

TIMBER GLEN CONDOMINIUM RULES AND REGULATIONS

DEFINITIONS

CONDOMINIUM – Refers to the entire complex of Timber Glen.

UNIT – That portion of a condominium which is individually owned.

COMMON AREA – All of the areas and facilities which comprise Timber Glen and are exterior to the units including, but not limited to: lawns, trees, landscaping, streets, roadways, roofs, building exteriors, clubhouse, pool, tennis courts, bike path.

LIMITED COMMON AREA – Sidewalks leading up to the individual units, porches, patios and balconies.

1. PRIVATE RESIDENCE – No Unit, except those Units owned and/or leased by the Developer and used for rental or marketing purposes, administrative office, or models, shall be used for any purpose other than a private residence.

The fine for violation of this regulation shall be \$100.00 per day until the violation ceases.

2. BUSINESS – No business, trade or profession shall be conducted in any Unit.

The fine for violation of this regulation shall be \$100.00 per day until the violation ceases.

3. OBSTRUCTIONS – There shall be no obstruction of the Common Elements nor shall anything be temporarily or permanently placed upon, stored in or affixed to the Common Elements without the prior written consent of the Board or unless expressly permitted by the Rules and Regulations.

The fine for violation of this regulation shall be \$15.00 per day until the violation ceases.

TIMBER GLEN CONDOMINIUM RULES AND REULATIONS

4. **MOTOR VEHICLES** – The following rules are enforceable by the Timber Glen Condominium Association Board of Directors, its designee, and the local Police Department since Timber Glen is covered by N.J.S.A. Title 39:
 1. No mobile home, recreational vehicle, unlicensed off road all-terrain vehicle, or commercially registered vehicles larger than a pick-up truck or having more than 4 wheels shall be parked within the Condominium except that those vehicles temporarily within the Condominium for the purpose of servicing or construction of the Condominium itself or one of the Units shall be permitted without the written consent of the Board.
 2. No resident of Timber Glen may drive on Timber Glen property without a license, registration and insurance coverage.
 3. Mini bikes, mopeds or any motorized vehicle will not be allowed in common areas (sidewalks, lawns, patios, etc.)
 4. All vehicles operated within Timber Glen must be licensed and insured and comply with NJ State Vehicle Codes. Vehicles shall be parked only in designated areas provided for that purpose between the white lines.
 5. Each unit has one reserved parking space. You may park up to two (2) vehicles in your court at any one time, depending on availability of parking space, and additional vehicles must be parked at the Association Clubhouse parking lot. **CARS PARKED IN RESERVED SPACES THAT ARE NOT PERMITTED TO USE THAT SPACE ARE SUBJECT TO BEING TOWED AT THE CAR OWNER'S EXPENSE.** Violators may be ticketed by the Police Department if a summons is signed by the Unit Owner.
 6. Vehicles may only park between white lines.
 7. Parking spaces may not be used for storage. Only working automobiles may use these spaces.
 8. Any vehicle over 22 feet in length is not permitted to park in Timber Glen.
 9. Abandoned or out of service vehicles will not be permitted to remain on the premises for more than 48 hours. These automobiles may be ticketed and/or towed at the owner's expense.

TIMBER GLEN CONDOMINIUM RULES AND REGULATIONS

10. No motor vehicle repairs of any kind except for the repair of a flat tire shall take place on any portion of Timber Glen property. All flat tire repairs must be completed within 24 hours or the vehicle is subject to ticketing and/or towing. No petroleum products are to be disposed of on Timber Glen property or in any sewer system within Timber Glen.
11. Under no circumstances may a car be left on blocks, jacks, etc. without the owner present. This is a violation of New Jersey State Statute Title 39 and the Association Rules and Regulations. The vehicle may be ticketed by the local Police Department and fines/penalties may be levied against the Unit Owner by the Association.
12. Any vehicles with an overhanging ladder which extends onto the sidewalk, or street, is prohibited from parking within the community.
13. Motorcycles may only be parked at the head of a legal parking space. A motorcycle may not take up an entire parking space.
14. Vehicles shall not be driven or parked on any grass areas at any time without the permission of the Association. No parking is permitted along Timber Glen Drive. The exceptions are Timber Glen maintenance vehicles and any public utility or emergency vehicle.

The fine for any violation of the motor vehicle/parking regulations shall be \$25.00 per day until the violation ceases.

5. TRASH – No portion of the Common Elements or other portion of the Condominium shall be used or maintained for the dumping of rubbish or debris except in designated areas. Trash, garbage or other waste shall be kept in closed sanitary containers within the Condominium for weekly or more frequent collections.

- a. All garbage placed outside must be in garbage cans with tight fitting lids. Garbage is picked up twice a week and may be placed at the curb no sooner than 7:00 p.m. on the day prior to collection. Please check with the Association Office for the pickup day. Garbage cans should be removed from the street as soon as possible after emptying.

TIMBER GLEN CONDOMINIUM RULES AND REGULATIONS

- b. Trash containers may not be placed on the common areas without the prior written consent of the Timber Glen Board.

The fine for violation of this regulation shall be \$25.00 per day until the violations ceases.

6. RECYCLING – All items which are mandated for recycling by the Township of Hamilton, the County of Atlantic and the State of New Jersey will be picked up once a week from the curbside in front of each unit. Recyclables placed outside at other times will be picked up at an additional expense and billed to the unit. Recycling is picked up once per week and may be placed at the curb no sooner than 7:00 p.m. on the day prior to collection. Recycling containers should be removed from the street as soon as possible after emptying.

The fine for violation of this regulation shall be \$25.00 per day until the violation ceases.

7. No exterior loudspeakers shall be permitted, nor shall unshielded flood lights be installed in any exterior area of any Unit or any balcony, patio or terrace appurtenant thereto without the express written permission of the Board.

The fine for violation of this regulation shall be \$25.00 per day until the violation ceases.

8. The owner and occupant of each Unit, regardless of type shall not cause or permit any clothes, sheets, or laundry of any kind or other articles to be hung or displayed on the outside of windows or placed on the outside window sills, walls or balconies, of any building or in any parking areas; and no signs, awnings, grills, balcony enclosure, screen door, fence, canopies, shutters, or radio or television antenna or aerial shall be erected or installed in or upon the Common Elements or any part thereof without the prior written consent of the Board. Unit Owners shall not have the right to paint or otherwise decorate or change the appearance of any portion of the exterior of the building or any parking area. Each Unit Owner is responsible to promptly report to the Board any defect or need for repairs, the responsibility for which is that of the Association.

The fine for violation of this regulation shall be \$100.00 per day until the violation ceases.

TIMBER GLEN CONDOMINIUM RULES AND REGULATIONS

9. TRANSFER – In order to provide an orderly procedure in case of title transfers, and to assist in the maintenance of a current roster of Unit Owners, each Unit Owner shall give the Secretary of the Association timely notice of his intent to list his Unit for sale, and, upon closing of title, shall forthwith notify such secretary of the names and home addresses of the purchasers. This information must be supplied within 30 days of closing.

The fine for violation of this regulation shall be \$100.00 per day until the violation ceases.

10. No Unit Owner or occupant shall build, plant or maintain any matter or thing upon, in, over or under the Common Elements without the prior written consent of the Board unless permitted by the Rules and Regulations.

The fine for violation of this regulation shall be \$50.00 per day until the violation ceases.

11. PATIOS – Patios may not be used for storage of any non-patio related items (e.g., boxes, ladders, tires and other such items).

The fine for violation of this regulation shall be \$100.00 per day until the violation ceases.

12. WALKWAYS – Furniture, motorcycles, packages, bicycles, toys or other things of any kind must not obstruct the walkways or Common Elements. Violation may result in an additional charge being placed against the Unit Owner for the clean up.

The fine for violation of this regulation shall be \$25.00 per day until the violation ceases.

13. PLAYGROUND – Timber Glen does not have a Playground. Children are not permitted to play on the common elements. Children are permitted to make reasonable use of the Recreational Area near the clubhouse. Toys are not permitted to be left on the common areas. Playhouses or other similar structures are not permitted on the common elements.

1. Skateboarding, roller blading/skating and other sports such as (but not limited to) soccer, hockey, baseball and basketball are permitted only on the paved parking area in front of the clubhouse and tennis courts.

1. All persons engaging in these activities must wear protective gear in accordance with applicable state law.

The fine for violation of this regulation shall be \$50.00 per day until the violation ceases.

TIMBER GLEN CONDOMINIUM RULES AND REGULATIONS

14. CONDUCT OF GUESTS – Owners are responsible for the conduct of their guests, tenants and tenant's guests and for all injury or damage to persons or property caused by the conduct or acts of such guests.

The fine for violation of this regulation shall be \$100.00 per day until the violation ceases. (Refer also to Rule 1 above.)

15. NOISE CONTROL – Unit occupants shall exercise extreme care to avoid making (or permitting to be made) loud or objectionable noises and in using, playing or permitting the use of any radio, phonograph, television, musical instrument, amplifiers or any other instrument or device in such manner as may disturb or tend to disturb other unit occupants. Residents should request anyone coming to pick them up on a regular basis not honk their car horn as a signal. Car alarms must be silenced immediately. Residents are encouraged to report violations of this noise rule first to the Police Department and then to the Timber Glen office.

The fine for violation of this regulation shall be \$25.00 per day until the violation ceases. (Refer also to Rule 7 above.)

16. FIREPLACES – No owner or occupant shall burn, chop or cut anything on, over or above the Common Elements.

1. Wood for wood burning fireplaces may not be stored on any common elements including any limited common elements (i.e., Patios, Walkways or Balconies).

The fine for violation of this regulation shall be \$25.00 per day until the violation ceases.

17. INSURANCE – Nothing shall be done or kept in any Unit or in or upon the Common Elements which will increase the rates of insurance or cancel such insurance.

The fine for violation of this regulation shall be \$100.00 per day until the violation ceases.

TIMBER GLEN CONDOMINIUM RULES AND REGULATIONS

18. PROPANE/GRILLS – Propane gas containers (Propane Gas Grills) **ARE NOT PERMITTED** to be **STORED** or **USED** anywhere **WITHIN** the Timber Glen Condominium. Violations of this rule will result in serious fines.

1. Charcoal Grills are permitted provided that:
2. Charcoal grills are **NOT PERMITTED** to be **USED** on any **BALCONY**;
3. Charcoal grills must be **USED** at least 5 feet from any wall, subject to the above limitation;
 1. When not in use, charcoal grills must not be on the common area. Charcoal grills may be **STORED** on your Balcony or patio.
4. Electric Grills are permitted as long as they are UL Listed and approved for Outdoor Use.

The fine for violation of this regulation shall be \$250.00 per day until the violation ceases. (Refer also to Rule 17 above.)

19. OFFENSIVE ACTIVITIES – No noxious or offensive activities shall be carried on, in or upon the Common Elements or in any Unit nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance to the other residents of the Condominium.

The fine for violation of this regulation shall be \$100.00 per day until the violation ceases.

20. ALCOHOL – The consumption of Alcoholic beverages is banned from all streets, walks and common property owned by Timber Glen Condominium Association. Residents may partake of or serve alcoholic beverages on their exclusive easement, front and/or rear porch and unit interior only. Brown bagging of alcoholic beverages is also banned in the development.

The fine for violation of this regulation shall be \$100.00 per day until the violation ceases. (Refer also to Rule 19 above.)

TIMBER GLEN CONDOMINIUM RULES AND REGULATIONS

21. UNLAWFUL USE – No immoral, improper, offensive or unlawful use shall be made of any Unit; and any laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed.

The fine for violation of this regulation shall be \$250.00 per day until the violation ceases. (Refer also to Rule 19 above.)

22. STRUCTURAL CHANGES – Nothing shall be done to any Unit or on, or in, the Common Elements which will impair the structural integrity of any Building or which will structurally change any Building or which will adversely affect the common building systems. No Unit Owner (other than the Developer) may make any structural additions, alterations or improvements in or to his Unit or in or to the Common Elements, without the prior written approval of the Board or impair any easement without the prior written approval of the Board. No water beds shall be permitted in the Condominium.

The fine for violation of this regulation shall be \$250.00 per day until the violation ceases.

23. WINDOW COVERINGS – Proper window coverings must be installed by each Unit Owner within 5 days of move in, on all windows of his Unit and must be maintained in said windows at all times and must be of a type and nature approved by the Board or as prescribed by regulations adopted by the Board. No Resident may use any sheet, blanket, towel or other non-window treatment type covering for any window within the Timber Glen Complex.

The fine for violation of this regulation shall be \$50.00 per day until the violation ceases.

24. USE – The Common Elements shall be used only for the furnishing of services and facilities for which they are reasonably intended and suited and which are incidental to the use and occupancy of the Units.

25. PROPERTY TAXES – All property taxes 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 by the Condominium Act. In the event that for any year such taxes are as a whole, then each Unit Owner shall pay his proportionate share thereof in accordance with his Percentage Interest in the Common Elements.

TIMBER GLEN CONDOMINIUM RULES AND REULATIONS

26. UTILITIES – Gas, electric and telephone and television cable charges are separately metered and/or charged to the individual Units and shall be paid for by the Unit Owner to which the service is provided. Utilities which are not separately metered or billed or which serve the Common Elements shall be treated as part of common expenses.

27. CLOTHESLINES – Clotheslines are not permitted in the Association property. No rugs or other things shall be dusted, beaten or cleaned from the window or against any exterior portion of the building. No garments, rugs, blankets or other things or articles shall be hung from exterior windows, balconies and/or the building.

The fine for violation of this regulation shall be \$100.00 per day until the violation ceases.

28. HEAT – At all times the interior temperature of a Unit must be maintained at a temperature of at least 55 degrees Fahrenheit. In the event that the temperature in any unit is less than 55 degrees Fahrenheit, the Association shall have the right to enter the Unit and to take such steps as are necessary to increase the temperature to at least 55 degrees and the Unit Owner shall be responsible for the cost and expense of same. Should any damage result to other Units or to the Common Elements as a result of a Unit Owner's failure to properly maintain the temperature in his/her unit, that Unit Owner shall be held financially responsible for said damage.

29. HOSE BIBS:

- a. Residents in those Units with hose bibs and accessible shut off valves must turn off the hose bibs by October 1st of any given year and take adequate measure(s) to winterize the hose bibs. Unit owners shall be financially responsible for any damage caused by a broken, burst or frozen hose bib which was not shut off or properly winterized.
- b. For those Units with Hose Bibs and unaccessible shut off valves must take reasonable care to insulate and/or winterize their hose bibs by October 1st.

TIMBER GLEN CONDOMINIUM RULES AND REULATIONS

30. PETS – No animal, livestock or poultry of any kind will be raised, bred or kept in the Common Elements. Dogs, cats or other household pets are permitted, not to exceed two (2) in the aggregate per Unit, provided that they are not dangerous and are not kept, bred or maintained for any commercial purpose, and that they are housed within the Unit.

a. Owners with more than two pets may keep their pets subject to the following limitation:

1. Upon the loss or expiration of any pet, the unit owner may replace said pet so long as it does not make the total number of pets more than 2 in the aggregate. For example, if you now have three (3) pets and one dies you will not be permitted to replace that pet.

The fine for violation of Rule 30.a shall be \$100.00 per day until the violation ceases.

b. No outside dog pens, yards or runs will be permitted. Any pet causing or creating a nuisance or unreasonable disturbance will be permanently removed from the property upon (30) days written notice from the Association. All dogs, cats and similar animals will be leashed at all times, and will not be allowed to roam free. It will be the responsibility of the animal owner to clean up any excrement or debris left or caused by the animal and to prevent the animal from damaging lawns, trees or shrubs owned by the Association or other Unit Owners. No resident will chain an unattended pet anywhere within the Condominium complex, e.g. patio, balcony.

The fine for violation of Rule 30.b shall be \$100.00 per day until the violation ceases. Additionally, unit owners will be financially responsible for repair of pet-caused damages.

c. New residents of Timber Glen must register their pets with the Condominium Association within 10 days of move in and must present Proof of Rabies Vaccination in order to register said pet. Pets who have not been vaccinated against Rabies are not permitted in Timber Glen.

The fine for violation of Rule 30.c shall be \$25.00 per day until the violation ceases.

TIMBER GLEN CONDOMINIUM RULES AND REULATIONS

d. Dogs may be walked only on the **Easterly (Inside)** Section of Timber Glen Drive and all solid waste must be cleaned up.

The fine for violation of Rule 30.d shall be \$25.00 per occurrence.

31. PLANTING – The Association grants its approval and consent to all Unit Owners to display or install plants either in containers or in the ground adjacent to their Unit, provided:

a. That all in-ground plants are placed within existing mulched areas and also sufficiently removed from the lawn to allow mowing and maintenance of the grass;

b. That all plants in containers and/or in the ground planted by the Unit Owners are maintained in good condition by the Unit Owner, including removal of weeds, watering, spraying, etc.;

c. That any dead or dying plants are removed and disposed of by the Unit Owner; and

d. That all pots or planters containing dormant plants or dead plants are removed from view.

e. No vegetable gardens are permitted anywhere in Timber Glen.

f. Black plastic edging is approved for used around mulched areas and/or flower beds. The use of other types of edging requires prior written consent of the Board.

g. Residents are not permitted to fertilize or mow the common area.

h. Residents are permitted to water lawns a maximum of two (2) hours per day, preferably in the early morning or late afternoon.

The fine for violation of Rule 31 a. through h. shall be \$50.00 per day until violation ceases.

32. FLAGS – No flags or banners may be displayed within Timber Glen subject to the following exceptions:

a. Small US Flags may be displayed in flower beds on National Holidays but must be removed by sundown of the end of the holiday.

TIMBER GLEN CONDOMINIUM RULES AND REULATIONS

- b. Larger flags may be displayed in a standard on the patio or balcony between sunup and sundown on any day.

The fine for violation of Rule 32 shall be \$50.00 per day until the violation ceases.

33. HOLIDAY DECORATIONS

- a. DECEMBER HOLIDAYS – Decorations for the holidays celebrated during the month of December may be displayed November 24th through January 15th.

- i. Wreaths may be placed on exterior doors using magnets or regular wreath hangers. Drilling into the door is not permitted.
- ii. Exterior lighting may be used, provided that it is UL-approved. This lighting must have been manufactured for exterior use and, if an extension cord is used, it must also be UL-approved for exterior use. These lights may be placed on the bushes directly adjacent to the Unit and may not be attached to the building exterior in any manner. Holiday lights may be illuminated between the hours of 5 P.M. and 11 P.M. only. No holiday decorations of any type may be attached to any common element or limited common element.
- iii. No musical decorations may be displayed or used on the outside of any unit; all decorations must be in keeping with the traditional spirit of the holidays.
- iv. No decoration may block any sidewalk, path, walkway or any part of the Common Elements.

- b. HALLOWEEN – Decorations for Halloween may be displayed from October 26th through October 31st.

1. Decorations may not be attached to the common elements. (See above)
2. No musical decorations may be displayed or used on the outside of any unit; decorations must be in keeping with the traditional spirit of Halloween.
 1. No distasteful or offensive decorations may be displayed.
3. No bales of hay or corn stalks may be displayed.

TIMBER GLEN CONDOMINIUM RULES AND REGULATIONS

4. No decoration may block any sidewalk, path, walkway or any part of the Common Elements.

The fine for violation of Rule 33.a 1-4 and 33.b 1-4 shall be \$100.00 per day until the violation ceases.

34. **KEROSENE HEATERS** – As per the NJ Department of Community Affairs, residents may not store or use a kerosene heater in any multi-dwelling unit. Storage of any flammable liquid or use of a kerosene heater within any unit in Timber Glen is forbidden.

The fine for violation of Rule 34 shall be \$250.00 per day until the violation ceases. (Refer also to Rules 17, 19 and 21 above.)

35. **CENSUS FORMS** – The Association requires that each homeowner and tenant complete and return an updated census form yearly. This form will be mailed to each Unit Owner in January and must be returned by February 1st.

1. In case of a tenant, a census form will be provided to the Association as part of the Lease Approval Package in accordance to Timber Glen's Policy on the Rental of Units.
2. Residents who do not return their completed census forms may be fined and or denied the right to use the pool and other common areas.

The fine for violation of Rule 35.1 and .2 shall be \$15.00 per day until the violation ceases.

36. **VIOLATION INFORMATION AND PROCEDURES** – Residents have the responsibility to abide by the Rules and Regulations of Timber Glen Condominium Association and to report violations to the Association Office. Residents will be held responsible for the actions of their children and guests. The Association manager, on behalf of the Association Board of Directors, has the authority to require corrective action by the violator and enforce penalties and/or fines where applicable.

37. **PROCEDURES FOR HANDLING/REPORTING VIOLATIONS** – In the event you wish to file a complaint with the Board of Directors regarding violations regarding violations of the Rules and Regulations, Master Deed, and/or By-Laws the following procedures must be adhered to:

TIMBER GLEN CONDOMINIUM RULES AND REULATIONS

1. Contact the Association office and write a complaint providing the time, place, the violation and the identity of the violator if known. Management can only act on written documentation. Forms are available at the Association Office.
2. Management upon its own discretion will then contact the alleged violator advising them of said violation.
3. If a new second complaint is submitted either by the first complainant or a new complaint with the same context, a hearing will be scheduled with the Alternative Dispute Resolution Committee to try and settle the problem.
4. If the violator objects to the hearing and does not attend the hearing the matter will be heard without them. If the violator is found guilty the ADR committee will make a recommendation to the Board of Directors as far as guilt or innocence. If found guilty the Board of Directors will decide on the fine or other penalty and then will be turned over to the Association Attorney. Besides all other fines the cost of the Association's Attorney will be charged to the guilty party.

TIMBER GLEN CONDOMINIUM RULES AND REGULATIONS

POOL RULES AND REGULATIONS - Page 1

38. POOL RULES – These rules apply to everyone using the Pool and Pool Facilities. Failure to abide by these rules will result in a loss of pool privileges.
1. Pool tags must be worn at all times in pool area.
 2. Guests must be accompanied by a resident at all times.
 3. Owner must be current and in good standing for use of facilities by member, guests or tenants.
 4. Use of audio equipment requires headphones. Use of non-battery operated audio equipment is prohibited.
 5. Glass, pets, bikes, balls, frisbees, toys, jumping, diving, running, pushing, shouting and abusive language within the pool area are prohibited. **No floats or inner tubes are allowed in pool area at any time.**
 6. All trash and cigarette butts, etc., must be disposed of in the appropriate containers or taken with the person when leaving the pool area.
 7. The use of alcohol and drugs within the pool area is prohibited and any person appearing to be under the influence of drugs or alcohol will be denied entry to the pool area.
 8. A person with a cold, skin irritation, or open wound will not be permitted to use the pool.
 9. Any injuries sustained on premises must be reported to the lifeguard immediately and an accident report must be filed.
 10. Proper bathing attire is required; no cutoffs or street clothes are permitted in the pool.
 11. Hair which is shoulder length or longer must be tied back or a bathing cap must be worn.
 12. All swimmers must shower before entering the pool.

TIMBER GLEN CONDOMINIUM RULES AND REGULATIONS

POOL RULES AND REGULATIONS - Page 2

13. Children under the age of 14 must be accompanied by an adult over 18 years of age.
14. Children not “potty trained” (or under two years of age) must wear appropriate swimwear in the pool. No diapers are permitted.
15. The pool may be closed at the discretion of the lifeguard/pool management company in the event of inclement weather or mechanical/chemical problems.
16. All complaints should be directed to the Association’s management company, not the lifeguard.
17. The Association has provided appropriate pool furniture. No other furniture is permitted within the pool area.
18. Unit owners are responsible for the actions of their guests and tenants. Unacceptable behavior and violations of the rules may result in fines issued and suspension of pool privileges.

TIMBER GLEN CONDOMINIUM RULES AND REGULATIONS

39. FINES – The Board shall have the power to make such Rules and Regulations as may be necessary to carry out the intent of the restrictions in this article and the Condominium Documents. The power of the Board shall include without limitation the right to make Rules and Regulations concerning parking and use of the recreational facilities (including the imposition of membership fees or use charges with respect to recreational facilities) and Common Elements, and to prepare a form of lease to be used with respect to Condominium Units. The Board shall have the right to bring lawsuits to enforce the Rules and Regulations and the right to levy fines for violations. Any fines so levied shall be considered a Common Expense to be levied against a particular Unit Owner involved and collection may be enforced by the Board in the same manner as the Board is entitled to enforce collection of Common Expenses.

40. WORKING CAPITAL – At the time of closing, the first Purchaser of each unit shall be required to contribute to the Condominium Association, as working capital, an amount equal to three (3) monthly payments of the Common Expense Assessment attributable to the Unit in question. Such contribution shall be non-refundable and shall be held and used by the Association as working capital, or for such other purposes as the Board deems necessary or desirable.

- a. An Assessment, equal to three (3) monthly payments of the Common Expense Assessment, shall also be collected upon closing of a resale of any Unit within the Condominium and This Assessment shall be deposited into the Association's account as working capital.

41. NO PARTITION – Subject to the provisions of the Master Deed and Certificate of Incorporation and By-Laws and the New Jersey Condominium Act, the Common Elements shall remain undivided and no Unit Owner(s) shall bring any action for partition or division thereof. In addition, the Percentage Interest in the Common Elements shall not be separated from the Unit to which it appertains and shall be deemed conveyed or encumbered with the Unit even though the Percentage Interest is not expressly mentioned or described in the conveyance of other instrument.

42. EFFECTIVE DATE – These Rules and Regulations of the Timber Glen Condominium Association shall be effective on September 1, 1998. Violations of these Rules and Regulations which exist on or after that date will be subject to fines and penalties as set forth above.