

Regal Point Homeowners Association Rules and Regulations Revised 12/2018

The following Rules & Regulations are supplemental to the Master Deed Restrictions and do not supersede any part of the Association's governing documents. All homeowners and residents are required to abide by these Rules & Regulations as well as the Association Bylaws, Master Deed Restrictions and all Administrative Resolutions.

Section 1: PETS

R1.1: Pet owners must abide by the South Brunswick Leash Law. No dogs will be permitted to run free in the common area at any time.

R1.2: No pets are allowed to be chained up in the common area. Dog stakes are not permitted in common area.

R1.3: Pet owners are required to clean up after their animals and be considerate of your neighbors' gardens and lawns.

Section 2: PARKING

R2.1: There are two assigned parking spaces per unit (see Parking Map). Visitor parking is on a limited basis and is for the use and convenience of all residents.

R2.2: Parking is forbidden and in front of all dumpster pads and on the bulk item dumpster pad.

R2.3: Parking is forbidden at all times in areas designated "No Parking"; this includes service contractor vehicles.

R2.4: Perpendicular double-parking (parking @ 90° angle behind your designated spots) is forbidden.

R2.5: Abandoned, unregistered or inoperable vehicles are forbidden anywhere on property at any time.

R2.6: Vehicles may not be left unmoved in a visitor spot for more than 7 consecutive days.

R2.7: Parking is forbidden during snowstorms in certain areas; see "2018 Parking Rules" and "Snow Removal Procedure"

R2.8: Unit Owners are responsible for informing their visitors and contractors to follow these rules.

Section 3: ROAD RULES

R3.1: The speed limit on Regal Drive is 15 miles per hour. Drive slowly and remember there are many young children in the complex. Parents should teach their children to be cautious of oncoming cars.

R3.2: Observe the Stop Signs and painted stop bars by the Gazebo area and Development entrance.

R3.3: Observe the NJ Helmet Law which requires children under the age of 17 to wear a helmet when bicycling, skateboarding or roller-skating.



Section 4: HOUSEHOLD WASTE & RECYCLING

R4.1: Household Garbage is to be placed in designated Green Dumpsters and Recyclables in designated Blue Dumpsters.

R4.2: Residents must follow town recycling guidelines which are based upon Single Stream Recycling. Specific items that may be recycled in these dumpsters and specific exceptions are detailed in the Township guidelines and the Regal Point "Trash Overview".

R4.3: Dumpster lids must be kept closed.

R4.4: There is a designated area for bulk items that do not fit in the regular dumpsters.

R4.5: There are specific recycling and pick-up exceptions - see Township guidelines.

R4.6: For appliance pick-up, call the Township for an appointment at 732-329-4000 extension 7260.

Section 5: GARDEN & LAWN

R5.1: Planting Beds: Each homeowner is responsible to maintain (water and weed) the planting beds adjacent to their units - front, side and rear.

R5.2: Planting bed limitations: Only mulch, wood bark, brown shale, river rocks, other natural stones, flowers, and shrubs are permitted to be planted in the planting beds. No borders higher than ten inches are permitted. No garden statues higher than 18 inches are permitted.

R5.3: Any major changes to any planting beds or any common area gardens must first be approved by the Board.

R5.4: Rear Planting Beds: A Homeowner is allowed to create a planting bed within a 3' limit in the common area behind his unit's privacy fencing. Responsibility for the maintenance of these beds in the same manner as front or side beds is that of the current homeowner, regardless if the bed was created by a previous homeowner.

R5.5: Lawn Watering: It is the responsibility of each homeowner to water front, back, and, if applicable, side lawns surrounding their units. Watering of the common area trees at the front and sides of the buildings is the shared responsibility of all homeowners.

Section 6: PORCH & PATIO

R6.1: Front porches must be kept free of clutter.

R6.2: Bicycles, toys, sports equipment, clothing, gardening tools, garbage, or recyclables shall not be kept overnight on front porches.

R6.3: Rear patio areas should be kept free of garbage and be maintained in an orderly fashion. Any plantings in the rear patio areas must be properly weeded and maintained.

R6.4: In compliance with the South Brunswick Fire Code, all barbecue grills may not be kept under the overhangs and be at least five feet away from the dwelling.

R6.5: Hot tubs must be covered when not in use.

R6.6: Firewood Storage: As per Administrative Resolution #4: Storage of logs, kindling or any wooden material intended as fuel for a fireplace within the interior of a Regal Point Unit including the basement is prohibited. During the time period commencing on May 1 and continuing through September 30, the above materials may not be stored anywhere on the premises of Regal Point. During the time period commencing on October 1 and continuing through April 30, a homeowner may only store adjacent to a unit an amount of the above material which can be expected to be utilized within a two week time period. This two week supply of material may be stored on the front porch or any area which is visible from Regal Drive. All other material must be stored within the confines of the unit's backyard.

R6.7: All holiday and other celebratory outdoor lights and decorations must be removed within 2 weeks of the end of the specific holiday or celebration.

Section 7: COMMON AREAS

R7.1: Wading pools should be emptied when not in use and should never be left unattended.

R7.2: toys, sports equipment, hoses, gardening tools, etc. shall not be kept overnight in the common area.

R7.3: Fireworks are prohibited at all times in the development.

Section 8: SATELLITE DISHES

All Satellite Dish Installations must be approved in advance by the Board utilizing the Satellite Dish Installation Approval Form and must follow the instructions in Administrative Resolution #6.

Section 9: MISCELLANEOUS

R9.1: No clothes shall be hung so that they can be seen within the development.

R9.2: No sales (commonly known as yard or garage sales) are permitted to be held in any location at any time within the development, except as part of an association sanctioned community sale.

R9.3: If a homeowner chooses to replace windows or skylights, the replacements must be the same style as the previous ones (casements get replaced with casements, sliders get replaced with sliders) and appear the same from the outside. All exterior frames and trim must be white. Grids cannot be added to the windows. Double-hung windows are not permitted. Replacement patio doors must appear similar from the outside and be all white; but you may add grids or change to a hinged door if desired. Any plan substantially different from the current layout must be presented to the Covenants Committee for approval before you contract with any vendor. The replacement products may be framed with any suitable materials offered by manufacturers.