

BELLA

Atlantic City

RULES AND REGULATIONS

Bella Condominium Association, Inc.

The Bella Condominium management office is located on the 1st/ Mezzanine level.
Hours of operation are Monday through Friday 9:00 am to 5:00 pm:

Bella Condominium Association, Inc.

526 Pacific Avenue
Atlantic City, NJ 08401

Phone: 609.344.8300

Fax: 609.344.6362

Manager: Sue Perloff

sueperloff@bellacondos.com

www.bellacondos.com

If there is no answer when you call, please leave a detailed message that includes your name, unit number and telephone number where you can be reached, and your call will be returned during office hours.

ACCEPTED BY: _____

DATE: _____

UNIT NUMBER: _____

May 18, 2013

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DEFINITIONS

COMMON ELEMENTS AND LIMITED COMMON ELEMENTS:

It is the goal of Bella Condominium Association, Inc. to maintain the building and grounds of Bella Condos in an aesthetically pleasing manner for the enjoyment of all residents and visitors. For this reason all building and attached structures are to be kept uniform with few exceptions, please read descriptions carefully and direct any questions you may have to the office of Bella Condominium Association.

Common Elements: *(Sundeck, grounds between building, parking lots, sidewalks, recreation area, roofs and exteriors of all buildings)* Maintained by Bella Condominium Association.

Limited Common Elements: *(Areas and structures attached to or associated with an individual unit, for the use by that individual unit, but that are located outside of the unit).*

Examples of Limited Common Elements:

- Patio
- Balcony
- Entryway
- Privacy Fences

Guest: A person or persons visiting a resident owner or tenant.

Non-Resident Owner: A unit owner who does not reside in Bella.

Resident Owner: A unit owner who resides in the unit.

Tenant: A person whose name appears on a lease drawn up by unit owner and who resides in the leased unit.

Unit Elements: *(The area inside the walls of the unit and includes all interior wiring, pipes, windows, walls and doors, as well as all contents).* The unit owner and/or tenant maintain this area.

Unit Owner: The owner or owners of a single condominium parcel, as listed on the deed.

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Condominium Association Rules and Regulations

This document of rules and regulations, originally part of the "Public Offering Statement" (Condo Doc's) has been developed to aid you, your neighbors and the entire Bella Condominium Association community in preserving the basic objective of gracious and harmonious living along with the high values of our respective properties.

As you have leased a Unit, you now also share ownership and tenancy of all common properties, such as the building, grounds, elevators, recreational areas and the landscape that surrounds the building.

As a lessee it is your responsibility to adhere to all applicable Rules and Regulations.

These Rules are subject to change by a majority decision of the Condo Association. If any rules previously adopted by the Association have been omitted inadvertently, the Rule as they were adopted will still apply. This document has been compiled as a useful source of information for every new tenant. Should the situation arise not specifically addressed in this booklet, please check with the Bella office for clarification.

1. Other than the designated Commercial Unit, each Unit shall be used only for residential purposes.
2. The Commercial Unit may be used for any purpose which conforms with the applicable zoning regulations of the City, as the same may be amended from time to time, provided, however, that no Commercial Unit shall be used for any of the following purposes: a fast food, take out or convenience food store, a Laundromat, a repair shop, a discount or outlet store, an establishment which operates any video, pinball or other amusement or arcade machines or games, a manufacturing establishment, an establishment which engages in any use which emits any noxious fumes or odors, or an establishment which sells or displays any pornographic or sexually explicit material.
3. No Residential Unit may be subdivided by any Unit Owner into a smaller Unit, nor may any portion of a Residential Unit be sold or otherwise transferred, without (i) the prior written consent of the Board of Directors, (ii) approval by a majority vote of the Unit Owners and a majority approval of institutional lenders if eligible to so vote. Grantor may subdivide any Unit it owns subject to limitations set forth in Article XIII (c) (4) of the Master Deed. Grantor may subdivide the Commercial Units into smaller Units without the prior written consent of the Board of Directors. In the event that a Unit is so subdivided, the Percentage Interest appurtenant to such subdivided Unit shall be reallocated so each newly created Unit based upon the formula set forth in Exhibit "D" attached hereto and made a part hereof with respect to Percentage Interest. In such event, the identifying number of the newly created Units shall consist of the former identifying number of the subdivided units followed by "A" for newly created Unit and "B" for the other newly created Unit.
4. Use of the common elements, including use of the recreational facilities, is restricted to the members of the Condominium Association and their guests.

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5. Except as authorized by the Board of Directors of the Association in writing, no Residential Unit may be used for the conduct of any commercial enterprise. No resident shall post any advertisement or posters of any kind except as authorized by the Association.
6. No common elements or limited common elements, other than those described and assigned to each Unit Owner's property, nor may the common areas or limited common area be obstructed by any act of the Unit Owner.
7. No Unit shall be occupied by more persons (including children) than the maximum permitted by law for such dwelling Unit types.
8. The temperature of each Unit shall be maintained at all times at a minimum of 55 degrees Fahrenheit.
9. No alterations to the exterior of the Units, balconies, or common element areas may be made without written approval of the Board of Directors of the Association. No enclosures, extensions, alterations or screening of the balcony or terrace areas are permitted.
10. No Unit Owner shall make any modifications or alterations within his Unit affecting a "bearing wall" or other common element without the written approval of the Board of Directors of the Association and all holders of first mortgage liens.
11. Trash must be placed in the designated location as specified by the Board of Directors of the Association.
12. No radio or television antenna of any type nor flood light or any other equipment or appurtenances or any wiring for any purpose may be installed on the exterior of the building or protrude through the walls, windows, or roof without the written consent of the Board of Directors of the Association.
13. The balconies shall be used only for the purpose intended and shall not be used for hanging garments or other objects, or for cleaning rugs or other household items or for storage of the Unit Owner's personal property.
14. The hanging of awning, garments, rugs, or other personal property in the windows of the Units or from any other façades of the building is absolutely prohibited.
15. No Unit Owner or Occupant may make or permit any disturbing noises, nor do or permit anything to be done that will interfere with the right, comforts or convenience of other Unit Owners or Occupants.
16. No Unit Owner or occupant may play or allow to be played any musical instrument, phonograph, radio or television set in his Unit between the hours of 11:00 pm and 8:00 am. If the same shall disturb or annoy other Unit owners or occupants of the condominium.
17. No Unit Owner or Occupant shall build plant or maintain any matter or thing upon, in, over or under the common elements without prior written consent of the Board of Directors of the Association.

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18. No Unit Owners shall have any right to paint or otherwise decorated or change the appearance of any portion of the exterior of any building without prior written consent of the Board of Directors of the Association.
19. No noxious or offensive activity shall be carried on, in or upon the common elements or in any such Unit or shall anything be done therein either willfully or negligently which may be or become and annoyance or nuisance to the other residents in the condominium.
20. No improper, offensive or unlawful use shall be made of any Unit; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.
21. Any lease or rental agreement concerning the leases of a Unit shall be in writing and subject to the Master Deed, By-Laws and their constituent documents and no unit may be leased or rented for less than ninety (90) days.
22. While the Grantor maintain a majority of the Board of Directors of the Condominium Association, it will make no additions, alterations, improvements or purchases not contemplated in this Master Deed which would require a special assessment or substantial increase in monthly Condominium Association assessments, unless required by a governmental agency, title insurance company, mortgage lender or in the event of an emergency.
23. Nothing shall be done to any Unit or on or in the common elements which will impair the structural integrity of the building or which will structurally change the building. No Unit Owner (other than Grantor) may make any additions, alterations or improvements in or to his Unit which will affect the common elements, without prior written approval of the Board of Directors of the Association. In the event Grantor makes any changes to the Units, such changes shall be reflected by an amendment in the condominium documents as described herein. Nothing herein shall be construed to prohibit the reasonable adaption of any unit for handicap use.
24. Interior partitions or non-bearing walls within the confines of each Unit may, from time to time, be removed or replaced subject to prior written approval of the Board of Directors of the Association. In the event an Owner does remove or replace any or all such interior partitions or walls, no amendment to this "Master Deed" will be necessary or required. No approval shall be required for the Grantor to change interior partition to non-bearing walls.
25. The Unit Owner or Occupant shall not engage in any activity or keep anything in any Unit or in or upon the common elements which will increase the rates of insurance or result in cancellation of insurance to the condominium.
26. Each Unit Owner must install and maintain draperies, blinds, curtains or other window coverings which are white colored or lined with White fabric or material facing the exterior of building on all windows of the Unit. This provision shall not apply to the Grantor.
27. Each Unit Owner shall have the right to mortgage or encumber his Unit, provided that such mortgage or encumbrance is made to a bank, mortgage banker, trust company, insurance company, saving and loan association or other institutional lender or as a purchase money mortgage made to the Grantor (or nay person or entity designated by the Grantor) or to the immediate predecessor in the title of the Unit.

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28. All property taxes, special or added assessments and other charges imposed by any taxing authority are to be separately assessed against and collected on each Unit as a single parcel, as provided in the New Jersey Condominium Act.

29. Move in and move outs must be scheduled with the security desk, and are only permitted Monday through Fridays between the hours of 9:00am-6:00pm. Tenant must provide movers insurance information prior to move and leave a refundable \$250.00 deposit.

30. **RIGHTS OF ACCESS:** Each Unit Owner shall grant a right to his Unit to the Association for the purpose of making necessary inspections and repairs to any condition originating in his Unit and affecting another Unit or common element, or for the purpose of performing necessary installation, alterations or repairs to the condominium. Any such access and entry shall be done by request at reasonable times. In the case of an emergency, such right of entry shall be immediate whether the Unit Owner is present at the time or not. To facilitate the aforementioned entry all door locks must Bella issued master key series. New owners must pay a \$100.00 fee to have locks changed to Bella issue prior to occupying the unit.

BICYCLES, SKATEBOARD, ROLLER BLADES AND ROLLER SKATES

No bicycles are permitted to be walked through the main lobby area; those who wish to bring their bicycles out, must use Elevator #3 and use the rear hallway to exit the building.

All skateboards, roller blades and roller skates must be carried through the main lobby area and not ridden through the lobby.

COMMON AREAS:

- Decks and balconies are limited common elements. There shall be no barbecuing on the decks and balconies. The City's Fire Code prohibits open flames of any kind.
- Proper attire shall be worn in common areas
- No bare chests shall enter elevators or move about the building or common areas other than the hot tub, pool and sundeck.

FOOD DELIVERIES

Owners and tenants must alert the Front Desk at (609.348.5709) that there will be a delivery, in order to allow the delivery person up to your unit. If the Front Desk is not alerted, the unit Owner or tenant will be contacted and required to come to the Front Desk to receive their delivery.

GUESTS

All guests, vendors, contractors and visitors must check in at the Front Desk with Photo ID upon arrival. They will be required to sign in and out and be prepared to state the Unit number they are visiting and the name of the tenant or owner.

LEASING OF UNITS

All unit owners who rent to a tenant shall (1) provide the tenant with a copy of the Rules and Regulations, (2) include in the lease agreement a provision that the tenant has been given copies and has understood and agrees to abide by these documents, (3) notify the Condominium Management Office in writing that

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the Unit is tenant-occupied, giving the management office a copy of the lease and tenant contact information and (4) the unit owner is responsible at all times for the enforcement of the established guidelines. Owners must be in good standing to rent their unit, owners who are not in good standing will have their access to Bella facilities revoked, this includes parking, gym, pool, business center, massage and tanning rooms, and hot tub.

If, as the Unit Owner you have chosen to lease your unit outside of the Management Office, you must still provide all of the information listed above.

NOISE

As residents of the Condominium community you are expected to be respectful of your neighbors' rights. Please ensure none of your activities disturb your neighbors' enjoyment of their home, and do not violate any resident's right to quiet AT ANY TIME. The conjoining walls between the units are not soundproof, therefore, it is expected that you adjust the volume of your activities (such as talking, musical instrument, television, stereos and parties) to a level that can be heard in your unit ONLY. The rule extends to the common area and the limited common area; if you entertain guests in these areas, please keep noise to a minimum, kindly refrain from gathering in the parking lots during the late hours and creating a noise disturbance. Do not disturb the other residents with loud talking or shouting, loud music or excessively loud motor vehicles. You will be given a warning upon your first offense and your second offense will result in a fine of \$25. Upon your third offense you will be fined \$50.

OCCUPANCY

No Unit shall be occupied by more person (including children) than the maximum permitted by law for such a dwelling.

At Bella, maximum occupancy is four (4) individuals, by law.

PARKING

Parking is only allowed in assigned spaced. NO tenant or guest parking is allowed in the Pacific Avenue parking lot opposite the Bella.

- All vehicles must be registered at the Bella office and issued a parking permit and access card
- All vehicles must be in good working condition with a valid license plate. Any vehicle in violation of this rule will be towed (by Fourteen Towing) without notice.
- It is strictly prohibited to park in front of the loading dock or to block any other vehicle. Any car found blocking the loading dock will be towed immediately.
- It is strictly prohibited to park on grass land and violators will be towed immediately.
- Trailers are NOT allowed in the parking lots or garages
- Commercial vehicles, flat beds, box trucks or lawn equipment are not permitted to park over night by either Owner or Tenant.
- Vehicles are NOT to be utilized as storage facilities.
- Please refrain from gather in parking lots and garages and creating a disturbance.
- Please refrain from emptying ashtrays into the parking lot and garages and dispose of trash in the appropriate containers.
- No automotive maintenance work is permitted.

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- If you have an out of town guest, parking is available in the parking lot. To get access, a \$20 deposit is required to receive an access card and the deposit will only be returned upon receipt of the access card (there is a 5 day limit on parking unless the office is otherwise notified).

If your vehicle is issued a citation you have one week to move it or bring it up to standard; if you fail to do so, you will receive another citation. If, after one week from the second citation you failed to comply with the Rules and Regulations, or have failed to contact the office your vehicle will be towed at the owner's expense.

ALL TOWING IN ANY CASE WILL BE AT THE VEHICLE OWNERS EXPENSE.

- No cars, bicycles, or other personal property shall obstruct entrance ways, walkways, parking or other common areas

PARTIES AT THE POOL AND TIKI BAR

Tenants are NOT permitted use of the Pool and Tiki Bar areas for the purposes of private parties, unless tenant has written approval from the Board of Directors of the Association.

If tenant would like to propose an opportunity to host an event at this location, tenant must visit the Bella office with further details. Tenant will need to have sponsorship from Unit Owner and the Unit Owner must be present for the durations of the event. There will also be a security deposit required.

PETS

Pets are allowed UP TO 40 lbs and must be approved by Bella Condominium Association. Pets must be leashed at all times, when outside of the Unit, this includes in all common areas, elevators, front entrances, hallways and parking lots. Indoor cats are permitted. NEVER attempt to flush litter, bird seed and other pet waste in the toilets, sink or garbage disposal.

Pets must be vaccinated and kept in accordance with the Atlantic City Health Department laws and regulations. Contact the Atlantic City Health Departments for more information at 609.222.2222. **It is the pet owner's responsibility to clean up after their pets when walking them outside.**

PROFESSIONAL SERVICES:

From time to time, Bella Condominium authorizes certain professionals to be permitted to offer their services to the Owners and Tenants residing at Bella, such as masseuses, trainers, fitness instructors, swimming instructors, yoga instructors, karate instructors and other similar individuals. Use of the professional services is strictly between the Owner or Tenant and the person offering their services. All parties are aware and agree that by utilizing the services, the Association shall be held harmless from all claims.

The Professional is to limit their services to those who are residing at Bella only. Guests of Owners and Residents may not utilize the services of the Professional.

MAINTENANCE DEPARTMENT

Routine Maintenance

The maintenance department is staffed from 8:30 am to 5:00 pm Monday thru Friday. During this time, routine maintenance tasks are performed according to a schedule. If you have a maintenance concern,

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please contact your Landlord in order to schedule maintenance in the Unit. NO tools will be loaned out by the maintenance staff.

Maintenance Request

If you have a problem which is the responsibility of the Landlord, initially, tenant must contact landlord to initiate a maintenance service request.

Common Problems and Responsible Parties

ASSOCIATION MAINTAINED:

Rood and Balcony leaks
Common exterior walls
Common piping outside unit
Parking Lots
Trees
Pool/ Deck Area
Recreational Amenities
Exterior Termite contract
Master Insurance Policy
Landscaping of common areas
Irrigation system
Gutters and downspouts
Outdoor lighting of common areas

UNIT OWNER MAINTAINED:

All appliances
Carpets (inc. patios and balcony)
Furniture
Piping exclusive to Unit
Interior wiring
Heating, Ventilation & AC
All unit-specific fixtures
Limited common areas
Balcony screen
Homeowners Insurance Policy
Popcorn Ceiling Finish
Interior wall finish & Drywall
Front doors, windows, sliding glass doors

TRASH PICK UP

Garbage closets are located on every floor throughout the building. Trash shall be placed in sealed plastic bags and disposed of by trash chutes only. Items too large to place in the trash chute must be walked down to the loading dock and disposed of appropriately.

Recyclable items can be disposed of in the recycling bins in each garbage closet and must be separated from regular trash. All recyclables must be rinsed clean. Large boxes must be broken down to fit within the recycling bin or carried down to the recycling center on the loading dock. No plastic bags may be put in the recycling bin.

Bella has dumpsters available in the loading dock area on the ground floor of the building. Residents are expected to place their garbage in INSIDE the dumpsters, not on the ground or next to the dumpster. If the dumpsters are full, DO NOT leave the garbage in the loading dock, ask the maintenance staff or front desk for assistance in disposing of the garbage. Leaving trash or garbage on the ground or beside the dumpsters is a violation and the unit owner/ tenant responsible will be fined.

Disposal of over-sized articles such as mattresses, couches, tables, stoves, refrigerators etc. is at the expense of the unit owner or tenant; it is the responsibility to make arrangements with the Bella office for disposal of these items. Once disposal arrangements have been made by the Bella office, place the articles neatly in the directed area. DO NOT place these items in the dumpster – VIOLATORS WILL BE FINED.

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