FAIRWAYS AT LAGUNA OAKS CONDOMINIUM ASSOCIATION

Property Rules & Regulations

Approved September 8, 2025, by the HOA Board

The Rules and Regulations have been established to preserve the character of The Fairways at Laguna Oaks as a high-quality planned community. The Fairways at Laguna Oaks Condominium Association's Rules and Regulations, limitations and conditions incorporate those contained in the Master Deed and By-Laws. These Rules and Regulations maintain external architectural consistency, visual and esthetic harmony, and soundness of repair to avoid activities detrimental to the aesthetic and property values of the Community.

It is the homeowner's responsibility to thoroughly familiarize themselves with the contents of the Rules and Regulations, the Master Deed and the By-Laws. The Rules and Regulations contained herein are not all-inclusive and are subject to periodic amendments, revisions, and distribution.

Animals/Pets – Homeowners are limited to two (2) customary household pets. Dogs must be walked on leashes, kept under control and not disturb the peace of residents. No homeowner or guest shall permit any leashed pet to cause any injury to any person, other pets or cause damage to Common Property or property of another homeowner. No pet is permitted to be tied outside or left unattended on any Common or Limited Common Property for any prolonged period.
Consistent with township ordinances, the Board may prohibit the keeping of specific malicious breeds of dogs, in which event the owners of any malicious breed may be required to remove it from the home within 30 days of the effective date of the resolution. The breeding and or selling of animals is prohibited.
Homeowners are asked to direct their leashed pets to grassy areas adjacent to the streets rather than on the grassy areas in front of homes. Homeowners are required to immediately remove any pet waste on any Common Property and dispose of it in their own containers. Pet waste containers are not permitted outside the home and are to be stored in the home/garage.

Arbors, Lattice, Fencing, Pergolas and Trellises – Arbors, any type of fences, pergolas and trellises are prohibited. Lattice may be used to surround air handlers not to exceed four (4) feet in height. Lattice contained in planters is permitted and cannot exceed four (4) feet in height from the top of the planter. Lattice may not be attached to the home. The total height of the combined planter and lattice may not exceed six (6) feet.

Awnings – Retractable, fabric, self-storing awnings are permitted on the rear of the home over the patio. The homeowner must complete an Exterior Modification Application and submit the completed application to the management company for review by the HOA Board. The application is found on the management website. The rules regarding awnings are found in the application.

Barbecue Grills - Barbecue grills with natural gas, propane, charcoal or electric are the only permitted grills and must be operated a safe distance from any building as designated by the Middle Township Fire Department. Grills must be off and cool before returning to the side of the home. Any damage to the exterior of the building due to grills must be reported to the management company and the homeowner is responsible for the cost of all repairs. Spare propane tanks are not to be stored in homes or garages.

Birdfeeders and Birdhouses – Birdfeeders and Birdhouses are permitted only in the rear of the home, providing they don't create a nuisance. Bird feeders and birdhouses may not be attached to or hung from the home or street trees. Ground feeding of any species of bird or animal is prohibited.

Clothes Poles/Drying Racks – No clothes poles or lines shall be installed or maintained. No clothes, sheets, blankets or laundry of any kind or other articles may be hung or displayed on the outside of windows or placed on the outside windowsills, garage doors or walls of the home or on any part of the Common Property. One drying rack, maximum of four (4) feet by four (4) feet can be used on the rear patio on a temporary basis and not remain outside overnight.

Common Irrigation System – A homeowner may not alter any part of the Common Irrigation System. If the irrigation system needs to be altered related to a patio installation, as part of the patio application, the alteration must be clearly stated in the patio application.
Only a licensed and insured irrigation contractor may perform this work. A Certificate of Insurance naming the COA as additional insured must be submitted with the application.
If a homeowner wishes to add irrigation to Common areas behind their home, the homeowner must complete an Exterior Modification Application and submit the completed application to the management company for review by the HOA Board. The application is found on the management website. The rules regarding additional irrigation are found in the application. (This application needs to be written)

Decorations - Rules and Regulations related to outdoor decorations displayed in the front of the home are designed to provide the homeowner with direction, guidance and limits to maintain esthetic harmony and visual continuity, not to limit individuality or creativity. Decorations are not to obstruct the entrance of the home in case of emergency.

Decorations are divided into Seasonal and Holiday for clarity. There is also a distinction between elevated items in planting beds and items that are flat to the ground, no higher than one (1) inch. The Board has set limits on elevated items in front landscaped planting beds as follows.

Seasonal –

- Front Door – one seasonal item, wreath, plaque or decoration can be displayed on the front door or storm door. Size limited to 24"x24".

- The cement slab by the front door, plus cement sidewalk to the driveway – Appropriate items for this area include chair, bench, plant stand with plant, planter, statue, figurine, plaque (not affixed to the building). No item can exceed 48" in height. One or two small chairs side by side or one bench permitted and a total of four (4) items in this area. This includes a bench, chair(s), planters, pots and/or figurines.

- Front landscaped planting beds – **Elevated items** permitted in this area include garden flag(s), figurines (seasonal and religious), ornaments, planters, seashells, security sign, Shepard's hook, solar lights.

- **Elevated items** – **A maximum of five (5) elevated items** can be in the front landscaped planting beds. This can be a combination of items with the following limitations:

  Driftwood
  Figurines maximum 24" in height
  Garden flags, maximum of two (2) not political or advertising, flag size 12.5" x 18".
  Plant Stand with plant
  Planter
  Religious statue, maximum of one (1) maximum 24" in height
  Seashells
  Security signs are **not** counted in the maximum of five (5) items.
  Shepard's hook, Single, maximum 48" in height, maximum of two (2)
  One item hanging from the hook is considered one item total.
  Double Hook with two (2) hanging items, maximum of one (1).
  Solar lights maximum of four (4) maximum 12" in height
  Wind activated item, maximum of two (2)

  While artificial flowers and plants are permitted in planters, no artificial flowers are permitted in the ground in the front, side or rear landscaped planting beds.

- **Non-Elevated items -** permitted in the front or side landscape planting beds include:

  Flagstones
  Flush to the ground solar lights
  Seashells, no higher than one (1) inch
  Slates
  Steppingstones

  The HOA Board does not identify a maximum number for items that are flush to the ground.

- Landscape planting beds either in the front, side or the rear of the home may have border/edging defining them. Edging may not exceed four (4) inches in height. The material for edging can be small pavers, rubber/vinyl, large river rock or a contiguous line of large shells. The border does not count in the number of items in the front planting bed and an Exterior Modification application is not required.

Holidays –

- Holidays are divided into Winter and Summer, Easter and Halloween

Easter and Halloween– Homeowners are limited to the same Rules and Regulations and numbers of items as described in the Seasonal decorations as described above. Easter and Halloween decorations should be removed one (1) week after the date of the holiday.

Summer Holidays include Memorial Day, 4th of July and Labor Day. In addition to seasonal decorations, homeowners may display American flags in planters and in the ground in the front landscaped beds. American flags may not exceed 18" x 24", American flags may be displayed throughout the summer season, Memorial Day through Labor Day.

Winter holidays are considered Thanksgiving, December, and New Years.

Winter Holiday decorations can be displayed beginning November 15th and are to be taken down by January 31st.

The same number of items as identified in the Seasonal decorations above are to be followed.

Additional approved holiday decorations in addition to the Seasonal decorations:

Candles in windows
Inflatable, maximum height 10 feet, maximum one (1)
Icicle lights.
Lights along the roof line of the home or around the garage door.
Lighted or unlighted figures on the lawn in front of the home. Maximum, three (3)
Trees adjacent to homes may be decorated with lights.

The HOA Board does not restrict the color of holiday lights.

Doors, Front, Rear and Garage – Front, Rear, and Garage Doors are the responsibility of the homeowner. Should any of these doors need to be replaced, the homeowner must complete an Exterior Modification Application and submit the completed application to the management company for review by the HOA Board. The application is found on the management website. The rules regarding all doors are found in the application. (This application needs to be written)

Driveways and Driveway extensions – Driveways are the responsibility of the homeowner. Driveways are to be used for homeowners and their visitor parking. Parked cars in driveways are not to extend onto the sidewalks.
If a driveway is to be replaced it must be poured concrete and the homeowner must submit an exterior modification application to DiLucia Management for review and approval by the HOA Board of Directors. The application is found on the DiLucia website The rules for replacing the driveway are found in the application. (This application needs to be written)
Homeowners may request to extend their driveways on one or both sides of the existing driveway. The homeowner must complete an Exterior Modification Application and submit the completed application to the management company for review by the HOA Board. The rules regarding driveway extensions are found in the application. The application is on the DiLucia website.

Dryer Vents – Dryer vents will be cleaned every two years, on the even years by the HOA. The HOA assumes responsibility for the cost and securing the appropriate certified and insured company to clean the dryer vents in every home in the community. The work is performed and completed in a designated timeframe, usually one week. The homeowner is responsible for ensuring access to their home during the timeframe scheduled for cleaning.
Should the homeowner decide to have their dryer vent cleaned themselves, they must notify the management company and submit the vendors insurance certificate prior to the cleaning and the completed cleaning certificate after the work is done and to the management company. The homeowner will not be reimbursed should they choose to have their dryer vent cleaned outside the scheduled community wide dryer vent cleaning process.

Electric Vehicle Charging Stations - Electric Vehicle charging stations were installed in the second phase of construction by the builder as an option. Homeowners may install EV charging stations in their garage. The homeowner must complete an Exterior Modification Application and submit the completed application to the management company for review by the HOA Board. The application is found on the management website. The rules regarding EV charging stations are found in the application. (This application needs to be written)

Fences – Fences are not permitted within any of the grassy areas throughout the Property. It is expected that privacy will be enhanced with plantings and may not exceed four (4) feet from the top of the planter or six (6) feet from the ground.

Fire Pits – Fire Pits are permitted, but only with natural gas or propane. No wood! Fire Pits must be a safe distance from any building as designated by the Middle Township Fire Department.

Flags – No Flag poles are permitted to be attached to any part of the exterior of the home, no in-ground flag poles are permitted. Garden flags, (2 maximum) and decorative flags in the landscape beds are permitted. Flags are discussed more specifically in the **Decorations section** of this document.

Garages – Garages are to be used for parking. No homeowner is permitted to convert any garage area to living space. *This restriction cannot be amended without the written consent of the Township of Middle*.
Garage doors are to be kept closed except when a vehicle or person is entering or leaving the garage, when there is activity that requires frequent movement in and out of the garage or the homeowner is actively visibly working in the garage.
Garage doors may be elevated approximately one (1) foot for ventilation. Garage doors are to be closed overnight.
No flammable items or liquids are to be stored in garages.

Garage exterior lights (sconces) The garage exterior lights are the responsibility of the HOA. The homeowner is responsible for the light bulbs. Should the homeowner have an issue with the functioning of these lights they are to contact the management company and report the issue.

Heat – All homes must be heated to the extent necessary (55* is the industry standard) to prevent damage from freezing temperatures from October 1st, through April 30th, regardless of the home being occupied. Any homeowner failing to heat their home adequately and subsequently causing damage to an adjacent home and HOA property shall be assessed for all costs of any damage caused to any portion of the home due to neglect, or if such damage is insured by the HOA, for any deductible or other amount not received by the HOA from the proceeds of the insurance.

Hot Tubs – Hot Tubs are permitted on the homeowner's patio. The homeowner must complete an Exterior Modification Application and submit the completed application to the management company for review by the HOA Board. The application is found on the management website. The rules regarding Hot Tubs are found in the application. (This application needs to be written)

Landscaping –
Front landscaping was originally installed by the builder and provided complementary plantings throughout the community. Should any of the landscaping die, the owner is to contact the management company. The management company will provide the owner with a list of approved plants/shrubs. The management company will notify the "Works Committee" to have dead shrubs removed and will plant new plants from the approved list. If the homeowner would like a different shrub installed, they will need to provide the name of the plant/shrub and this will be reviewed by the HOA Board. The homeowner is responsible for the replacement cost of the plant/shrub.
All landscaping changes to the side or back of the home require the homeowner to complete an Exterior Modification Application and submit the completed application to the management company for review by the HOA Board. The application is found on the management website. The rules regarding landscaping are found in the application. Homeowners are responsible for maintenance of any area they landscape. The landscaping maintenance contract does not cover weeding, mulching or trimming of any area landscaped by the homeowner. These areas must be maintained to the same standards as the front areas that are managed by the landscaping contract.

Ground cover in homeowner created planting beds must be the same as provided by the landscaping company. River rocks, beige or black, may be put in owner-created landscaped beds or in areas to prevent erosion of soil or mulch.
Vegetables may not be planted in any landscaped beds.

Lighting – Homeowners are permitted to install additional lighting, either switch operated, or motion activated in the front or rear of their homes. The limit for additional lighting is one in the front and one in the rear. The homeowner must complete an Exterior Modification Application and submit the completed application to the management company for review by the HOA Board. The application is found on the management website. The rules regarding additional lighting are found in the application. (This application needs to be written)

Outdoor Storage Sheds – No outdoor storage facilities and/or sheds are permitted on any portion of the Property.
This restriction cannot be amended without the written consent of the Township of Middle.

Painting – Homeowner or occupants may not paint or otherwise decorate or change the appearance of any portion of the exterior of their home, The only exception is the front or rear door. Repainting the front or rear door must be the same original color. The garage door may not be painted. The homeowner is to contact the management company if they notice deterioration of the trim paint.
Homeowners are permitted to repaint the trim of their home at their own expense provided that the paint selected is an exact match. Contact the management company for the paint to be used.

Parking – Driveways and garages are to be utilized by homeowners for the primary parking of their vehicles and not for storage.
Vehicles parked in driveways are not to extend over onto the sidewalks.
Commercial vans, mobile homes, trailers, boats, trucks or commercial (whether registered or not as a commercial vehicle with the State Department of Transportation) vehicles are not permitted to be parked within the Community. These vehicles may be parked on the property only on a day-to-day temporary basis in connection with the servicing of the home. The common parking spaces located throughout the community are intended for guests and visitors and for use on a temporary basis.
There is no on-street parking.

Patios – Homeowners may build or modify their patio. The homeowner must complete an Exterior Modification Application and submit the completed application to the management company for review by the HOA Board. The application is found on the management website. The rules regarding patios are found in the application.
Patios must be maintained free of clutter and any furniture used on any patio must be designed for outdoor use and always maintained in good repair and condition. During any storm event, patio furniture must be secured to prevent damage to surrounding areas. Outdoor furniture must not obstruct landscape maintenance.

Power Washing added October 14, 2026, approved at Open Meeting

Planters – All planters must be contained within the front cemented property areas, front landscape beds side landscape beds or rear patios. All planters must be maintained in good condition and not obstruct landscape maintenance. Planters may contain live and artificial flowers and/or live or artificial shrubs and small trees not to exceed four (4) feet in height from the top of the planter. Planters on rear patios may contain vegetable plants. The total height of the planter with the plant does not exceed six (6) feet.

Power Washing/Pressure Washing/Soft Washing, definitions and regulations:

- **Power Washing;** A professional grade process combining high pressure and hot water (180'-212') to clean hard surfaces and remove grease, grime, mold and other contaminants. Cleaning solution can be added to the hot water that under high pressure cleans and disinfects surfaces simultaneously. It is NOT designed for cleaning roofs, siding, wood, vinyl, stucco or aluminum as it will damage these surfaces.

- **Pressure Washing:** Similar principle as power washing but uses cold or tap water with high pressure. Often less pressure than Power washing, Electric machines are less pressure than gasoline powered. It is also NOT designed for cleaning roofs, siding, wood, vinyl, stucco or aluminum as it will damage these surfaces.

- **Soft Washing:** Uses low pressure with eco-friendly biodegradable cleaning solutions. The cleaning solution is sprayed onto the surface, allowed to set, followed by a low pressure, under 500 psi wash of tap water. This process is designed for delicate surfaces such as roofs, siding, wood, vinyl, aluminum or stucco.

Soft Washing will be done by the HOA as part of on going maintenance when deemed necessary by the HOA Board and as part of building painting.

- Homeowners are NOT permitted to Power Wash or Pressure wash any parts or portions of the exterior of their homes as the exteriors of the homes are the responsibility of the HOA.

The homeowners are responsible and own the driveway, the concrete slab by the front door and the concrete walkway connecting the driveway to the slab at the front door. A homeowner can choose, at their expense, to pressure wash or soft wash any concrete that they own. This includes patios and walkways that they have installed.

Power Washing

Property definitions and regulations:

- **Common Property** – Common Property is owned by the HOA and includes all exterior areas: grassy areas behind, in front and along the sides of units, wooded areas, lake 5 with surrounding embankments, sidewalks and shall be used only for the furnishing of the services and facilities for which they are reasonably intended, and which are incidental to the use and occupancy of the Homes. No

Owner or Occupant shall build, plant, or maintain any permanent matter or thing upon, in, over or under the Common Property unless approved in advance by the Board of Directors.

- **Homeowner Property** – Homeowners own and are responsible for the windows, front and back doors, driveway, sidewalk leading from the driveway and the cement pad at their front door of their home. (Master Deed)

- **Limited Common Property** – Limited Common Property is land immediately adjacent to the home that can be utilized by the homeowner for a patio and or planting beds that are managed through the Exterior Modification process based on the request of the homeowner and approved through the Board of Directors. Homeowners are required to maintain all patios and planting beds.

- **Obstruction and Storage** – There is to be no obstruction anywhere within the entire community, nor anything be stored in or upon the community unless expressly permitted in writing in advance by the Board of Directors. Residents are permitted to place moving pods and dumpsters in their driveway for a one-week period. The homeowner is required to notify the Management Company when a pod or dumpster will be utilized. The Board of Directors must be notified by the Management Company

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- **Use of the Home** – All units shall be used primarily as private single-family residence and such other uses as may be permitted under the zoning ordinances of the Township of Middle provided that no business, trade, or similar activity, may be conducted in any such Unit, except that an Owner or occupant residing in any such Unit may conduct “discreet business activities” within the Unit so long as the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside of the Unit; the business activity does not involve regular visitation of the Unit or door-to-door solicitation of residents; and the business activity is consistent with the residential character of the Property and does not violate the restrictions set forth in the Master Deed. Examples of “discreet business activities” include, but not limited to, computer-based telecommunications, telecommuting, and literary, artistic, or craft activities. The Board may restrict any business activities that are determined to interfere with the enjoyment or residential purpose of the community in its sole and absolute discretion.

Rental of Homes – A home may be rented by the owner(s) for a term of not less than twelve (12) months or more. See First Amendment to the Public Offering Statement, Article XI, Restrictions 11.01 (cc).
A Homeowner who rents their home must notify the management company. The homeowner retains all responsibility for payment of HOA dues and for the behavior of the tenant.

Sewers –. **Only toilet tissue and bodily waste are to be flushed into the sewer system**.

Sewer Lines for homes on Mallard Pond and Moon Bay initially flow downhill to the grinders and pumped uphill to the common sewer line on Bay Breeze. Homeowners on these streets pay additional monies monthly to maintain and service the grinders and pumps as per the Master Deed. These HOA owned systems are equipped with alarm systems that provide phone notification to selected individuals in case of a problem.
If the sewer system on Mallard Pond or Moon Bay becomes obstructed, the alarm will sound. There is a communication system in place to have specialized, trained experts come and determine the underlying issue, determine the source, fix, flush and/or reset the system.
The HOA Board can determine the specific home that generated the issue. The homeowner will be held responsible resulting in significant fines and payment for the full cost of the service/repair.

Signs – No signs are to be displayed in front or near any home, with the exception of home security sign(s) limit two (2).
One "For Sale" sign may be displayed in one upstairs window during the timeframe that the home is on the market.

Speed Limit – **The speed limit throughout the community is 15 MPH.**

Storm Doors – Storm doors can be installed on the front or rear doors. The homeowner must complete an Exterior Modification Application and submit the completed application to the management company for review by the HOA Board. The application is found on the management website. The rules regarding storm doors are found in the application.

Structural Changes – No structural changes can be made to the exterior of a home except as identified in specific line items in this document.

Television, Radio Antennas – No radio, television or tower, pole, mast antenna or similar structure are to be erected on any part of the building or common elements nor shall any drilling into any of the Common Property (which includes any part of the exterior of a home). These devices may be located wholly within the interior of the home. Any such installation shall further be conducted in accordance with applicable state and/or federal law and in such a manner to permit the safe use thereof.

Trash – Trash, garbage or other waste and recyclables shall be kept in trash cans or other sanitary containers as required by the Township of Middle and must be stored in the garage of the home. Trash and recycling containers may be placed at the curb the afternoon before trash pickup and returned to the garage by dusk on trash day in accordance of the Township of Middle's regulations.

Windows – Windows are the responsibility of the homeowner. Should windows need to be replaced, the homeowner must complete an Exterior Modification Application and submit the completed application to the management company for review by the HOA Board. The application is found on the management website. The rules regarding windows are found in the application. (This application needs to be written)

Yard Sales – Individual Home/Garage/Yard Sales are not permitted. Should any individuals in the community desire to have a Community Yard Sale, this would need to be requested to the HOA Board for consideration. The maximum number of community yard sales per year would be one if requested and approved.

Rules, Regulations, Violations and Fines – The HOA Board of Directors is empowered to adopt and publish Rules and Regulations as may be necessary to carry out the intent of restrictions established in Article XI, Restrictions 11.01 of the Master Deed and shall have the right to bring lawsuits suffered by the Association as a result of such action to enforce the Rules and Regulations so established. Without limiting the foregoing, to the extent that New Jersey law may permit, the Board of Directors shall further have the right to levy fines for violations of the Governing Documents, provided that the fine for a single violation may not exceed $100.00.

If any terms and conditions set forth in the foregoing Rules & Regulations differ from those set forth in the Master Deed, the Master Deed shall govern.

SCHEDULE OF FINES

Failure to comply with the Governing Documents will result in the following:

First Offense – A written warning will be mailed to offending party with 30 days or less to correct the violation. The Board retains the right to ask for immediate compliance.

Second Offense – If no response within 30 days (or less) of the written warning, a violation letter will be sent with a $100.00 fine and 1 day to correct the violation. (The fine will be placed on the homeowner's account.)

Third Offense – If no response within 14 days (or less) of the second letter, a violation letter will be sent and a $100.00 fine will be placed on the homeowner's account.

If the situation persists after the third notice, fines in the amount of $100.00 will be assessed to the owner's account every fourteen days (or less).
If after the third offense, the situation has not been resolved, the Board has the authority, as established by the Master Deed, to initiate any or all correct action at the homeowner's expense.

Failure to pay fines will result in lien/liens on the property.

If legal action is required to enforce compliance with the adopted Rules and Regulations and the Master Deed, the homeowner shall reimburse the Association for all court costs and fees, including attorney's fees and administrative fees incurred by the Association in prosecution of such action.

All exterior changes, modifications and improvements require the express written approval of the Board of Directors prior to starting a project. Changes to previously approved work also must be submitted in writing prior to proceeding. Application forms are available on-line or through Management. Completed application forms must be

delivered to Management who will then forward them to the Board of Directors. Most applications must include explicit design details and measured, to-scale drawings. The Board of Directors reserves the right to apply limitations or restrictions as they deem necessary. **Failure to obtain written approval of an exterior change will result in a fine of $100.00 per occurrence.**

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