

RULES AND REGULATIONS

CANTERBURY MEWS CONDOMINIUM ASSOCIATION

815 DARRETT COURT

SEWELL, NJ 08080

Phone: 856-589-8668 CANTERBURYMEWS@GALMANGROUP.COM Fax: 856-589-6272



Dear Resident:

Congratulations, you have just become an active participant in the nationwide move to multi-family living. The Board of Directors and the Management team of your community welcome you to CANTERBURY MEWS CONDOMINIUM ASSOCIATION.

As a new owner, you are automatically a member of the Association. Through the Association, services are provided to relieve you of the workload and provide for a carefree lifestyle. The Association safeguards the overall appearance of the community, sets the operating budget, enforces the protective covenants and appoints committees where needed. The growth and successes of your Association will be attained through your active participation. You, as an association member, have a role in the future direction of your community and we hope that you will become an active participating member.

Coupon books for your monthly payment will be mailed under separate cover. In the interim, please mail your check to the above address. Your check should be made payable to CANTERBURY MEWS CONDOMINIUM ASSOCIATION.

Your monthly fee is _____, commencing
_____.

Please place all bagged trash into the dumpsters for pick-up. Recyclables are to be separated in the two totes provided. One is for glass and aluminum and the other for mixed paper. They are marked.

In order to promote a smooth transition into your new home and association, it is important to read all correspondence and to return the requested information attached to the Management Office which is located within the clubhouse.

“PRIDE OF OWNERSHIP” is an expression we would like to communicate to you and other owners. Please feel free to contact us with any questions that you may have with regard to the association operations. The office is open on Monday, Wednesday and Friday, 9-5.

Enclosed are the adopted Canterbury Mews Rules and Regulations. This version supersedes all other versions previously published. Please read them thoroughly.

The Board of Directors and Management are seeking every owner and tenant’s cooperation in complying with these rules and regulations. A special effort will be made to enforce these policies. Issuance of violation warning letters and subsequent fines will be a top priority.

Kindly note the enclosed Dog Registration Form. This form should be completed and returned to the clubhouse.

Questions or issues regarding the Rules & Regulations may be addressed to the Management office at 856-589-8668 or in writing. You may drop a note in the mailbox at the clubhouse or email me at CANTERBURYMEWS@GALMANGROUP.COM.

We appreciate everyone’s cooperation in making Canterbury Mews a better place to live.

CANTERBURY MEWS CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

As joint owners in the common elements of the Canterbury Mews condominium unit owners and by extension, their families, tenants and guests share the responsibility of making the community a pleasant place to live for all of us. This enhances our quality of life while protecting the considerable financial investment which our units represent.

Only the residents of a community can establish the kind of team spirit and culture which will foster the neighborly environment which can make Canterbury Mews a truly outstanding place to live. To facilitate this, the Board of Directors, on behalf of the association, has adopted the following guidelines, rules and regulations which aid all of us in safeguarding the property, safety, privacy and peace of mind of our neighbors and ourselves. These rules and regulations are in addition to and consistent with the use and restrictions as outlined in the Master Deed and By-Laws.

General

- All requests, inquiries and complaints related to Canterbury Mews shall be made in writing and sent to 815 Darrett Court, Sewell, NJ 08080.

- Unit owners who are delinquent in payment of condominium fees will not be permitted to use the pool or participate in any of the governing activities of the condominium. Renters whose owners are delinquent in payment of condominium fees will not be permitted to use the pool and their rents will be

- Unit owners, residents or any of their agents, employees, licenses or visitors shall not at any time bring into or keep in their units any flammable, combustible or explosive fluids, materials, chemicals or substances except for household use and in household quantities.

- Kerosene heaters are prohibited from use with Canterbury.

- Toilets and other drains to the building shall be used only for the purpose for which they were designed. (Any damage in the common plumbing, resulting from misuse of plumbing and/or drains in a unit shall be repaired by and paid for by the owner of the unit. This includes damage from seals or

caulk). In addition, any repair of interior damage including but not limited to sub-pumps or lack of toilets, drains windows, skylights, floors, walls, doors, etc. is the responsibility of the unit owners. The interior of a unit, walls is owned by the unit owner and is their responsibility for repair and/or replacement. In addition, heating and air conditioners are also owned individually and are not the association's responsibility.

- Firewood shall be stored on patio/decks, in a holder not touching any wooden surfaces and not on lawn area. There is a quarter cord limits because of the weight and wood rot on patio/deck that it may cause.

- Unit owners and residents shall not direct, supervise or, in any manner, attempt to assert control over any employee of the Board or Management. Unit owners and residents shall not hire or direct such employees on any private business of the owner or resident during the hours the employees are employed by the Board or Management.

- A minimum temperature of 65 degrees Fahrenheit will be maintained in all units during the cold weather months between November 1st and May 1st to prevent potential damage to common plumbing through freezing of pipes.

- Quiet hours should be observed from 10PM to 6AM. No unit owner or resident shall make or permit any noise that will disturb or annoy the occupants of any other units during these hours.

- All unit owners and tenants must provide the condo association with telephone numbers (home/business) for emergency purposes.

- Real estate signs are to be placed in windows only, with the exception of Open House signs, which must be removed after the Open House has concluded.

BUILDING ACCESS PARKING AND DRIVEWAYS

Parking areas and lines spaces have been designed to provide both convenience and aesthetics for residents. As in most situations of possible contention, the use of common sense and consideration for your neighbors can enhance community rapport and avoid resentment.

- Numbered parking spaces have been assigned to owners. Owners must park in their own space and guests or other residents must use unnumbered spaces only.

- Parking is allowed in designated lined parking spaces only with these spaces limited to the parking of one vehicle each.

- Handicapped spaces will be assigned upon written request from residents as needed. In addition to a written request, the resident must have State issued handicapped plates. The assigned handicapped spaces will be marked and will be the same space in the resident's regular assigned space (i.e. the handicapped space will be in addition to the space that the resident is already entitled to).

- Parking of commercial vehicles of any kind (commercial vehicles are those vehicles which have commercial plates, are more than 2 axles, or have advertising printed/displayed on the vehicle) recreational vehicles, trailers and campers is prohibited. Commercial vehicles with only 2 axles may park in the Club House parking area along the side of the dumpster. Trucks and vans with ladders mounted on the roof are also prohibited from parking in the courts but may use the Club House Parking area in the same place as above. Commercial vehicles may be parked on common grounds for periods, as necessary, for deliveries or contractor work on units.

- Any vehicle without the current registration or on blocks will be removed with a 48 hour period. We will have the vehicle towed at the owner's expense.

- Motorcycles, motor bikes mini bikes, mopeds or any other terrain vehicles shall not be parked or stored on patios. None of these shall be driven anywhere on Canterbury Mews property by unlicensed persons. These vehicles are also prohibited from being driven on any grassy areas throughout the community.

- There shall be no repair or maintenance of any vehicle anywhere on the common grounds with the exception of head lamps, flat tires and jump starting.

- Each vehicle owned by a resident will be issued a Canterbury Mews ID tag. This must be placed in plain view in all vehicles.

- Washing and waxing of vehicles is permitted in parking area only. Washing or waxing vehicles on grassy areas is prohibited.
- The speed limit within all Canterbury Mews (roads, driveways, parking lots) is 15mph.
- Walkways, entrances, passages and courts surrounding the buildings shall not be obstructed.

PATIO/DECK/LAWN USE

Patios, decks and lawns are limited common areas intended for the use and enjoyment of residents. They allow each resident to enjoy the outdoors in close proximity to home. However, they are visible to the outside and thus affect the visual appeal of the buildings for your neighbors and potential owners.

- Patios and decks are not storage areas and shall not be used for trash cans, spare tires, boxes, etc. Patio furniture is acceptable. Patio furniture must be restricted to the patio or deck and shall not be placed on the grass. Bicycles may be stored on patio/deck/porches except during winter months at which time they should be moved to inside storage. Bicycles should not be left on common grounds.
- New Jersey State law prohibits gas grills decks and patios in the flats. They may be used at the town homes but must be stored or used at least five feet from any wall on any building grills, electric or charcoal used at the flats must also be used away from any exterior walls. Propane tanks may not be stored in storage areas or indoors.
- Clothes, bedding, laundry or the like shall not be hung, altered or dried from windows or on patios. Outdoor clothes lines shall not be used at any time.
- Nothing may be stored or left on the lawn or other common areas at anytime. During times of use only, patio furniture may be placed on lawn areas immediately adjacent to the resident's unit.

TRASH DISPOSAL

To maintain our common areas in a pleasing and sanitary condition and to avoid extra trash removal expense which could result in higher monthly fees, it is important that all residents properly dispose of waste material in the dumpsters provided.

- Trash shall be placed in tied plastic bags.
- Trash bags shall be placed inside the dumpsters. If the dumpster is full, another dumpster should be used or the residents would hold trash inside their units until the dumpsters are emptied. Under no circumstances shall trash of any kind be left outside the dumpsters.
- Trash shall not be burned anywhere on the common grounds.
- Residents are responsible for the disposal of large items that cannot be placed in dumpsters. This rule will require that boxes be broken down and following not be placed in dumpsters:

HAZARDOUS WASTE

Wet paint thinner
Solvents, Corrosives
Any hazardous waste

NON-COMPACTABLE WASTE

Tires
Wood or lumber (unless cut into 3 ft lengths)
Concrete, asphalt, bricks or cinder blocks
Batteries, Drums, Pallets
Appliances, Furniture - These may be placed At The dumpsters - notify management
Construction material, Iron
Carpets - must be cut up and placed in dumpster
Dirt in large quantities

- Christmas trees shall be placed on the ground inside the dumpster, within the enclosures, if possible, no later than January 15th.

APPEARANCE/ALTERATION OF BUILDING AND GROUNDS

It is important to safeguard the structural integrity of the buildings for our safety and security. To provide aesthetic appeal of the condominium buildings, which will help to protect and enhance their value and our investment. It is essential that their visual appearance be pleasant standard and consistent with the architectural designs. Please keep this in mind when choosing decorator items which will be visible front the outside of the building.

- The exteriors of the buildings or any of the common area grounds may not be altered in any way without written approval from the board.
- Doors and windows are the unit owner's responsibility to replace and repair. You may change the windows or door(s) but they must be consistent in style to the original style. Windows must be white, of the same size and must have the grids. The front door must be the same style as the original and must be painted the same color as the rest of the doors in the complex. The point color is Finnaren & Haley paint, exterior machine and deck enamel and the color is Longport. Door Paint Color cannot be changed. The association only paints the doors when the painting cycle for the building is due. Sliders must also be consistent with the original. Any variation on the sliders are granted only by requests and approval of the Board.
- Storm doors installed by unit owners must be white in color and conform to the doors illustrated on the attached sheet.
- Winter holiday decorations, including lights and other exterior displays, shall be put up no earlier than Thanksgiving weekend and taken down no later than January 31.
- Any plastic used to cover windows and patio doors for energy conservations in winter shall be affixed inside the unit, not on the outside, and must be invisible from the outside.

- All landscaping plans other than the Board's blanket approval of edging front beds, planting flowers or shrubs must be approved in writing by the Board. No flowers or bushes exceeding 12 inches are permitted.
- All windows and patio/deck doors in units shall have proper window coverings (blinds, drapes, shades, or curtains within thirty (30) days of settlement). The side of the window coverings showing from the outside should be a neutral color or wood tone. Exceptions to the timing requirement may be made in the case of a delay in delivery or custom drape order requiring a longer manufacturing period. Exceptions are valid only by approval in writing from the Board of Trustee granted upon presentation of proof of order or delay from the resident's vendor.

RECREATIONAL ACTIVITIES/FACILITIES

- Bicycles, tricycles, etc. shall not be ridden on the grass.
- children are not permitted to play ball in the parking lots due to the possible damage to vehicles, buildings, windows, etc. In addition, children may not climb trees, electrical boxes or damage reflectors on bollards in the courts or commit general vandalism.

PETS

For those of you fortunate enough to have a pet as a companion please have some consideration for your neighbors. Dogs and cats just put outside and allowed to roam freely do not endear them to one's fellow residents. In addition, this can be a liability as they may bite and injure someone. It's not very much fun to have to clean one's shoes after walking in the wrong place or to have to experience temporary heart failure behind the wheel of a car when a small animal suddenly appears directly in front of one's bumper. Please help your pet and you to be welcome member of the c community.

- Dogs cats, caged birds and tropical fish may be kept as domestic pets provided they are not kept for commercial purpose or for breeding. Animals, livestock or poultry of any kind, regardless of number, shall not be kept, bred, boarded or raised within any unit or any of the common grounds.

- Pets shall not roam freely on the grounds. They must be carried or leashed and accompanied by their owners or a designed responsible person within the condominium areas.

- The wooded areas bordering the community are designed as pet walking areas. Pets are not permitted to soil on the common areas maintained by the landscaper. Pet owners are responsible for the immediate removal and disposal of any soil from pets on any of the common grounds.

- Pets shall not at any time be left unattended or tied or chained in front of, on the patio or behind a unit or anywhere else on the common grounds.

- Dogs shall be licensed, tagged and inoculated as required by the laws of Washington Township.

- All dogs shall be registered with a photograph (new this year) with the Board. Copy of the registration form is attached.

POOL

Residents and guests shall abide by the pool rules and regulations which will be sent to owners at the beginning of the pool season.

COMPLIANCE WITH RULES AND REGULATIONS

It is hoped that all owners and residents will prove to be responsible adults who will have respect for themselves and their neighbors and their community. However, to ensure that some irresponsible people do not spoil the enjoyment of all homes for the rest of us, these rules and regulations have been adopted and will be enforced.

- Owners and residents have the responsibility to abide by the rules and regulations and to report violations to the Board or Management preferably in writing so that the information may be on record if needed in court.

- The Board or Management has the authority to require corrective action from the violator and to assess fines when necessary.

- Violators who are reported will receive a notice requesting within five (5) days of the notice or longer depending on the violation. A failure to correct

or abate the violation within the given time period after notice will result in an initial fine of \$10.00. Each violation thereafter will be increased by increments of \$25.00 beginning with \$25.00. Collection of the fines will be enforced against any member involved as if the fine was a common fee owned by the member. This could result in a lien on the owner's unit or either legal action necessary to collect the fine. Failure to comply with the rules and regulations may result in court action to resolve the situation.

TENANTS

All unit owners leasing a unit to a tenant must lease the property for a period no shorter than one year. The lease must specify that it is subject to the Master Deed and By-Laws and the Rules and Regulations of the Canterbury Mews Condominium Association. A copy of the rules and regulations must be attached as an addendum to the lease. A copy of the lease must be furnished to the Management Company within thirty (30) days of the execution of said document. Any owner who becomes delinquent in their fees and whose unit is lease will have the rent collected through the courts to pay their fees.

COMMON COURTESY

Please keep in mind that as in any pleasant neighborhood some simple common courtesy and adherence to the "golden rule" can make the difference between a pleasant environment and a frustration experience.

Have consideration for your neighbors by respecting their privacy and refraining from using the areas directly in front or behind their units as thereof areas. Please be sure to entertain in your home or on your patios, during regulated hours, and not in the parking areas. Refrain from using foul/offensive language or shouting on the common or play areas where it may be overheard by children or others. Inform your children and guests of the rules and see that they conform to them.

When you have a problem with your neighbor, please discuss the situation with them and try to come to any amicable solution. Personal issues that are not covered under the rules cannot be resolved by the Management.

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
815 DARRETT COURT
SEWELL, NJ 08080

Phone: 856-589-8668

CANTERBURYMEWS@GALMANGROUP.COM

Fax – 856-589-6272

TO: All Owners

FROM: The Board of Directors/Management

July 1, 2000

RE: Portable LP Gas Cooking Storage and Use

We are in receipt of a notice from the Washington Township Fire Department that many of our owners are in violation of the BOCA code which prohibits the use of propane gas barbecues in multiple housing developments.

The Violation Reads that:

Portable LP Gas cooking equipment such as barbecue grills shall not be stored or used:

1. On any porch, balcony or any other portion of a building
2. Within any room or space of a building
3. Within five feet of any combustible exterior wall
4. Within five feet, vertically or horizontally, of an opening in any wall,
or
5. Under any building overhang

We have been given until July 17th to correct these violations which could result in fines of up to \$5,000 per day.

If you have a gas barbecue stored on an upper deck in the flats or a lower deck in the flats, the gas barbecue must be removed immediately. This means you either have to sell it or give it away. You may not have it on your deck. You may, have an electric grill or charcoal grill.

If you live in a townhouse and own a gas grill, it must be moved to a distance of five feet from the building and be within the confines of the fencing. You may not place the grill on common area.

Please correct this violation immediately as a re-inspection will take place on the 17th of July. Any fines administered by the township will be passed on the unit owner. This is a liability issue and must be taken seriously.

Thank you.

TO: All Owners

FROM: The Board of Directors/Management

JUNE 14, 2005

RE: Rule Change

The Board has resolved, at their meeting held on May 9, 2005, to add the following Rules to our Rules and Regulations:

“Any Owner’s Vehicle and/or any unauthorized vehicle that is parked or stored in Canterbury mews for an extended period of time (after one week) will be towed at the owner’s expense. All vehicles must be properly registered and licensed.

“In accordance with the Township Law regarding the use of motor scooters, the Board has resolved that the use of motor scooters in our parking lots and the main road is prohibited”.

Rules are a necessity in every condominium community and we anticipate your cooperation in the adherence and enforcement of these additions.

Thank you.

The Board of Directors

FROM: The Board of Directors/Management

JUNE 24, 2005

RE: Leaks and Major Water infiltration into units

Recently, at least two owners had damage to their and other units due to hot water heaters and/or washer hoses bursting unexpectedly.

One of the ways to protect your unit and your neighbors unit(s) is to close the water to the washing machine when it is not in use. The damage caused by this type of leakage is major.

If you live under or on the side of a unit and experience a major infiltration of water into your unit immediately call MUA at 227-0880 to turn the water off.

The Association cannot enter into the units and this would fall under the responsibility of the unit owner. The same procedure should take place with a faulty hot water heater.

You may experience minor leaks due to other types of plumbing issues and that also is the responsibility of the unit owner. You should then call a plumber to repair the problem.

All damages should be reported to your insurance company, not the association.

Thank you for your cooperation regarding the above situation.

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
815 DARRETT COURT
SEWELL, NJ 08080

Phone: 856-589-8668

CANTERBURYMEWS@GALMANGROUP.COM

Fax – 856-589-6272

TO: All Owners

FROM: The Board of Directors/Management

September 28, 2009

RE: Rule Change

The Board of Directors voted to change and add to the Rules regarding Quiet Time and Disturbances.

The Rule Now Reads:

Quiet hours should be observed from 11PM to ^PM, no unit owner or resident shall make or permit any noises that will disturb or annoy the occupants of any other units(s) during these hours.

In addition, any unreasonable disturbance or Nuisance to residents, at any time, resulting in complaints(s) to the office will be considered a finable offense.

These changes are to start immediately.

CANTERBURY MEWS CONDOMINIUM ASSOCIATION

815 DARRETT COURT

SEWELL, NJ 08080

Phone: 856-589-8668

CANTERBURYMEWS@GALMANGROUP.COM

Fax – 856-589-6272

TO: All Owners

FROM: The Board of Directors/Management

September 19, 2012

RE: Rule Change

The Board has adopted the following rule on September 17, 2012 and will be added to the Rules & Regulations:

“Window air conditioners are not permitted, nothing is allowed to extend outside of any window”.

Dear Owner:

Assigned parking is in effect. Attached you will find your parking space number. There is only one assigned space per unit. You may use any unassigned space for any extra vehicles or for guest parking.

You may not park in any one else's numbered space or in any unlined area which makes it difficult for other owners to move their vehicles.

Thank you for your cooperation in this matter.

Management

ASSIGNED PARKING IS IN EFFECT

Parking decals have been distributed. Homeowners can allow any vehicle, including their visitor, to park in their spot. The assigned parking will be enforced only when homeowners report a car in their spot that they did not allow to park there.

The emergency number (215-482-5500) will contact a member of the parking committee who will authorize the towing of vehicles reported as parked illegally.

All un-numbered spots will be open for guest parking. A sign has been erected at our entrance to make visitors aware that numbered spots are assigned.

This policy was adopted at the request of the majority of homeowners.

PARKING RULES

B-3 Parking of the following types of vehicles is prohibited in residential parking lots. These vehicles may be parked in the designated area at the Clubhouse parking lot along the fence at the dumpster:

- Any type of pick-up truck or car with equipment extended outside the body of the normal truck size
- Any dual (or more) axle vehicles
- Recreation vehicles, trailers, campers, limo
- Any vehicle greater than 81" high (empty) and 210" long.

Vehicles falling into the above categories may be parked on common grounds for short periods, as necessary, for deliveries or contractor work on units only.

B-6 There shall be no repair or maintenance of vehicles anywhere on the common grounds, with the exception of head lamps, flat tires, or jump starting. No fluids may be disposed of in Canterbury Mews trash or recycling receptacles. All fluids must be disposed of according to Washington Township Recycling Regulations.



HELP!

Anyone interested in Town Watch, please contact Joe Lubonski at 1024 Hillsboro Ct. Please keep in mind that the community is only as safe as we make it.

Please be aware of strangers or suspicious persons in your areas. Call 911.

REMINDER:

All owners with fireplaces should have their fireplaces and chimneys cleaned as per our insurance company. This is

ATTENTION PARENTS!
MLC ENTERPRISES PRESENTS
C.H.I.L.D.R.E.N.

COMPREHENSIVE
HELPFUL RECOVERY
INFORMATIVE ENHANCEMENT
LISTING of NETWORK
DATA

Unfortunately and all too often in today's society, many children become LOST or even worse . . . become ABDUCTED . . . sometimes by someone familiar to the child.

Help ensure your child's return by enrolling them into C.H.I.L.L.D.R.E.N.

Enrollment services include:

1. Color Photographs
 - Close-ups of face and profile
 - Full Length (showing height)
2. One minute audio/video of child
3. C.I.D.S — Child Information Data Sheet
4. All data/photos loaded onto individual and network data base
 - Annual data/photo/video update plan available

* Service Charges:

- Initial set-up and one year enrollment for:
 - First child: \$150.00
 - Second child: \$125.00
 - Additional children: \$100.00 / child
 - Annual Upgrades: \$ 75.00 / child
- Multi-year upgrade contracts available for increased savings!

Contact: Maurice L. Collen
MLC Enterprises
(609) 589-9250

Call today for an appointment. Don't wait until it's too late. Help safeguard your child's future TODAY.

Prices subject to change dependent upon WWW / Internet access fees. Ask about our multi-year contract to lock in your savings.

In the unfortunate event that this information is needed . . . recovery information will be available world wide through Internet access via the MLC ENTERPRISES

C.H.I.L.L.D.R.E.N.S. Recovery Network Web Site.
All information kept strictly confidential and will not be

Attached you will find a form to be returned to The Galman Group if you wish your fees to be automatically deducted from your checking account. This was done in an effort to facilitate the paying of fees for the homeowners.

Please call the office with concerns and comments as we are here to serve you and address those issues.

Please call Management office for a copy of the form

THE GALMAN GROUP

- EFFECTIVE DATE _____
- NEW
- UPDATE/CHANGE
- DELETE

Dear Galman Group Property Management Company,

I hereby authorize the Galman Group as managing agent for _____ to withdraw from my account my monthly rent or association fee plus any additional charges including electric and/or gas (if applicable). I understand this withdrawal will be done on the fourth of each month. I also understand the withdrawal is an ACH transaction and will show up automatically each month as a debit on my bank statement. I have also enclosed a voided check from my bank account.

My bank's name is: _____

My bank's ABA number is: _____

My account number is: _____

In the event that the Galman Group deposits funds or withdrawals funds erroneously to/from my account, I authorize the Galman Group to debit or credit my account for an amount not to exceed the original erroneous debit or credit.

This authorization is to remain in full force and effect until the Galman Group has received written notice from me for the termination of the above services with a reasonable opportunity to act on it.

Name (Print)

Condo/Apartment Community

Signature

Unit #

Date

Email Address: _____

Home Phone #: _____

Work Phone #: _____

Please call Management office for a copy of this form

**CANTERBURY MEWS CONDOMINIUMS
2012 OWNER INFORMATION SHEET**

Please take the time to complete this form and either mail, email or fax back to the address/fax listed below. It is necessary for us to maintain current information in the Management Office. Thank you.

Owners Name _____ Unit # _____

Owners Mailing Address: _____

Resident _____ Investor _____

Phone: (H) _____ Work # _____ Cell _____

Email: _____

VEHICLE INFORMATION (For Owner Tenant)

YEAR	MAKE	MODEL	COLOR	LICENSE #

EMERGENCY CONTACT (For Owner)

Name _____

Phone _____

IF YOU ARE AN INVESTOR PLEASE COMPLETE THE INFORMATION BELOW AS WELL AS VEHICLE INFORMATION FOR YOUR TENANT AND SEND US A COPY OF THE LEASE.

Tenant's Name _____

Home Phone No. _____ Work No. _____

PLEASE RETURN TO: Canterbury Mews
815 Darrett Court
Sewell, NJ 08080
Attn: Chris email: canterburymews@galmangroup.com
856-589-8668 Fax: 856-589-6272

THIS INFORMATION IS FOR THE MANAGEMENT COMPANY ONLY. ALL EMERGENCY INFORMATION SUPPLIED WILL BE KEPT IN YOUR UNIT FILE, IN STRICT CONFIDENCE.

Please call Management office for a copy of this form

CANTERBURY MEWS COURT CAPTAINS

VEHICLE REGISTRATION FORM

UNIT _____

VEHICLE ONE:
PRIMARY DRIVER _____

HOME TELEPHONE _____ WORK # _____

VEHICLE MAKE: _____ MODEL: _____

COLOR: _____ LIC. PLATE# _____

VEHICLE TWO:
PRIMARY DRIVER _____

HOME TELEPHONE _____ WORK # _____

VEHICLE MAKE: _____ MODEL: _____

COLOR: _____ LIC. PLATE #: _____

ADDITIONAL VEHICLE(S): LIST AS ABOVE

Please call Management office for a copy of this form

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
811 DARRETT COURT
SEWELL, NJ 08080

APPLICATION FOR CHANGE OR ALTERATION

NAME _____ DATE _____

ADDRESS _____

CHANGE OR ALTERATION REQUESTED _____

DIRECTIONS: Complete this application and mail to the address below. Copies of this application should be submitted to the Township Zoning/Building Permit Office in order to aid you in obtaining the necessary permits, if required.

1. Draw a simple sketch to indicate location, dimensions, materials, color and any other pertinent information, attach a copy of your plan.
2. Attach a diagram of the common area surrounding your home and draw to scale the structure change or landscape plan.
3. Submit five (5) copies of each of the following: this form, any plans, your diagram or drawing.

This request is valid for sixty (60) days from the date of approval. If work is not done within this time period, a new request must be submitted. No work should be started until notice of approval is recieved.

As the homeowner, I/We agree to be totally responsible for the entire installation maintenance and upkeep (replacement, insurance, etc.) of the above alteration, if approved. The plan and agreement will be made part of any agreement of sale that I/We may enter into for the above mentioned unit. I/We will be responsible for contacting the sprinkler contractor to move or cap any heads which might be under a deck or patio addition or interfere with the plan in any way, the cost of moving heads or capping will also be my responsibility.

Please mail completed application to: CANTERBURY MEWS

UNCONDITIONAL APPROVAL* _____

CONDITIONAL APPROVAL* _____

REJECTED _____

DATE _____

CHAIRMAN

*ALL APPROVALS ARE SUBJECT TO TOWNSHIP APPROVAL; IF REQUIRED.

Please call Management office for a copy of this form

CANTERBURY MEWS CONDOMINIUMS

DOG REGISTRATION

OWNERS NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

NAME OF DOG: _____

TYPE OF DOG: _____ COLORS: _____

NOTABLE MARKINGS: _____

MUNICIPAL DOG REGISTRATION #/DATE: _____

RABIES VACCINATION #/DATE: _____

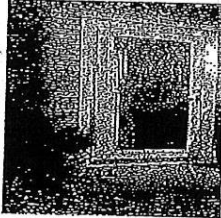
Return to office!

Please call Management office for a copy of this form

FULL LENGTH STORM DOOR

OR HALF DOOR

*This is the style and type of full length storm door allowed by the
Canterbury Woods Condo Association.*



CHANGE TO THE EXTERIOR OF THE UNIT REQUIRES AN APPROVAL BY THE BOARD OF DIRECTORS. A COPY OF THE ARCHITECTURAL CHANGE FORM IS NEEDED. ANY CHANGE TO THE EXTERIOR BECOMES THE RESPONSIBILITY OF THE CURRENT AND ANY NEW OWNER. THIS INCLUDES CONCRETE OR DECKING OVER CONCRETE.

INSURANCE

Each homeowner must purchase insurance, an HO6 policy-condominium insurance coverage policy, to cover the interior of the unit and all that is in the unit. This is the responsibility of each owner and would provide coverage in case of damages that may occur to the interior or possessions. Condominium coverage in place by the Association covers exterior of the buildings and grounds. In case of a fire, both insurances would come into play. Note that air conditioning, heating, plumbing, appliances and windows and doors fall under the owner's policy. The documents for the association also state that **"THE INSURANCE MAINTAINED BY THE ASSOCIATION DOES NOT INSURE THE CONTENTS OF ANY UNIT, NOR AGAINST THE LIABILITY OF ANY UNIT OWNER ON ACCOUNT OF HIS OWN ACTS OR OMISSIONS. THE SPONSOR RECOMMENDS THAT EACH UNIT OWNER PROCURE AND MAINTAIN THROUGH HIS OWN INSURANCE AGENT ADEQUATE INSURANCE AGAINST PROPERTY DAMAGE TO HIS UNIT, AND INSURANCE AGAINST LIABILITY FOR OCCURRENCES WITHIN HIS UNIT OR OCCURRENCES WHICH OTHERWISE MAY GIVE RISE TO PERSONAL LIABILITY. EACH SUCH POLICY MUST, HOWEVER, CONTAIN A WAIVER OF SUBROGATION OF ALL CLAIMS AGAINST THE ASSOCIATION OR OTHER UNIT OWNERS."**

OWNER INFORMATION FORMS

ALL OWNERS AND TENANTS SHOULD COMPLETE AN OWNER INFORMATION FORM (OIF) IN ORDER FOR THE ASSOCIATION TO HAVE ACCURATE RECORDS IN CASE OF EMERGENCIES, ETC. NEW FORMS SHOULD BE COMPLETED ANY TIME A CHANGE IN RESIDENCE STATUS OCCURS, I.E. LEASING OF UNIT, SALE OF UNIT.

RESALES

UNIT OWNERS SELLING THEIR UNIT MUST HAVE THEIR REAL ESTATE AGENT CONTACT THE ASSOCIATION AS SOON AS A CONTRACT IS SIGNED AND SETTLEMENT DATE AGREED UPON.

THE REAL ESTATE COMPANY MUST SUPPLY THE GALMAN GROUP WITH THE NAME OF THE BUYER, THE DATE OF THE SETTLEMENT AND THE FULL NAME AND ADDRESS OF THE MORTGAGE COMPANY AS IT IS TO APPEAR ON THE CERTIFICATE OF INSURANCE.

A RESALE LETTER AND A CERTIFICATE OF INSURANCE WILL THEN BE ORDERED FOR THE SETTLEMENT.

Lindsay Insurance Group, Inc.

August 6, 2010

Attn: Lucille @ 856 589 6272
Canterbury Mews Condominium Association
c/o Galman Group
P.O. Box 646
Jenkintown, PA 19046

Re: The Association Master Insurance Policy and the Unit Owners Policy

PROVIDE A COPY OF THIS LETTER TO YOUR HOMEOWNERS INSURANCE AGENT

Dear Unit Owners:

Canterbury Mews Condominium Association has purchased insurance through Lindsay Insurance Group, Inc. This provides coverage for the building and the association liability. However, since the building coverage is limited under the association policy, each unit owner should have a Unit Owners (HO-6) insurance policy to cover their unit and their liability. Following is a description of what is covered by the association policy and what should be covered by your HO-6 insurance policy.

Association Master Insurance Policy:

The association master insurance policy provides property coverage for the building on a guaranteed replacement cost basis with a "special" cause-of-loss coverage form. The association property policy has a \$5,000 per occurrence property deductible for all covered claims except for ice dam claims which is a \$5,000 per unit deductible. The association master policy will not respond with coverage until the damage exceeds the deductible. Each unit owner is responsible for this deductible, (discussed under Unit Owners, HO-6 section).

The building coverage of the master insurance policy includes coverage for originally installed fixtures and equipment in the units. This includes: drywall, paint, carpets, flooring, cabinets, etc., but only those items that were originally installed by the builder, (builder grade items). All upgrades and improvements & betterments are the unit owners responsibility, (discussed under Unit Owners, HO-6 section).

Liability coverage for the association common area is also provided by the association master insurance policy with a limit of: \$3,000,000 per occurrence. Because this coverage only applies to the association common area, each unit owner needs to have their own liability coverage, (discussed under Unit Owners, HO-6 section).

NOV 01 2010 12:52 PM SUBJECT: HO-6 POLICY HO-6 POLICY 11/01/10

Unit Owners, (HO-6), Insurance Policy:

Each unit owner should purchase a Condominium Unit Owners Policy, (HO-6 Policy). This policy provides coverage for the building, your own personal contents, liability and loss of use.

The association policy only provides coverage for damage to the building and unit that is in excess of the association property deductible. Therefore, each unit owner needs to have enough building coverage on their own HO-6 insurance policy to cover at least \$5,000 of damage to their building/ unit. In addition, each unit owner should have coverage for upgrades and improvements & betterments made to their unit.

We strongly recommend that your HO-6 agent provide you with a written letter stating that your HO-6 policy will cover the first \$5,000 of building damage that is attributable to the damage that is less than the \$5,000 Master Insurance Policy deductible.

Sewer backup coverage should also be requested on your HO-6 policy.

Unit owners should also ask that the HO-32 endorsement or similar endorsement be added to your policy. This will provide coverage on a "special cause of loss" coverage form for your improvements and betterments.

Personal contents includes your clothes, furniture, stereo, television, etc., (any items that you moved into the unit after you bought your condominium unit). This coverage should be provided on an "all-risk" basis with replacement cost coverage. Certain items such as jewelry, silver, etc. should be discussed with your HO-6 agent and properly scheduled on your policy.

Personal liability coverage is also included in your HO-6 policy. You should make sure that this includes personal injury as well as bodily injury and property damage liability. The limit of liability coverage and a possible umbrella liability policy should be discussed with your agent.

Other coverages that you should review with your HO-6 agent include; loss of use, which provides coverage if you can not live in your unit after a covered loss, and loss assessment.

Unit owners that rent out their unit still need to have property and liability coverage for their unit. Property coverage to cover the building items mentioned above along with coverage for any contents you may have in the unit. This coverage can be obtained by purchasing a fire policy. Liability coverage can be extended from your homeowners insurance policy by adding this unit location to your homeowners policy. You also need to consider loss of rents coverage in the event the unit is not habitable after a covered loss and loss assessment coverage.

Unit owners that rent out their unit should also require that their tenants purchase a Tenants Policy, (HO-4) to cover their contents, liability and loss of use. The unit owner should be named as landlord, (additional insured), on the tenant's policy. This will help protect the unit owner as landlord in the event the tenant is the cause of a loss.

This is a brief insurance description of coverage provided by the master insurance policy and coverage that should be reviewed by unit owners with their condominium unit owners policy, (HO-6), insurance agent. This is not intended as a substitute of the actual terms and conditions of the master insurance policy. You must refer to the actual policy(s) for the specific terms and conditions. Since every HO-6 company is different, you must discuss your insurance situation with your particular agent.

Best regards,
Lindsay Insurance Group, Inc.



CERTIFICATE OF LIABILITY INSURANCE

CANTMEW-01

PDUNN

DATE (MM/DD/YYYY)
10/10/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lindsay Insurance Group, Inc. 790 Penlyn Pike, Suite 200 Blue Bell, PA 19422	CONTACT NAME: PHONE (AG, Ho, Ext): (215) 540-2400 FAX (AG, Ho): (215) 540-5444 E-MAIL: ADDRESS:	
	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : QBE International Corp. 39217 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	
INSURED Canterbury Mews Condominium c/o The Galman Group 281 Old York Road, Suite 110 Jenkintown, PA 19046		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR / WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		CAU217605-1	4/26/2012	4/26/2013	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 0 PRODUCTS - COMP/OP AGG \$ 3,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		CAU217605-1	4/26/2012	4/26/2013	COMBINED SINGLE LIMIT (Ea accident) \$ 3,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in PA) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Property-\$6,000 ded.		CAU217605-1	4/26/2012	4/26/2013	BUILDING - *GRC
A	*Guaranteed Repl Cos		CAU217605-1	4/26/2012	4/26/2013	Fidelity 365,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Ratable Limit - \$51,750,000 - 340 Units - \$5,000 Water Per "Unit" Ded.
 Property Manager is included as Additional Insured with respect to Fidelity Coverage

CERTIFICATE HOLDER Sample	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Kevin J. Snakard
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