

**Effective 04/01/2024**

**WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOCIATION, INC.**

**RULES AND REGULATIONS**

So that all residents are treated fairly and equally, and to keep the Village a beautiful and desirable place in which to live, the Board of Trustees has revised the existing "RULES AND REGULATIONS."

The following are the "RULES AND REGULATIONS" adopted by the Board of Trustees under Section 6.m of the By-Laws.

As of April 1, 2024, these are the rules in effect and will supersede all prior "RULES AND REGULATIONS."

**1. TRAFFIC AND PARKING:**

**A. Fingers:**

Parking on the fingers or in a turnaround at the rear of a finger is not permitted at any time. All cars, vans, or trucks must park in the driveways or on the street. Vehicles are only allowed to park in the fingers to:

1. Provide medical or other emergency services.
2. Allow contractors to work on a homeowner's house whose vehicle is too large for the driveway. The contractor must be available at all times to remove the vehicle. If there is any project not completed by day's end, the vehicle may **not** be parked overnight in the driveway or on the street.

**B. Street Parking:**

1. Any vehicles parked on the street must be removed when snow or ice is in the forecast. Any vehicle parked on the street once snowfall or icing has begun will be towed at the owner's expense.
2. Vehicles with dual wheels are not permitted to park on the streets.

**C. Clubhouse Parking Lot:**

Parking in the parking lot at Fernwood Hall is permitted for up to 24 hours. Extended periods may be permissible by obtaining a permit at the business office during regular business hours. Vehicles that need to park when the office is closed must post their contact information and the house address they are visiting in the front windshield. Any vehicle noted to have been parked for more than 24 hours without a permit will be towed at the owner's expense.

**D. What is improper parking?**

Improper Parking is when the vehicle is not parked in an approved driveway and/or the side of the home behind the home's front face or the rear of the house.

**Parking on the grass is prohibited:**

This practice severely impacts the appearance of our Village. If you have more than one car, you should extend your driveway, as outlined on the Home Improvement Request Form. Parking on front or side yards is prohibited.

**E. Mailboxes/ Fire Hydrants:**

No vehicles are permitted to park within ten (10) feet of the mailbox and ten (10) feet of fire hydrants at any time.

**F. Bicycles, Tricycles, Mopeds, Electric motorcycles, and Wheelchairs:**

They are subject to the same traffic and parking rules as cars, trucks, motorcycles, etc. In addition, they must obey all traffic and speed regulations required by automobiles.

**G. Stop signs/Intersections:**

No vehicles are permitted to park within 50 ft. of a stop sign or an intersection.

**PLEASE NOTE: The posted speed limit within the Village is twenty miles per hour (20 mph).**

2.

**Visitors:**

- A. The registered Owner / Resident is responsible for seeing that all visiting children under the age of 18 are properly supervised. Unsupervised children are not permitted in Fernwood Hall.
- B. Residents will be responsible for any damage caused by their visitors in Fernwood Hall or anywhere within the Village.

3.

**Pets:**

- A. Domestic pets are permitted in the Village. Dogs, Cats, Canaries, and Parakeets are considered domestic pets.
- B. No more than two (2) dogs or cats are permitted per household.
- C. All pets walking in the Village must be on a leash, no longer than 6 feet. Per Manchester Township. The pet needs to be securely controlled (including cats) with an adequate leash at all times.

**TRY NOT TO ALLOW PETS TO RELIEVE THEMSELVES ON OTHER PEOPLE'S PROPERTY. BE CONSIDERATE OF YOUR NEIGHBORS AND PICK UP BEHIND YOUR PET, PLEASE.**

- D. Pet owners are responsible for cleaning up after their pets, including streets, common grounds, curbs, and their own property. Continued violations will be reported to Manchester Animal Control.
- E. In this New Jersey law, persons are prohibited from tethering dogs from 11 p.m. until 5 a.m. outside and must allow the dog to move 15 feet in any one direction. The new law also prohibits tethering outside in adverse weather conditions for more than 30 minutes.

Noise disturbances from barking dogs. No person shall own, possess or harbor any pet that frequently or for continued duration makes sounds that create a noise disturbance across a residential real property line. For the purpose of this article, a noise disturbance from a barking dog shall be defined as that created by a dog barking continually for 10 minutes or intermittently for 30 minutes unless provoked. Residents are responsible for making sure pets are not a

disturbance to their neighbors. This includes pets left home alone inside the house.

- F. **Feral Cats:** Whiting Village works together with Manchester Township on animal control with a program known as TNR.

**TRAP-NEUTER-RETURN PROGRAM/TNR PROGRAM**

A program pursuant to which feral and stray cats are trapped, neutered, or spayed, vaccinated against rabies, and returned to the location where they congregate.

More information on this program can be found on the Township website.

**Please note:** When cats are returned to their colony, a caregiver is permitted to feed the cats twice a day, providing the food is put out at the same time daily and removed after 30 minutes. NO FOOD is to be left out after feeding times. This rule will be strictly enforced.

**Please note** – To avoid our homeowners having to go out on the ice and snow, the Association has allowed fencing to be installed in a small area in the back of the house to safely allow their dog(s) to go outside and do their business. This area may not exceed the 40" inch height limit, and the material must be pre-approved by the Association prior to installation. Dogs may not be left out in this area unattended, and the site must be picked up and cleaned soon after as the weather allows. Makeshift fencing is not permitted. Length and width will vary by house model and property size or location.

4. **POSTING OF SIGNS:**

- A. Real Estate For Sale signs 18" x 20" are permitted in one window of the homeowner's property. The other permitted sign rule is ONE Open House sign, which can be displayed 24 hours prior to the start of the open house, and must be removed at the conclusion of the open house.
- B. Signs not permitted in windows or doors, other than notice of medical necessity or an emergency. (Example: **Oxygen on Premise** or: **BEWARE OF DOG** sign). Medical necessity notice should also be registered with the office staff.

- C. No materials of a Political or Religious nature are permitted to be posted on a clubhouse bulletin board or any common area within Whiting Village. Any such material will be removed.
- D. Political posters or Flags 18" x 20" must be placed within three (3) ft. of the housing structure. No more than two political signs can be displayed on a property, and the Sign - Flag must be promptly removed when the election is over.

**5. Garage, Porch, Yard Sales:**

Garage sales are permitted within Whiting Village on the first Saturday of each month from 8 a.m. to 3 p.m. No items are to be left outside at the end of the sale. All parking rules remain in effect.

**6. Estate Sale/Moving Sales:**

Estate sales and moving sales (inside the homes) must be registered with the business office prior to the scheduled date. Sales may begin at 9:00 a.m. and must conclude by 3:00 p.m. All parking rules remain in effect.

**7. GENERAL:**

- A. All trash must be disposed of in the in-ground receptacle supplied by Whiting Village. The additional waste that does not fit inside the in-ground can may be placed on top of the can in suitable plastic trash bags that are securely tied.
- B. Dumping of any material on common grounds is strictly prohibited and will be enforced with the highest possible legal action permitted by Local Law and By-Laws of the Community.
- C. Open burning of any kind within Whiting Village is strictly prohibited. This includes fire pits, campfires, can fires, etc. Violators will be held responsible for any damage resulting from the violation.
- D. Storage in the crawlspace under the homes is prohibited.
- E. No outdoor clotheslines and clothes racks are permitted outside the house. If in your garage, the door may not be open more than (3') feet from the ground.

- F. Sprinkler systems connected to the public water supply must have a check valve to prevent toxic material from entering the public water system.
- G. No construction work, work involving the use of power tools, or any type of work that would disturb the quiet peace of the neighborhood, is permitted to begin before 8:00 a.m. and must be discontinued by 8:00 p.m. The only exception would be an emergency repair required for safety reasons. Outside construction work is prohibited on Sundays.

**8. Audio, Video, and Short Wave Equipment:**

All radios, televisions, stereos, and any other electronic devices or musical instruments may be played at a moderate level during daytime hours. And the volume must be turned down to a low level after 9:00 p.m.

**9. Electrical / Plumbing Upgrades:**

Homeowners are not to install any electric or plumbing equipment in or around the house, or on the property, without prior approval for exterior work only. All electrical and plumbing upgrades must be performed by a licensed/ insured electrician and/or plumber. Also, check with Manchester for information on permits. 732 657-8121

**10. Outside contracting:**

All contractors performing work within Whiting Village must be licensed and have a copy of their (up to date) insurance certificate on file in the office before performing any work. All outside structural contracting work must have written approval before any work begins. Manchester Township permits must be prominently displayed and visible in the front window.

**11. Fireplaces/ Stoves:**

The installation of a new fireplace, wood/pellet/coal stove must first be approved by Manchester Township; the Board should be made aware of the upgrade prior to the start of work. Upon receipt of the proper required contractor insurance and the required permits. Manchester Township would then inspect the project. Any completed work that does not meet all

requirements during the final inspection must be removed and repaired to comply with all Township requirements.

**12. Underground Cables:**

Due to numerous pipes and cables that run under Whiting Village properties (such as electrical cables, utility, plumbing, etc.) ALL digging is prohibited until calling **New Jersey ONE CALL (1-800-272-1000)** to identify any possible danger. Anyone who digs an area without calling NJ One Call is solely responsible for any injury and damage that may occur. Be Safe and make the call!

**13. House and Grounds Alteration:**

The Board must first approve any and all alterations to the house structure, and grounds before work is started. Required permits from Manchester Township are the responsibility of the homeowner. All alterations are the responsibility of the homeowner and may waive any obligation that was the responsibility of the Association before the alteration.

- **Patios/Screen Room** – Patio slab may be enclosed with screens, glass or a 4 season’s room. Not to exceed the planting guide.

The homeowner is responsible for ensuring the structure provides for natural drainage.

NO plastic sheeting or any other material is to be used to cover the outside of any structure.

- **Installation of the fence - railings** – Fencing and rails are permitted around the front walkway, the rear patio and dog runs. Fencing and rails may not exceed 40" inches. The Association must approve fencing/rail material and color before being installed.

**14. Installation of Wheelchair Ramps:**

Must be approved by Manchester Township code enforcement prior to installation. (Check with Town; permit might be required. Copy of permit must be submitted to the Village office).

**15. Installation of Attic Fans and Garage Door Openers:**

Attic fans and Garage Door openers must be installed by a licensed electrician. Attic fans must be on the rear of the roof and not extend above the roofline by more than eight (8") inches.

**16. House, Trim, and Garage Door Painting:**

Before painting any house and/or structure within Whiting Village, the homeowner must submit color choices to the Board of Trustees for approval.

**17. Driveway:**

The material must be concrete or asphalt only. The maximum width is 20 ft.

**18. Window air conditioners:**

Window air conditioners are permitted.

Window air conditioners can be removed between the dates of October 31<sup>st</sup> to April 30<sup>th</sup>. Maintenance will remove and install air conditioners at no cost between windows to the garage.

**19. Shed:**

Residents may install one shed adjacent to their house. Sheds should not cover any windows and may not exceed 4'ft depth x 8 ft wide.

**20. Generators:**

Generators are prohibited for general heating or usage but may be used during a blackout. A generator may only be used outside the structure and stored safely.

**21. Flammable:**

All Flammable materials must be stored in approved containers, no larger than five (5) gallons, and must have proper ventilation.

**22. Fire Pits:**

Fire pits of any kind are not allowed on premises.