



## ***Signal Point Condominium Association***

### **Rules and Regulations**

*The Association is responsible for maintaining, preserving, and enhancing the value of the property owned by its members.*

The Association provides for maintenance of common areas, such as the landscaping & irrigation system, snow removal, parking areas, refuse and recyclable removal, common area electricity, external building maintenance, roofs, neighborhood roads, irrigation water, stair maintenance & repair and external lighting. Common area is described as those areas that are shared by all unit owners, whereas Limited Common area is described as those areas that are for the direct use of a single unit, (i.e., decks, patios, front porches)

Additional responsibilities of the Association include enforcement of the rules and regulations, architectural controls, the protective covenants in the master deed, and setting up an effective communication system among members. Bylaws can be found at [signalpointcondoassoc.com](http://signalpointcondoassoc.com)

### **Hills Highland Master Association**

Signal Point is one of 20+ individual neighborhoods that are part of the Hills Highland Master Association, which is responsible for managing and maintaining the Clubhouse, Fitness Center, Swimming Pool and Tennis Courts that you as a unit owner and/or tenants can utilize. The Master Association is also responsible for any common areas throughout the Hills Highlands.

The Master Association is managed by the Hills Highlands Master Association Board of Trustees. Unit Owners should contact them at (908) 781-2333 for Swimming Pool Passes, photo ID's to all recreational facilities, along with any other questions regarding these amenities.

### Pool Facilities and Fitness Center

Residents are entitled to access 2 pool facilities: The Hansom Road Clubhouse Pool, and the Signal Point Fitness Center Pool at a one-time fee of \$10 per person. There is a one-time fee of \$15 fee per person for Fitness Center use. These fees must be paid when you pick up your ID card. While the Fitness Center is only available for members, non-members can pay a guest fee to use the pools, but must be accompanied by a member. 10 free pool guest passes are provided to each family every pool season (Memorial Day weekend through Labor Day weekend). Access cards and guest pool passes can be obtained by visiting the Hills Highlands Master Association office at 75 Hansom Road (see their website for office hours: [www.hillshighlands.com](http://www.hillshighlands.com)). Bring proof of residency. No cash accepted.

### Monthly Condo Fees

Each month every unit is required to pay the monthly maintenance fee due on the 1st of the month and no later than the 15th of that month. If preferred, you can pay this fee on-line or through an automatic bank withdrawal. Condo fees that are received after the 15th will incur a \$20 late fee, and will also result in suspension of ID access for the neighborhood amenities (pool, exercise room, etc.)

1. If full payment of the amount in arrears, including late charges, is not received by the Association within 60 days after the due date, then the matter will be turned over to the Association's attorney who will forward a letter to the delinquent owner.
2. If the account remains delinquent, a lien will be placed on the Unit, with the cost of filing the lien added to the account, together with reasonable attorneys' fees.
3. If within 10 days of filing the Notice of Lien, the account still remains delinquent, appropriate legal action may be initiated by the attorney, which may include foreclosure or suit for money damages.
4. Delinquent owners shall be liable for the costs of any suit, and costs of filing of a lien, prior to reinstatement of account. These payments must be made to the Association prior to the discharge of any lien.

### Master Deed Restrictions

1. No addition, change, modification or alteration of any kind may be made to any unit without the written approval of the Board of Trustees, other than minor repairs, improvements or decorating. Written approval by the Board of Trustees is required before applying to the Town for a building permit.
2. No exterior radio, short-wave radio, television or electronic antenna or satellite dishes shall be erected without prior written approval of the Board of Trustees.
3. No owner or occupant will plant, build, or place anything in or over any common or limited common element without prior written consent of the Association's Board of Trustees.
4. No sign or banner of any kind shall be displayed to the public view, (except For Sale signs displayed within windows of units only), without the approval of the Board.
5. Nothing may be done or kept in the unit which will increase rates of insurance on any building.
6. No work may be done which will impair the structural integrity of any building.

## Unit Modification—Exterior and Interior

### ***EXTERIOR - Condo Association vs. Homeowner responsibility***

The Signal Point Condo Association is responsible for maintenance of the exterior roof, gutters, siding, patio, landscaping, fencing, common area lighting, mailboxes, pavement and concrete pathways. Homeowners are responsible for the windows, doors and unit interior. Any modifications of windows (including screens), front doors (including storm doors), and outdoor lighting must be approved by the Board (contact Taylor Management to submit a Property Modification Form).

1. If you would like to install a screen/storm door or replace an existing door you must use the style designated by the Association. The style of screen/storm door for the Signal Point community is the One Lite door by Elmont. All doors installed are at the unit owner's expense.
2. Window replacement should be similar to existing slider windows with grids, and requires Board approval. Garden windows may be replaced with similar garden windows, or slider windows with grids. Damaged windows and screens must also be replaced to avoid being fined.
3. No clothes lines are to be installed, nor are clothes, rugs, etc. to be hung outside of any unit.
4. No exterior carpeting may be installed on any deck or patio.
5. No free-standing structures, such as birdhouses or fences may be built. No fixtures, such as basketball hoops or nets may be attached to any building or left on any common elements overnight.
6. Firewood can be stored outside, but must be placed in a holder to keep the wood from touching the ground, thereby minimizing bug infestation.

### ***INTERIOR - Homeowner responsibility***

Homeowners are responsible for the unit interior. Any major interior, or attic space, modifications, must be approved by the Board (contact Taylor Management to submit a Property Modification Form).

1. No garage may be partitioned for any purpose or converted to habitable space.
2. Window guards can be installed on the inside of the window ONLY and do not require board approval.
3. Water Heaters must be replaced every 10 years.
4. Our association requires periodic (every 2 years) dryer vent and chimney (if appropriate) cleanings. You will be notified when it is time to submit a paid receipt as proof of completion.

## Parking

Each unit owner has three parking options available: their garage(s), the area directly in front of their garage(s), and the guest parking areas nearby. Garage doors are to remain CLOSED when not in use. During cold months, an open garage can cause the inside of units, and adjoining units, to become cold and susceptible to pipes freezing and bursting. During hot months, an open garage can cause unnecessary temperature rises in units and adjoining units. Throughout the year, an open garage can lead to unintended breaches by animals. Overnight parking of commercial vehicles is prohibited. Parking in front of utility closets is also prohibited.

### Snow Removal

For snowstorms of more than 2 inches, snow removal begins in front of the garages. Please move your car into your garage or into a visitor parking spot. After the roadway and garages have been plowed, please move your car out of the visitor parking spot so that these areas can also be plowed.

During snow plowing – the roadways and areas in front of garages are cleared first, then the end unit stairways, followed by the walkways, and then the remaining parking areas. If the snow removal crew has missed an area, please contact the management office.

### Garbage

Garbage pickup is every Tuesday and Friday (holidays may affect the schedule). Please put out your garbage no later than 8AM on the pickup day, in either sealed bags or a secure container, and no earlier than 9PM the previous night in a secure container. If garbage placed outside the night before is not in a secure container, a fine will be assessed on the property owner.

Please place any empty garbage and/or recycling receptacle(s) inside your garage no later than the evening of that collection day.

### Recycling

Recycle pickup is every other Tuesday (holidays may affect the schedule). Please use the blue recycle containers provided by Somerset County. Please reference information from the Somerset County website explaining what is collected and how those items should be organized.

- Newspaper must be tied with non-plastic twine.  
Cardboard must be broken down and tied with non-plastic twine.
- Magazines/Junk Mail, etc. must be placed in a brown paper bag.
- Aluminum Cans, Glass Bottles, Tin Cans and Plastic (#1 and #2 only) must be cleaned and placed in the large round container supplied by Somerset County Recycling.
- Household Batteries must be placed in a small plastic zip-lock bag on top of the newspaper.

NO Aluminum foil or pans, ceramics, such as dishes, vases or coffee mugs

NO Window glass, drinking glasses or mirrors

NO Polystyrene, such as Styrofoam cups or plates

Any questions regarding recycling - [www.co.somerset.nj.us/government/public-works/recycling](http://www.co.somerset.nj.us/government/public-works/recycling)

### Bulk Garbage Pickup

Somerset County and Bedminster Township have specified drop-off days for bulk and hazardous materials. For more details - [bedminsternj.hosted.civiclive.com](http://bedminsternj.hosted.civiclive.com)

### Outdoor storage of personal property

You are not allowed to store items under stairs, in your attic or on landscaped areas.

### Water Shutoff

Become familiar with the location of water shut-offs not only for the main water supply to your unit, but also for the washing machine water supply. The Association strongly recommends the installation of shut-off devices for the washing machine. Additionally, periodic inspection of your water heater may help avoid flooding of your unit and possibly adjoining units. Please reference the Association resolution dealing with the required replacement of water heaters based upon age.

### Outdoor Grills

Only electric grills are allowed. Please reference Bedminster Township fire code ordinance 308.3.1 for details. Fines between the amounts of \$500.00 and \$5,000.00 will be given to each Unit Owner, (by Bedminster Township) in violation of this New Jersey State Law

### Smoking

Smoking is not allowed on/in any public area - sidewalks, roadways, playgrounds, lawn and garden areas within Signal Point neighborhood (see Smoking Resolution for details). If you are a smoker, please read the Smoking Resolution passed by the Board in July 2015 detailing other aspects of the policy.

### Dogs

Signal Point allows residents to own dogs. We ask you to abide by Association rules:

1. Always have your dogs on a leash (a Signal Point and Bedminster Township regulation).
2. All members, residents and their guests must curb their pets and remove all feces from common property or limited common property.
3. No dogs shall be tied or left unattended outside any dwelling or on any common property.
4. No person shall keep, harbor or maintain any dog which habitually barks or cries between the hours of 10 p.m. and 6 a.m.
5. All pets must be vaccinated against Rabies.
6. Owners, residents or their guests found in violation of these rules are subject to a \$50 fine assessed to the unit owner's account.

### Pet License

Pet Licenses are required by the Township of Bedminster for both dogs and cats. For an application, or more information, contact the Bedminster Animal Registrar at (908) 212-7000, ext 427.

### Safety within your unit

Carbon Monoxide detectors, smoke detectors and fire extinguishers are required in each unit. We encourage you to have battery-operated flashlights easily accessible since power outages can occur.

### Winterizing your home

Heat temps within apartments should be maintained no lower than 50 degrees during cold months, particularly if you will be away for awhile, or if the unit is vacant. Lower temperatures can cause pipes to freeze and burst. You may be liable for damage caused to adjacent units due to frozen/burst water pipes.

Considerations to avoid the potential for freezing pipes and water damage are: (1) insulate the water faucet located inside your garage. A foam cover that is easy to install can be purchased at most hardware stores. (2) During extended absences away from your unit, turn off the main interior water supply, drain the pipes, turn off the power to your water heater and be sure to leave the temperature at a minimum of 60 degrees. Over the past 30 years, there have been incidents of residents turning off the heat in their home and then returning to a flooded unit. Keeping the heat on and draining the water pipes will keep you in the good graces of your insurance carrier and neighbors.

Landscaping: Exterior areas in front of units- Residents who wish to enhance this area are given a lot of latitude, however, removal of any shrubs, trees or flowers is not permitted without approval from the Board. No vegetable gardens are allowed. Installation of birdbaths and bird feeders also require the approval of the Board of Trustees.

Modified Home Office: Signal Point Condo Association and the Bedminster Township zoning ordinance allows for a **modified home office occupation** which requires the following criteria:

1. No persons other than members of the household residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the modified home office occupation shall be clearly incidental and subordinate to the use of the property for residential purposes by its residents, and not more than twenty (20%) percent of the floor area of the dwelling unit shall be used in the conduct of the modified home office occupation.
3. There shall be no external evidence of the modified home office occupation.
4. There shall be no auditory, olfactory, or exterior visual awareness of the modified home office occupation to individuals in the neighborhood in which the same is located.
5. The modified home office occupation shall not necessitate the need for any additional parking at any time in addition to those vehicles ordinarily used by the residents of the home.
6. No site plan approval is required for a modified home office occupation use.
7. No signs or symbols of any type or size are permitted on the exterior of the property from which the modified home office occupation is conducted.
8. No machinery, equipment or process may be used which creates noise, vibration, glare, fumes, odors or electrical interference detectable outside the dwelling unit or which causes any interference with radio or television reception by neighboring dwelling units or fluctuation in line voltages beyond the premises.

### Leasing your Unit

Please contact Taylor Management regarding information needed from you, and information that will be provided to you, pertaining to association policy on rentals. Please note that you are responsible for keeping your tenants abreast of any pertinent information, regulations, etc. A copy of the lease, along with a tenant's email and telephone number, term of the lease, and address of the unit, must be furnished to the Management Company **BEFORE** the lease begins.

Leases are subject to the terms and conditions of the Master Deed and the Master Declaration, and shall provide for a minimum lease term of not less than 6 months. Leasing a unit requires an annual fee equal to one month's maintenance fee, payable every January 1, regardless of how many months the unit was leased that year.

Each time there is a change in occupancy, (either a new owner or a new tenant), the present unit owner (by New Jersey State Law), must obtain an inspection of the smoke detector device inside the unit. The unit owner must contact Town Hall at 908-234-0333 and request a form to be completed and returned to the Township. If the present unit owner does not have the smoke detector inspected, fines of up to \$5,000 will be assessed to that unit owner.

### Selling your Unit

Please contact Taylor Management when a date has been set for the sale of your home. There are important requirements for both the seller and purchaser at closing which requires the Management Company's participation.

### Condo Rules

After due warning, any resident or unit occupant who continues to violate, or refuses to comply with any of the stated rules, and those included in the Master Deed and By-Laws, shall be liable to pay a fine to the Association of \$50 per violation and may be subject to appropriate sanctions. Noncompliance fines accrue daily until the violation is resolved. Collection of the fines may be enforced against any Unit Owner(s) involved as if the fine were a Common Expense Assessment. Before the Board imposes any fine, the Unit Owner involved shall be given at least 10 days prior notice and afforded an opportunity to be heard, with or without counsel, with respect to the violation(s).

### Grievances

Our neighborhood prides itself on respectful and amiable relationships amongst everybody in the community. Unfortunately, there are times when some people (including those not living in Signal Point) do not abide by what has been outlined in this document. We respectfully ask everyone to pitch in; whether this is a gentle reminder, or the necessity to report an incident to Taylor Management; we appreciate everyone's assistance. Grievances can be reported via the condo association website, or by email to the property manager.

### Work Orders

Please sign into the Signal Point Association web page to notify management of any maintenance issues. Go to the website and click on **eForms** and then click **Service Request**.

### **Important Numbers**

Taylor Management Company	<a href="http://taylormgt.com">taylormgt.com</a>	(973) 267-9000
Bedminster Emergency Police	<a href="http://bedminsternj.hosted.civiclive.com">bedminsternj.hosted.civiclive.com</a>	(908) 234-0585
Bedminster Fire Department	<a href="http://bedminsternj.hosted.civiclive.com">bedminsternj.hosted.civiclive.com</a>	(908) 234-1179
Far Hills/Bedminster First Aid Squad	<a href="http://fhbfas.org">fhbfas.org</a>	(908) 234-2666
Bedminster Township Administrator	<a href="http://bedminsternj.hosted.civiclive.com">bedminsternj.hosted.civiclive.com</a>	(908) 234-0333
Morristown Medical Center	<a href="http://atlantichealth.org">atlantichealth.org</a>	(973) 971-5004
RWJ University Hospital, Somerville	<a href="http://rwjbh.org">rwjbh.org</a>	(908) 685-2920
Public Service Electric & Gas	<a href="http://pseg.com">pseg.com</a>	(800) 880-7734
Jersey Central Power and Light	<a href="http://firstenergycorp.com">firstenergycorp.com</a>	(800) 662-3115
New Jersey American Water Co.	<a href="http://amwater.com">amwater.com</a>	(800) 652-6987
Optimum Cable	<a href="http://optimum.net">optimum.net</a>	(866) 218-3259

