closed at all times both for aesthetic and security purposes. All garage doors must be properly maintained and in good working condition. When in disrepair or in need of repainting, it is the Homeowner’s responsibility to have the garage door replaced or repaired in an expedient manner according to

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Association standards. A remote garage door opener may be affixed to the side of the garage door. Garage Door color: As per specifications provided by the management company.

7. **Garage Lights/Front Door Lights/Outdoor Lights:**

- a. It is the responsibility of the Homeowner to ensure that both garage lights and fixtures and front door lights and fixtures are in proper working order.
- b. Light sensors and lenses for lights are the responsibility of the homeowner.
- c. Burned out bulbs should be repaired within three (3) days or be subject to a written warning and/or a fine.
- d. Solar lights not higher than 18" may be placed along walkways to provide safety and security. The same lighting may be installed at the back of your unit, within the limited common area, not to extend past the end of the privacy fence.
- e. If a Homeowner wishes to install additional lighting at the rear of the unit, a request must be submitted to the Board, via a Property Modification Form, for approval.

8. **Plants & Flowers:** Lawns, shrubbery or other established plantings may not be altered or moved by Homeowners except in limited Common Elements with Association permission. If a Homeowner wishes to add shrubs, bushes or other plantings to the existing landscape around their unit, a request and drawing proposal must be submitted to the Board for approval. Planted items without prior Board Approval may be removed at the homeowner's expense. Please note that the additional requested plantings will be at the Homeowner's expense and cannot be removed if and when the Homeowner moves. Potted plants and plant boxes are permitted on porches and decks within the fence line and on the limited common area (grass and mulch area). These plants must be self-contained potted plants, provided they are kept in good condition and present a neat appearance. From November 1<sup>st</sup> to April 1<sup>st</sup> of each year, plants should be removed from pots and pots properly stored inside the unit. Potted plant statues, figurines and other lawn ornaments are not permitted on Common Elements. Hanging plants are permitted on the patio fences but not on the siding and the Homeowner is responsible for any damages to the fence caused by the hanging plants. Personal plantings are limited to flowers and potted vegetables only and are allowed in the rear of the unit in mulch within the fence line and can not be higher than the fence. These flowers must be maintained by the Homeowner. Neither the landscape company nor the Association will be responsible for maintenance or damage to personal plantings. No exterior lights (other than those installed by the builder and as noted in 7d above), bird feeders, or bird baths are permitted. One flower pot not larger than 24" in height may be placed between the garage doors. Where driveways are shared between two units, both unit owners must be in agreement for same.

9. **Interior/Exterior Structural Renovations:** Written Board approval is required for modifications/renovations such as installation of a satellite dish, building a patio, installing a fireplace, relocation of air conditioning condenser units. Please use the Property Modification Application form from the website. The Association requires copies of the contractor's insurance and all Township permits which are required for certain renovations. If you have any questions, please contact the management company with specific questions before beginning any construction. Contractors or workmen employed by a Homeowner or resident shall be permitted to work in any unit (except for emergency repairs) between the hours of 8:00AM-8:00PM, Monday through Saturday. Belgian Blocks of a size and color similar to that of the curbing along front paths between pathways and mulch beds are permitted on the back patio. Existing wood decks can only be replaced with wood decking



material. Existing cement/block patios can only be replaced with patio block materials. All extensions of patios and the planting of shrubberies, etc. and replacement of wood decks within the rear fence line of each unit is permitted but subject to prior approval by the Board.

(Please visit The Enclave's website for a listing of approvals and permits that may be required. [www.theenclaveatedison.com](http://www.theenclaveatedison.com))

Required Edison permits from the Township of Edison Code Enforcement office (732-248-7257.) Any reputable contractor will have knowledge of the required permits. Below is a listing (not all-inclusive) of permits required by the Township of Edison:

- a. heating system replacement
- b. air conditioner replacement
- c. hot water heater replacement Note: new requirements for 2015
- d. gas grill line
- e. garbage disposal installation
- f. water softener installation
- g. fireplace installation (vented or vent-less)
- h. electrical panel changes or additional panel installation
- i. kitchen renovation
- j. bath renovation when a toilet or tub is repositioned (not simple replacement)
- k. changing a soaking tub to a "jetted" tub
- l. new electrical lighting installation

10. **Trash/Recyclables:** No portion of the Common Elements or other portion of the property shall be used for maintaining or the dumping of rubbish or debris. Trash, garbage, or other waste **MUST** be kept in **proper, covered, hard plastic or metal containers**. Only **heavy duty, dark-colored plastic bags** may be used, **in addition to** the plastic/metal container (as a secondary container). **Light-weight, white plastic bags** for trash **are prohibited**, as they tend to attract wild animals and rodents. Trash may be put out no earlier than 7:00pm the night before pick up. Tuesday and Friday are garbage pick-up days. Recycling is picked up every other Monday morning. The recycling container (robocan) provided by the Township must be used. The lid must be able to close and remain closed. Do not overfill the container. For the recycling pick-up schedule please visit [www.edison.nj.gov.com](http://www.edison.nj.gov.com) or call 732-248-7300. Homeowners must make special arrangements with the Township for pick-up of large furniture and other bulk items.

11. **Pool:** All Homeowners, in good standing, and their guests must sign in and out upon entering the pool area and abide by all pool rules.

12. **Tennis Courts:** All Homeowners in good standing have access to the tennis courts. Please observe posted hours – 9:00am to 8:00pm. Please make sure the gate is closed and locked when you are done playing.

13. **Clubhouse:** All Homeowners, in good standing, have access to the Clubhouse. The Clubhouse is open from 7am to 10pm. The Clubhouse can be rented for a fee through the management company using a Clubhouse Rental Application Form. Only Homeowners in good standing are permitted to book parties or use the Clubhouse





facility. The pool area cannot be used during any party due to insurance restrictions. Lights are not permitted to be installed at the exterior of the clubhouse (shrubs, columns, around doors). Homeowners are responsible to bag all trash before leaving the premises; to place the garbage/recycling at the curb for the scheduled pick up and to ensure that the curb site remains clean during, and after, trash/recycling pickup. The cost of any damage to the Clubhouse or its contents will be deducted from the deposit. The corkboard by the mailboxes may be used by the Homeowners to post notices, items for sale and information of interest to fellow community members.

14. **Pests:** The extermination of any pests in the interior of the units is the responsibility of the Homeowner. This is with the exception of termites and other wood destroying insects, which is a shared responsibility by the Homeowner and the Association.

15. **Outdoor Furniture:** A door mat may be placed immediately in front of the unit's front door. Outdoor furniture must not be left on the lawns or among the bushes. Appropriate types of outdoor furniture may be used. This furniture must remain on the deck, porch, or patio. This allows the lawn work to proceed unimpeded and also prevents damage to the personal property. Bicycles and outdoor play equipment may not be stored in any Common Element when not in use.

16. **Decorations:** No Homeowner or occupant shall build, plant, or maintain any matter or thing upon, in, over or under the Common Elements without the prior written consent of the Association. A decorative or seasonal wreath is permitted on the front door of the unit. Holiday lighting may be displayed only in the interior, front windows of the Homeowner's unit and must be turned off by 11:00pm. A small religious item customary to the individual religion of the unit owner on the front door jamb is permitted. Owners of "C" units may place decorative house numbers adjacent to the front door made of brass and no larger than 4" in height. No signs of any kind shall be permitted upon the premises. No lights can be strung on planted bushes, trees, gates, garages, windows or light posts, or at the Clubhouse. No banners or flags may be displayed, except the American Flag. Contact the Management Company for display details. Signs, flags, ornamental lights may not be posted in windows with the exception of Holiday lights during a holiday season.

17. **Noise:** As a matter of neighborly respect and courtesy, the use or creation of any objectionable noise is prohibited. No offensive activities may be carried on, upon the Common Elements or in any unit which is an annoyance or nuisance to the other residents of the Association.

18. **Laundry:** No clothes poles, collapsible clothes trees or lines shall be installed or maintained. Decks are not to be used for this purpose.

19. **Units for Sale:** It is the responsibility of all Homeowners to notify the Management Company when intending to sell your unit. One Open House sign may be displayed at the front entrance of the development for the day of the Open House and removed at the conclusion of the Open House. One additional Open House sign may be displayed on Association property, closer to the unit, for four (4) hours the day of the open house.

20. **Rental Restriction on Units:** Homeowners or their representatives shall provide Lessees with a copy of these Rules and Regulations and each notice of intention to lease shall include Lessees signed agreement to comply with same. Failure of the tenant to fully comply with the Rules and Regulations shall constitute a default under the lease. All leases must be a minimum of one (1) year and a copy of the lease and Certificate of



Occupancy must be sent to the Management Company. The number of occupants must conform to all the local Governmental laws and Rules for Certification of Occupancy.

21. **General Rules:**

- a. No solicitation of any type is permitted in the community.
- b. There shall be no storage of bicycles, tires, garbage receptacles, recycling containers, tools, ladders, or any other materials on, around or near the buildings or on the Common Elements. These items must be stored inside of the unit (garage).
- c. Firewood may be stored on back patios. Firewood must be stored far enough away from the building not to cause damage or insect infestation. Storage is to be in a suitable firewood rack. Gas and electric cooking grills are permitted and must be at least five (5) feet away from the building exterior at the rear of the unit.
- d. No external or visible radio or television or any type of communication aerial shall be installed or affixed on or about the exterior of the building. Installation of satellite dishes are allowed after an application is submitted to the management company. Guidelines are available through the Management Company.
- e. No exterior loud speakers, portable radios, or television sets shall be permitted on the Common Elements.
- f. Tiki torches, gas pots, fire pits and chimineas are prohibited within the Community due to potential fire and safety risks.

22. **Fireworks:** As NJ State law allows *sparklers and non-aerial fireworks*, The Enclave at Edison will allow them, based on the following parameters:

- a. Only *sparklers and non-aerial fireworks* are permitted
- b. *Sparklers and non-aerial fireworks* may only be used in the roadway, not in driveways or backyard areas
- c. An adult must be present when *sparklers and non-aerial fireworks* are being used. Children should not be left unattended.
- d. You must be careful and vigilant if using fireworks.
- e. *Sparklers and non-aerial fireworks* are not permitted in or around the clubhouse area.
- f. **All type of aerial fireworks are prohibited.**

23. **Complaints:** Any complaint regarding violations of these Rules and Regulations by any Homeowner or Lessee shall be made in writing on a Complaint Form to the Association acting through its Board or Agent which shall then take such action as it deems advisable. If you feel that someone is in violation of the Rules and Regulations please write or the Management Company and report the violation. Complaints can also be submitted via the suggestion box near the mailboxes or the [contact form](#) on the home page of the website. All information is kept confidential.

24. **Security and Alarm Systems:** For any incident involving possible illegal activity, immediately notify the proper authorities. This may include the police or other appropriate government entity and/or reporting the incident on the Edison Police website “EDISON.NJ.ORG.COPLOGIC”. Owners/residents are also encouraged to take proper precautions – make sure your home and vehicles are locked/secured; all exterior lights are working properly and be aware of your surroundings. Home



security systems are permitted however camera and monitoring devices are to be installed within the owner's unit only. Security system monitoring devices are not permitted to be mounted on the exterior of the building or on any common property/element. Only **one** (1) security sign may be displayed outside of the owner's unit, close to the front door and cannot exceed 8" x 12" in size.

**ASSOCIATION MANAGING AGENT:**

**IMPAC Property Management**

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