

**GENERAL RULES AND REGULATIONS
Policy 710**

05/22/2025
Effective

Bill Grabowski
Association President

POLICY

A) The following Rules and Regulations are applicable to all persons at The Tides:

QUIET HOURS are from 10 pm - 8 am

POSITIVELY NO PETS ARE ALLOWED ON THE PREMISES

SAFETY:

- Entrance to the building must be through the lobby door only.
- Do not leave unattended doors open/unlatched
- Unattended children under 12 years of age are not permitted to use or operate the elevator. Their safety is the number one priority as improper handling of the elevator can cause a shutdown.
- The elevator, laundry room, stairways, courtyard, pool area, garage, driveways, balconies, and sidewalks are to be kept clear of furniture, packages, or other objects of any kind that obstruct the flow of transit.
- No running

COMMON AREA RULES

- Do not hang garments, rugs, sheets, towels, etc. from windows, over any railings, or from any of the facades of the condominium building. Hooks are provided in the laundry rooms for hang drying.
- Do not leave clothing and personal items on courtyard tables when not using the tables and chairs.
- Keep the volume of TV, radio, audio devices, etc. at a level so as not to disturb others.
- No grilling or fires allowed.
- Loud noise, ball playing, bike riding, use of roller blades or skateboards, throwing Frisbees, or contact games of any kind are NOT permitted
- Smoking/vaping is not permitted at The Tides. Violations of policy can result in fines or other penalties.
- Damage to Common Areas items/property shall be paid by the violators.

Note that the Tides is not responsible for the loss or damage to any item left in the common areas including the garage.

GARBAGE AND RECYCLING:

- All trash, garbage, and other waste must be placed in sanitary, leak-proof plastic trash bags. Pour any liquids down the sink before depositing in the trash chute of that floor's laundry room.
- Newspapers, magazines, cardboard, glass, plastic bottles and metal cans are to be separated from trash and placed in marked containers located in the laundry rooms. Absolutely no bottles or glass in the trash chute!

GARAGE PARKING:

- Only one (1) garage parking spot is assigned per unit and the vehicle must park in the assigned space during the rental season. Renters must display a temporary parking permit, or they will be towed at the vehicle owner's expense.
- Please pull or back in as far as possible to ensure others have sufficient clearance to maneuver.
- Do not place items on top of or in front of storage bins in the garage.

POOL RULES AND REGULATIONS:

- Hours: 10 am - 7 pm in July and August // 10 am - 6:00 pm in other months when the pool is open. Sign in may be required.
- Pool rules are displayed at the pool entrance and will be strictly enforced.
- N.J. State Law requires children under 16 years of age to be accompanied by a parent or guardian at the pool area.
- No eating or drinking in the pool.
- Alcoholic beverages and/or glass containers are not permitted in the pool area. If glass breaks in the pool area, the pool will be closed for up to 24 hours to clean up the glass.
- There is no lifeguard, and we ask that you refrain from running, jumping, diving, ball playing, or other horseplay.
- Pool furniture is not to be moved from the pool area.
- All diapered children must wear swim diapers, or they will be asked to exit the pool.
- Sand should be removed from your person and belongings before entering the building or pool area by using the hose and showers located in the garage 1) beyond the lobby door or 2) under the pool area, Jackson Street side of the building.
- Towels or clothing are not to be hung over the pool fence or balcony.
- Oversized rafts are not permitted in the pool.
- Renters may not invite guests into the pool area or to use the pool.
- No walking/sitting/diving on or from the pool divider.
- Remove belongings when exiting the pool area. Be courteous to other pool guests by not leaving towels if planning to be away for some time. A towel rack is available to leave towels if planning to return that day.

CHILDREN:

All children shall be supervised at all times. Severe injury or death could result from failure to properly supervise the children. The Tides nor individual units are NOT CHILD PROOF and requires children to be constantly supervised. Guest/owner alone is responsible for child safety.

CONDUCT:

The Guest/owner will not violate any City, State, Association or Federal Law in or about the Premises, and the Guest/owner agrees to comply. No hazardous materials will be stored on Premises. There will be no disturbing the peace or acts creating a nuisance or loud or unusual noises or intoxication in or about the Premises at any time.

PEACEFUL ENVIRONMENT:

- For the enjoyment of all guests and owners, abusive or foul language will not be tolerated. Refrain from loud gatherings, shouting or disruptive behavior in common areas or units.
- Monitor your group activity and help keep a peaceful environment.
- This is a family-friendly establishment where we respect fellow guests and owners.
- Any incident reports filed will be shared with your unit owner as applicable and/or the local authorities.

B) Specific Rules and Regulations for Renters:

RESPONSIBLE PARTIES:

- Rentals are only made to guests over 25 years old. Younger guests cannot occupy the unit for the rental period without a parent or guardian present. Reservations made under false pretenses will result in immediate cancellation of the rental, forfeiture of all payments, and guests will be asked to vacate the rental property immediately.
- Guest shall be liable for all acts of the family, invitees, employees, or other persons invited onto the property. Guest may not sublet or assign this rental agreement.
- Guest shall abide by the House Rules of the Owner, Condominium Association and/or the Booking Agent as provided to Guest.

CONDITION OF RENTAL:

- Guest must immediately notify Owner or agent of fire or other damage to property either upon arrival or during the rental.
- The property shall be in the same condition upon departure as at check-in. Normal wear and tear excepted.
- Guest may cook in areas specifically designated for cooking.
- Store bicycles, mopeds, carts, etc. in the storage rack provided in the garage. These items are not permitted in the building or any unit.
- Smoking/vaping is not permitted in rental units or in common areas. Violations of policy can result in fines, evictions and/or a minimum cleaning fee of \$250.

CHECK OUT:

- Check out is no later than 10 am on Saturday. If you decide to leave before the office is open on Saturday, you may place the two (2) unit keys in the mail slot below the check-in window in the lobby.
- Before checking out, remember to leave the unit in a clean and orderly condition. *Do not leave dishes in the sink; run the dishwasher; clean and store pots and pans; empty/clean out the stove, microwave, refrigerator, and cabinets. Collect all trash, including contents of the refrigerator, and remove it from the unit. Place trash and recycling in the laundry room. If the unit is left in an unreasonable state of cleanliness, you will be charged an extra cleaning fee. Furniture or any other item may not be rearranged or moved to another unit.*
- Your car must be removed from the Parking Garage by 10 am on Saturday. If you do not return two (2) keys, you will be billed \$25 for each key not returned.

C) Specific Rules and Regulations for Owners:

Owners must abide by the aforementioned Rules and Regulations (Section A) applicable to everyone at the Tides. In addition, the Tides Community Association Rules Master Deed and By-laws establishes general principles and a few and Rules and Regulations specifically for owners which can be summarized roughly as:

- Proper conduct
- Financial obligations and liabilities
- Understanding the boundaries of private units and Common areas and renovation procedures
- Conformity of externally visible unit elements (i.e., window treatment, etc.)
- Respecting both the individual unit and common area property elements
- Following renting practices including providing a copy of the lease to the office
- Other rules and regulations documented in The Tides standard Policy and Procedures not necessarily mentioned in this policy.

The following summary lists the documents and section/article for these major requirements and is not meant to be all encompassing. Please refer to those documents for further details. Violations of any of these requirements can result in fines and in extreme cases, loss of membership rights

MASTER DEED & AMENDMENT REQUIREMENTS:

- Explanation of the boundaries of each unit and Common and Limited Common areas (Sections 3&4)
- Requirement to maintain their private property (Section 10h)
- A list of specific restrictions is detailed in Section 23 (i.e. private residential use only, no unlawful use of each unit, no subdivision, structural repairs must be approved, rental restrictions, and owner responsible for all unit repairs, utilities, repairs, and property taxes)
- Must inform the office when any unit is to be occupied by someone other than the owner be they renter, leaser or guest. Note that the unit owner is ultimately responsible for the behavior and actions for anyone occupying their unit (Section 10i)

BY-LAW REQUIREMENTS;

- Owner rights can be suspended for unpaid assessments or violation of conduct (Article II.3)
- Owners can be fined for violations of Rules and Regulations (Article V.k)

- A list of specific Use Restrictions is detailed in Article IX including externally visible elements
- Owner must maintain and repair their unit (Article X)

OWNER FINANCIAL OBLIGATIONS ARE TO BE PAID ON TIME:

- Monthly HOA dues
- Special Assessments
- Fines

RENTAL PRACTICES MUST BE FOLLOWED:

- Surcharge Policies
- Inspections
- Rental policies and legal requirements such as: mercantile license, safety equipment, notifications, etc.

NOTE: Section A & B of this policy are to be included in all rental/lease agreements and must be signed by the lessee.

PURPOSE OF THIS POLICY

The above rules and regulations policy is enacted for the enjoyment and safety of all The Tides renters, guests and owners.

SCOPE OF THIS POLICY

This policy applies to all guests, renters, contractors, employees and owners to The Tides in all exterior and interior common areas.

RESPONSIBILITIES AND AUTHORITIES

The Board of Trustees maintains the responsibility and authority to make necessary changes to this policy. The office manager has the responsibility and authority to execute the procedures listed herein.

Authority to develop this policy is based directly upon The Tides Condominium Association Master Deed and By-laws. The Association may levy fines or suspend rights of violating owners or eviction in the case of renters.

OWNERS RIGHTS UNDER THIS POLICY

The affected owner has the right:

- To receive a copy of this policy
- To be promptly notified (email, telephone, in writing) of the fine
- To petition the Board of Directors when the owner deems the fine not to be valid
- To expect that the situation will be handled impartially and confidentially

RELATED POLICES

133 Alternative Dispute Resolution
412 Overdue Owner Obligations
412.10 Liens
610.10 Rental Surcharge
720 Non-Smoking
730 Noise and Nuisances

RELATED DOCUMENTS:

Master Deed and Amendment for the Tides
By-Laws and Amendment of the Tides Condominium Association