

EXHIBIT "E"

FERNBROOKE HOMEOWNER ASSOCIATION, INCORPORATED RULES AND REGULATIONS – Effective July 20, 2023

I. Pets

- A. All pets attended by the owners must be walked on a leash at all times in between the curb lines (street & sidewalk) and the common areas.
- B. Animal owners should exercise common courtesy and avoid walking their pets within close proximity of any other pet or animal and not create a nuisance of any kind.
- C. Westampton Animal Control Leash Law states "no animal is permitted to run at large on any street or trespass on lands of another person".
- D. Any pet found unattended without a tag will be turned over to Animal Control of Burlington County.
- E. No pet should be allowed to defecate on resident's property, except at the curb lines and pet owners are responsible to pick up and properly dispose of their pet's waste. Do not toss onto common property or in the hedgerows.
- F. "Staking" your pet on a leash is only permitted in the backyard of your home. The leash cannot be longer than the distance of your property line and your pet cannot have access to your neighbor's property. Stakes must be removed to accommodate landscapers.
- G. Pet and Farm animal enclosures, dog houses and runs, and underground electric fences are prohibited.

II. Trash

- A. All trash (including pet waste) must be placed in sealed container (i.e., plastic bag, box or trash can with lid) before being placed at the curb. This will help eliminate odors and avoid any possible disturbance from pets and wildlife, and further avoid loose trash from blowing throughout the community.
- B. All trash / recycling containers must be stored inside the garage 24 (twenty-four) hours after pick up.
- C. No member shall place trash, garbage, excess materials of any kind on or about their property and on common areas including the hedgerows.

III. Nuisances and Noise

- A. At no time shall any residents, family, friends, or persons employed by the homeowners' create a disturbance.
- B. Playing of loud music and continuous barking of dog(s) is consider a disturbance and a nuisance.
- C. Fireworks are prohibited.

IV. Vehicles/Parking

- A. Residents and guests shall be responsible for all damages caused to a neighbor's property and common areas through the negligent operation of their vehicle(s).

- B. No parking area or common element space or common properties area shall be used for repair of automobiles or motor vehicles of any kind, except for emergencies.
- C. The following classes of vehicles may be parked in the driveway or in the street in front of any dwelling, provided the area is not posted to the contrary and the vehicles do not obstruct passage of First Responders.
 - Passenger vehicles
 - Non-commercial pick-up trucks and vans rated $\frac{3}{4}$ ton capacity or less
 - Motorcycles
- D. The following classes of vehicles shall not be parked on or in front of any dwelling, except within a closed garage.
 - Motor Homes
 - Trailers
 - Campers or camper-type add-ons
 - Boats
 - School busses, Ambulances, and the like
- E. No commercial vehicles shall be left parked on any street longer than necessary to perform the business function of such vehicles in the area.
- F. No residential business and company-owned vehicles, including pick-up trucks, tow-trucks, vans or any vehicles used in a business, trade, or source of public transportation are permitted.
- G. Company-owned vehicles used as the primary source of transportation for the resident are permitted as long as the vehicle is unmarked (no company logo and branding).
- H. No inoperable, disabled, abandoned or unregistered motor vehicle of any type shall be stored or parked on any street or dwelling unless within an enclosed garage.
- I. No vehicle shall be parked in a manner that would obstruct any pedestrian walkways.
- J. Westampton's Ordinance states, "when a snow emergency is declared, all vehicles must be moved off the street to allow for thorough snow plowing. Vehicles left in street are subject to immediate towing and/or ticketing".
- K. All exterior electric charging units and outlets for electric and hybrid vehicles must be installed on the side of the garage.
- L. Storage trailers, containers, pods, and dumpsters shall be placed in the driveway only. A Township Permit is required and the Community Management Company shall be notified.

V. Flags and Banners

- A. The flag of the United States, or other flags / signs supporting United States troops may be displayed outside the dwelling. Other types of flags and signs are prohibited, except for Garden / Lawn flags.
- B. No permanent ground mount flag poles are permitted on any dwellings.
- C. Limited of one Garden / Lawn Flag displaying Greetings, Seasons, Holidays, US Armed Services, and Sport Teams are allowable in the front of the dwellings garden beds. All other types of Garden / Lawn flags are prohibited.
- D. Garden / Lawn Flags shall be no larger than 18" x 12" and the pole no higher than three (3) feet tall.
- E. Temporary Banners / Pennants (i.e. Congratulations, Celebrations, Birthdays, etc.) are allowed to be displayed for up to seven (7) days.

VI. Storage

- A. Storage of any items for landscape work (i.e. mulch, stone, soil) must be inside garage if duration will exceed 21 (twenty-one) days.
- B. Storage of any garden equipment (i.e. wheelbarrows, carts, garden tools, empty flower pots, ladders, etc.) must be stored inside the garage at all times when not in use.
- C. Any yard / garden waste in bags cannot be stored outside or in the garden for more than seven (7) days.
- D. Storage of outdoor lawn furniture during the winter months is permitted on the rear patio providing items are covered and kept neat and orderly.
- E. Storage containers may be placed on the rear patio or deck, and size may not exceed four (4) feet long by two (2) feet wide by two (2) feet deep.

VII. Grills

- A. Portable Grills (propane / charcoal) are allowable and must be on the patio or deck at all times, not on the lawn.
- B. Grills must be covered when not in use.
- C. Stationary outdoor cooking areas and grills are prohibited.

VIII. Decorations & Ornamentation

- A. Holiday decorations and lights of steady or flashing nature will be permitted to be used only during the holiday season.
- B. Non-holiday hanging and attached decorations and décor are prohibited on the front and side of the dwelling. Wind chimes and door wreathes are permitted.
- C. Lawn decorations such as bird baths, bird houses, bird feeders, water features, windmills, etc. are not permitted in the front and sides of the dwelling and will only be permitted within rear yard planting areas and on patios. Size and height of these items should not exceed three (3) feet (with the exception of bird feeders which are not to exceed six (6) feet).
- D. Limit of two (2) statues / figurines are permitted in the front dwelling planting beds and are prohibited on lawns, sidewalks, driveways, and entrance areas. Limit of four (4) statues / figurines are permitted within rear yard planting areas and on patios.
- E. Statues / figurines shall be monochrome (single, neutral) in color, blend into the planting beds, and shall not exceed two (2) feet in height. Discriminatory, racial, and offensive statues / figurines are prohibited.
- F. The Board of Trustees reserves the right to approve or disapprove questionable decorations and ornamentation.

IX. Signs

- A. One sign advertising a property for sale may be placed inside a window provided it does not exceed thirty (30) inches by 30 inches overall and is not lighted. "For Sale" signs are not permitted outside the dwelling.
- B. Signs erected by improvement and service contractors are not permitted.
- C. Security signs are permitted in the front planting beds and on the mailbox post.

X. Exterior Lights

- A. Exterior lighting such as floodlights, solar lights and landscape lights shall require approval of the ARB. Exterior lighting shall not be directed in such a manner as to create an annoyance to other neighbors.

- B. Limit of six (6) landscape / solar lights are permitted in the front planting beds along with a limit of six (6) landscape / solar lights each in the sides and rear planting beds of the dwelling.
- C. Landscape / solar lights shall not exceed two (2) feet in height.
- D. Except during Holidays, string lights and such, are prohibited on the front dwelling, planting beds, and trees.

XI. Prohibited Items

The following items are not permitted:

- Hot Tubs, Swimming pools, in-ground or above ground
- Carports
- Sheds
- Clothes lines
- Greenhouses
- No open flame of any kind, including and not limited to, fire pits or chimeras
- Yard or Garage Sales are prohibited
- Estate Sales are permitted only during the hours between 9:00 am to 4:00 pm. The Community Management Company and proximity homeowners shall be notified ten (10) days prior to the Estate Sale.

AMENDMENT OF RULES AND RESOLUTION
Exhibit E

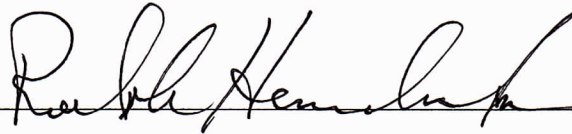
WHEREAS, the FERNBROOKE HOMEOWNERS ASSOCIATION is empowered and obligated to enforce the provisions and restrictions contained within the Community Association Documents by virtue of Article VII, Section 2 (a) of the Governing Documents.

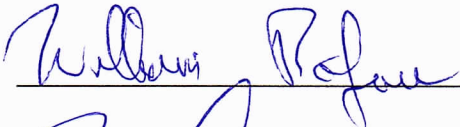
WHEREAS the Board of Trustees is empowered to promulgate, adopt and publish reasonable Rules and Regulations as may be necessary to carry out the intent of the provisions and restrictions contained in the Community Association Documents


BE IT RESOLVED that the amendments to the Rules and Regulations is hereby adopted by the Board of Trustees of FERNBROOKE HOMEOWNERS ASSOCIATION at its meeting on the **20th Day of July 2023**.

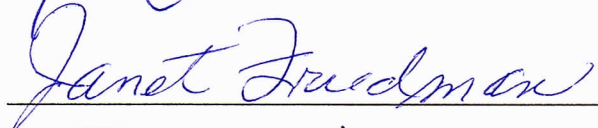
UPDATES TO THE RULES AND REGULATIONS

Attached hereto, you will find the Rules and Regulations of the Community to be reviewed and maintained with your documents. Previous copies of the Exhibit E should be removed from your documents and replaced with the attached with the effective date of July 20, 2023.


_____. Trustee


_____. Trustee


_____. Trustee


_____. Trustee


_____. Trustee

EXHIBIT "E"

FERNBROOKE HOMEOWNER ASSOCIATION, INCORPORATED

RULES AND REGULATIONS-Effective July 25, 2019

I. Pets

All pets must be walked on a leash at all times. Any animal outside dwelling must be leashed and at no time shall it create a nuisance of any kind.

A. All dogs and cats must wear an easily visible registration tag when outside of the pet owner's dwelling.

B. All dogs and cats must be attended by the owner kept on a leash.

Westampton Animal Control Leash Law states "no animal is permitted to run at large on any street or trespass on lands of another person. All animals must be on a leash."

C. Any dog or cat found unattended without a tag will be turned over to Animal Control of Burlington County.

D. Dogs and cat owners are responsible to pick up and properly dispose of their pet's waste. Do not toss onto common property or tree line.

E. "Staking" your pet on a leash is only permitted in the backyard of your home. The leash cannot be longer than the distance of your property line and your pet cannot have access to your neighbor's property. Stakes must be removed to accommodate landscapers.

II. Trash

A. All trash must be placed in sealed container (i.e., plastic bag, box or paper bag) before being placed at the curb. This will help eliminate odors and avoid any possible disturbance from existing pets, and further avoid loose trash from blowing throughout the community (this includes dog waste).

B. All trash/recycling containers must be stored inside the garage 24 (twenty-four) hours after pick up.

III. Nuisances and noise

At no time shall any homeowner or person employed by the homeowners create a disturbance. Holiday decorations and lights of steady or flashing nature will be permitted to be used only during the holiday season.

IV. Alteration-Limited Common Properties and Facilities Area

A. No member shall build or maintain any matter or thing upon, over and under the common properties and facilities, except with the express permission of the Board of Trustees in writing. See page 5, 6, and 7 of the Declaration of Covenants and restrictions for Fernbrooke.

- B. No member shall place trash, garbage, excess materials of any kind on or about the common properties and facilities, nor burn, chop or cut anything on, over or above the common properties and facilities.

V. Leases

Any owner renting a unit must forward copies of the lease to the Property Management Office within ten (10) days of the signing of the lease. The lease shall contain provisions as stipulated in the Declaration of Covenants and Restrictions and Agreements and Easement Grants. The Management Office will contact the owner to ensure all Rules and Regulations have been transferred to the renters.

VI. Vehicles/Parking

Owners and residents shall be responsible for damage caused to the Fernbrooke common property areas through the negligent operation of their vehicle(s).

- A. No parking area or common element space or common properties area shall be used for repair of automobiles or motor vehicles of any kind, except for emergencies.
- B. The following classes of vehicles may be parked in the driveway or in the street in front of any dwelling, provided the area is not posted to the contrary and the vehicles do not obstruct passage of First Responders.
 - 1. Passenger vehicles
 - 2. Non-commercial pick-up trucks and vans rated $\frac{3}{4}$ ton capacity or less
 - 3. Motorcycles
- C. The following classes of vehicles shall not be parked on or in front of any dwelling, except within a closed garage:
 - 1. Motor Homes
 - 2. Trailers
 - 3. Campers or camper-type add-ons
 - 4. Boats
 - 5. School busses and the like
 - 6. Ambulances
- D. No commercial vehicles shall be left parked on any street longer than necessary to perform the business function of such vehicles in the area. Commercial vehicles including pick-up trucks, tow-trucks, vans or any vehicles used in a business or trade other than passenger cars. Company-owned passenger cars used as the primary source of transportation for the resident are considered commercial vehicles.
- E. No inoperable, disabled, abandoned or unregistered motor vehicle of any type shall be stored or parked on any street or dwelling unless within an enclosed garage.

F. No vehicle shall be parked in a manner that would obstruct any pedestrian walkway.

VII. Flags and Banners

- 1. Except for the flag of the United States, or other signs supporting United States troops, no flags, banners or pennants may be displayed outside the dwelling.**
- 2. No permanent ground mount flag pole is permitted on any dwelling or common area.**

VIII. Storage

Storage of any items for landscape work (for example, mulch, stone, soil) must be inside garage if duration will exceed 21 (twenty-one) days.

AMENDMENT OF RULES AND RESOLUTION
Exhibit E

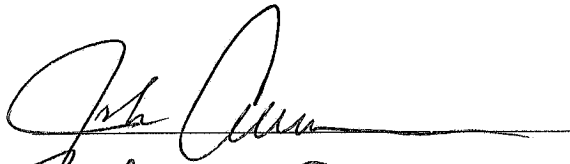
WHEREAS, the FERNBROOKE HOMEOWNERS ASSOCIATION. is empowered and obligated to enforce the provisions and restrictions contained within the Community Association Documents by virtue of Article VII, Section 2 (a) of the Governing Documents.

WHEREAS the Board of Trustees is empowered to promulgate, adopt and publish reasonable Rules and Regulations as may be necessary to carry out the intent of the provisions and restrictions contained in the Community Association Documents

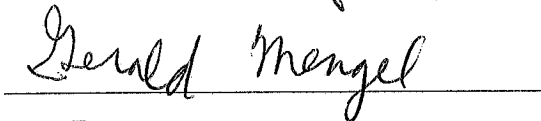
BE IT RESOLVED that the amendments to the Rules and Regulations is hereby adopted by the Board of Trustees of FERNBROOKE HOMEOWNERS ASSOCIATION. at its meeting on the **25TH DAY OF JULY 2019**

UPDATES TO THE RULES AND REGULATIONS

Attached hereto, you will find the Rules and Regulations of the Community to be reviewed and maintained with your documents. Previous copies of the Exhibit E should be removed from your documents and replaced with the attached with the effective date of July 25 2019.

 _____, Trustee

 _____, Trustee

 _____, Trustee

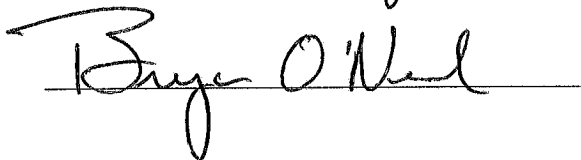
 _____, Trustee

EXHIBIT "E"

**FERNBROOKE HOMEOWNERS ASSOCIATION, INCORPORATED
RULES AND REGULATIONS-Effective October 22, 2015**

I. Pets

All pets must be walked on a leash at all times. Any animal outside any dwelling must be leashed and at no time shall it create a nuisance of any kind.

- A. All dogs and cats must wear an easily visible registration tag when outside of pet owner's dwelling.**
- B. All dogs and cats must be attended by owner and kept on a leash. Westampton Animal Control Leash Law states "no animal is permitted to run at large on any street or trespass on lands of another person. All animals must be on a leash."**
- C. Any dog or cat found unattended without a tag will be turned over to *Animal Control of Burlington County*.**
- D. Dog and cat owners are responsible to pick up and properly dispose of their pet's waste**
- E. "Staking" your pet on a leash is only permitted in the backyard of your home. The leash cannot be longer than the distance to your property line and your pet cannot have access to your neighbor's property. Stakes must be removed to accommodate landscapers.**

II. Trash

- A. All trash must be placed in a sealed container (i.e., plastic bag, box or paper bag) before being placed at curbside. This will help eliminate odors and avoid any possible disturbance from existing pets, and further avoid loose trash from blowing throughout the community.**
- B. All trash containers must be stored inside a dwelling.**

III. Nuisances and Noise

At no time shall any homeowner or person employed by homeowners create a disturbance. Holiday decorations and lights of a steady or flashing nature will be permitted to be used only during the holiday season.

IV. Alteration - Limited Common Properties and Facilities Area

- A. No member shall build or maintain any matter or thing upon, over and under the common properties and facilities, except with the express permission of the Board of Trustees in writing. See pages 5,**

6, and 7 of the Declaration of Covenants and restrictions for Fernbrooke.

B. No member shall place trash, garbage, excess materials of any kind on or about the common properties and facilities, nor burn, chop or cut anything on, over or above the common properties and facilities.

V. Leases

Any owner renting a unit must forward copies of the lease to the Property Management Office within ten (10) days of the signing of the lease. The lease shall contain provisions as stipulated in the Declaration of Covenants and Restrictions and Agreements and Easement Grants. *The Management Office will contact the owner to ensure all Rules and Regulations have been transferred to the renters.*

VI. Vehicles/Parking

Owners and residents shall be responsible for damage caused to the Fernbrooke common property areas through the negligent operation of their vehicle(s).

A. No parking area or common element space or common properties area shall be used for the repair of automobiles or motor vehicles of any kind, except for emergencies.

B. The following classes of vehicles may be parked in the driveway or in the street in front of any dwelling, provided the area is not posted to the contrary and vehicles do not obstruct fire lanes or passage of maintenance equipment:

- 1. Passenger cars**
- 2. Station wagons**
- 3. Non-commercial pick-up trucks and vans rated $\frac{3}{4}$ ton capacity or less**
- 4. Sport Utility Vehicles**
- 5. Motorcycles**

C. The following classes of vehicles shall not be parked on or in front of any dwelling, except within a closed garage:

- 1. Motor Homes**
- 2. Trailers**
- 3. Campers or camper-type add-ons**
- 4. Boats**
- 5. School busses and the like**
- 6. Ambulances**

- D. No commercial vehicles shall be left parked on any street longer than necessary to perform the business function of such vehicles in the area. Commercial vehicles include pick-up trucks, tow trucks, vans or any vehicles used in a business or trade other than passenger cars. Company-owned passenger cars used as the primary source of transportation for the resident are not considered commercial vehicles.**
- E. No inoperable, disabled, abandoned or unregistered motor vehicle of any type shall be stored or parked on any street or dwelling unless within an enclosed garage.**
- F. No vehicle shall be parked in a manner that would obstruct any pedestrian walkway.**

VII. Flags and Banners

Except for the flag of the United States, or other signs supporting United States troops, no flags, banners or pennants may be displayed outside of the dwelling.

RESOLUTION

WHEREAS, the Board of Trustees (BOT) of the FERNBROOKE HOMEOWNERS ASSOCIATION (FHOA) is responsible to maintain current Rules and Regulations "Exhibit E" and provide to members of the Association

WHEREAS, It has been determined by a majority vote of the BOT the need to update the Rules and Regulations.

WHEREAS, the Rules and Regulations also known as Exhibit E shall be made available to all members of FHOA. The following shall be the right but not obligation; to enforce the rules and regulations by the BOT, Management Company and the ARB. Provide notification of violation and time to abate said violations; assess violation fines and penalties; and offer reasonable dispute resolution procedures.

BE IT THEREFORE RESOLVED that the attached exhibit E is hereby adopted by the Board of Trustees (BOT) of the FERNBROOKE HOMEOWNERS ASSOCIATION at its meeting on the 22th day of October 2015.

Lloyd E. Gibson
President Lloyd E. Gibson

Margaret T. Norton
Secretary Margaret T. Norton

John R. Caruso
Trustee V.P.
John R. Caruso

Gerald R. Mengel
Treasurer
Gerald R. Mengel

BURLINGTON COUNTY
CLERK
2016 FEB - 8 PM 3: 28
RECEIVED

The Fernbrooke Homeowners Association Inc. was created by a Declaration of Covenants and Restrictions dated November 15, 2001 and recorded in the Office of the Burlington County Clerk on December 11, 2001 in Book 5920, page 001 et. seq.

STATE OF NEW JERSEY :

SS

COUNTY OF BURLINGTON :

I CERTIFY that on the 20th day of January, 2016, Lloyd Gibson, Gerald Mengel, Margaret Norton and John Caruso personally came before me and stated to my satisfaction that each person executed this resolution as his or her own voluntary act.

Signed and sworn before me on

January 24, 2016

Carol M. Gallo
Notary Public

**CAROL M. GALLO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/9/2018**

RECORDING INFORMATION SHEET

49 RANCOCAS RD,
MT. HOLLY, NJ 08060

INSTRUMENT NUMBER:

5205224

DOCUMENT TYPE:

AMENDED DECLARATION OF RESTRICTIONS

Official Use Only

Document Charge Type AMENDED DECLARATION OF RESTRICTIONS

Return Address (for recorded documents)
SHIVERS GOSNAY & GREATREX
1415 ROUTE 70 EAST SUITE 309
CHERRY HILL NJ 08034

TIMOTHY D. TYLER
BURLINGTON COUNTY

RECEIPT NUMBER
8311347
RECORDED ON
March 16, 2016 11:58 AM

INSTRUMENT NUMBER
5205224

BOOK: OR13214
PAGE: 3215

No. Of Pages 13
(Excluding Recording Information and/or Summary Sheet)

Consideration Amount \$0.00

Recording Fee \$160.00

Realty Transfer Fee \$0.00

Total Amount Paid \$160.00

Municipality UNKNOWN

Parcel Information
Block: N/A
Lot: N/A

First Party Name FERNBROOKE HOMEOWNERS ASSOC

Second Party Name FERNBROOKE HOMEOWNERS ASSOC

Additional Information (Official Use Only)



5205224

Ctrl Id: 5397010 Recording Clerk: bscelza

***** DO NOT REMOVE THIS PAGE. *****
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF BURLINGTON COUNTY FILING RECORD
***** RETAIN THIS PAGE FOR FUTURE REFERENCE. *****