

DENNISVILLE LAKE CAMPERS RESORT, A CONDOMINIUM
RULES AND REGULATIONS Revision H.

Dennisville Lake Campers Resort, A Condominium (the "Association") was established and exists by the New Jersey Condominium Act, N.J.S.A. 46:8B-1 et seq. and by a certain Master Deed recorded in the Office of the Clerk of Cape May County on June 29, 1987, in Deed Book 1696, Page 1 (collectively the "Master Deed"). Exhibit E to the Master Deed is the By-Laws of the Association (the "By Laws"). All definitions set forth in the Master Deed and/or By-Laws are incorporated as though fully set forth herein.

A. RULES AND REGULATIONS SET FORTH IN ARTICLE XIII OF THE BY-LAWS

1. Other than the Unit Owner's totally self-contained PARK MODEL vehicle, which is to be not more than thirty-five feet (35) in overall length, only an identification nameplate and unit number, picnic table, fireplace, barbecue (of the type approved by the Association), and/or approved screen enclosure shall be permitted to be maintained on the Unit. Tents are not permitted.

a.) No used Park Model shall be brought in to the association that are older than 10 years old unless approved by the Board of Trustees. Any used Park Model that is approved must be improved and brought to the updated standards of new park models. Must follow Process 7 of the Association.

b.) any lot that is sold with a travel trailer must be removed within one year of the sale of the lot as travel trailers are not permitted in the resort. Only new Park Models or board approved used Park Models are permitted. No Fifth Wheelers or any other type of campers or trailers are permitted. Any Park Model approved must follow Process 7 of the Association.

c.) any vacant lot must follow Process 7 of the Association and must have an approved Park Model Trailer placed within one year of purchase of that vacant lot.

d.) Tents are never permitted on any lot.

e.) Car ports are no longer permitted. Anyone who currently has a carport may keep it on their lot; however, once removed or the canopy to that car port is damaged or removed, it cannot be replaced and any metal structures must be removed. Gazebos must also be fully functional and in use. They shall not be used as storage and must have a cloth roof. Any gazebo must be approved by the association before placement. Any gazebo that does not have a cloth roof or that is completely without any cloth/material and is only a metal structure must be removed from the lot.

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f.) Kayaks and canoes may remain on lots but they must be stored behind the trailer, Florida room or in a way that it is not stored beyond the front of the trailer or Florida room.

g.) Trash Cans should be stored at the rear of the lot next to sheds, behind trailer or Florida room or in a way that is not stored beyond the front of the trailer or Florida room.

h.) boat and utility trailers are NEVER permitted to be stored on an owner's lot and must be stored in the boatyard in the owner's assigned spot.

2. No trails, walkways or passageways located on the Condominium Property shall be used by any purpose other than pedestrian traffic nor shall be obstructed by any Unit Owner, or the family, guests or invitees thereof.

3. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to remain unattended in any part of the Common Elements.

4. No Unit Owner shall make, emit, or permit any noises, excessive light or glare, or do any act that will unreasonably disturb or annoy the occupants of any of the other Units or do or permit anything to be done which will unreasonably interfere with the rights, comfort or convenience of the other Unit Owners and the associations employee.

5. Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substances. No Unit Owner shall use the designated parking space situated upon his Unit for any purpose other than vehicular parking.

a.) Unit Owners will be required to keep their lots free of weeds, pine needles, branches, twigs and overgrowth of grass, trees, bushes and shrubs. All Units and decks within the unit owner's lot must be power washed and/or cleaned and free of mold, mildew or other dirt.

b.) Leaf collection – Leaf collection is NOT automatic. Ultimately, unit owners are required to be completely responsible for maintaining and cleaning their own lots. The Association has no obligation to collect an owner's leaves. Should leaf collection occur it will be set annually by the Board. Any unit owner who cleans their lots prior to the annually scheduled leaf collection is required to properly dispose of their leaves in the designated leaf area. Unit owners are NOT permitted to blow their leaves into the common area roadways. If you blow leaves from your property, you must pick them up. Do not blow your leaves into the roadway - this will result in a violation. Unit

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owners are NOT permitted to blow their leaves into the common area woods. This is not only a violation of the association rules, it is also not permitted under the pinelands and is considered dumping if leaves from your property are blown into or disposed of into the common area woods. Remember, if you blow or rake your leaves, please dispose of them in the appropriate location.

- c.) Unit Owner's lots should also be kept free of hazardous items. No gas cans, propane tanks, chemicals, paint cans, sprayers or the like shall be stored on the open lots of the unit owner's property.
- d.) Unit Owners should not store crab traps or other apparatuses on their lots that pose a threat to the wildlife or any animals within DLR. Instead, they should be stored in a shed or kept in a way that wildlife and other animals cannot access these items.
- e.) All exterior painting modifications must be approved by the Board of Trustees. Any unit owner wanting to make changes to the exterior paint of their unit, deck or shed must first fill out an Exterior Modification Request and submit it to the Board for approval.
- f.) All exterior modifications including any landscaping improvements must be submitted to the board in writing using an external modification form.
- g.) No tires, cinderblocks, cans or containers are permitted to be on the lots or used as planters.

Because lots within Dennisville Lake Camper's Resort are small and are meant to be open spaces there are restrictions on fencing and blocking off lots that would otherwise have effect on the overall aesthetics of Dennisville Lake Camper's Resort.

- f.) Fences: All requests must be made in writing to the board of trustees using an external modification form. No wood fences are permitted. No privacy fences of any type are permitted. Split-rail fencing is only permitted on the corner properties unless a small portion is used to divide two properties. Maintenance free, picket-type vinyl fencing is permitted. All fences require approval of the board ensuring it does not interfere with any underground utilities.

Any approved fencing cannot exceed the front of any deck or the front of any Florida room/trailer if no deck exists. Picket fencing cannot exceed 3 feet in height. All split-rail fencing must be maintained and kept clean and cannot be painted without the

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approval of the board of trustees in writing. Any split-rail fencing shall also be kept free of mold and moss and any rotten split rail shall be replaced or removed. All vinyl fencing that is cracked or deteriorating shall be replaced or removed. All vinyl picket fencing must be kept clean and free of dirt, mold and mildew.

g.) Lot and Landscape Borders: Any lot or landscape borders must be made in writing to the Board using an External Modification Form. Pressure Treated wood timbers (4x4 or 6x6) , pressure treated small landscape logs, landscape decorative landscape stone or landscape brick that is designed for border purpose.

h.) Stone: All stone shall be placed with a border as to not flow into the common roadway. All stone work shall be presented to the board for approval using an External Modification Form.

6. No sign, notice, advertisement, banner or the like shall be permitted to be displayed on the Unit or lot. Units that are up For Sale or For Rent may display one sign. Flags are permitted.

7. No refuse, ashes or trash shall be dumped or stored or allowed to accumulate on any Unit. No grease, cooking oil, animal fat or detergents shall be spilled or discarded on the ground. Rather, all refuse, ashes, garbage, grease, oil and detergents shall be deposited with care in the trash receptacles provided for such purpose. Burning of trash or refuse on the Condominium Property is strictly prohibited. Dishwashers, Clothes Washers, Dryers and Garbage disposals are prohibited in any unit or on any site. DLR has no BULK trash drop off or pick up. Unit Owners are required to make arrangements for BULK trash disposal.

8. Brown Paper Leaf Bags should be used for leaf disposal. No plastic bags. Unit Owners are required to use the designated leaf dump area. Unit Owners are required to use the designated branch and bush dump area.

9. No animals or reptiles of any kind except; dogs or cats are permitted. Unit Owners are responsible for remedying any pet causing or creating a nuisance or unreasonable disturbances. In no event shall any dog or cat be permitted in any portion of the Common Elements unless carried or on a leash. All such animals shall be kept and maintained in accordance with any further rules and regulations adopted by the Association. All Unit Owners are required to properly pick up and dispose of their pets' waste complying with the association rules as well as the Township Ordinances related to the same.

10. Vehicles shall be parked only in such areas within the Unit or elsewhere provided for

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that purpose. No vehicles shall be permitted to be parked in the wooded common areas. Parking on common area property is only permitted in the designated areas. Any vehicles parked in the wooded areas of the common area that are not designated for parking will be in violation of the Rules and their vehicle may be towed at the Unit Owner's expense. No more than three vehicles per unit. No vehicle belonging to a Unit Owner or to a member of the family or guest, tenant or employee of a Unit Owner, shall be parked in such a manner as to impede or prevent ready access to another Unit Owner's vehicle, the roadway, the common area buildings or other vehicles. Vehicles cannot be parked on the roadway outside of a unit owner's lot/unit. Unit Owners, their employees, agents, visitors, licensees and the Unit Owner's family will obey any traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit Owners.

11. Except as required to prevent an accident, no Unit Owner shall cause or permit the blowing of any horn from any vehicle of which his guests or family shall be occupants, approaching or upon any of the drives or parking areas serving the Condominium Property. Unit Owners and all invitees shall observe posted speed limits and stop signs within the Condominium Property.

12. No open fires of any kind shall be permitted on any unit except for an attended camp fire which shall be thoroughly extinguished upon completion of use. The camp fire shall be used in such a manner that will not create a hazard to vegetation, undergrowth, trees, the unit or any adjoining units. CHECK *****

13. No drilling, refining, quarrying or mining operations for excavation of any kind shall be permitted upon any unit.

14. The excessive use of intoxicating beverages of any kind is strictly prohibited on the lot and persons appearing to be intoxicated shall not be permitted to enter upon or remain within the Condominium Property.

15. No hunting, shooting or discharging of firearms, arrows or other projectiles shall be permitted.

16. No motorized mini-bikes, trial bikes, motorcycles or light vehicles may be operated within the Association except for the ingress or egress from the camp site entrance to the Unit Owner's site and further except by the Grantor or Association for sale or security purposes. Motorized scooters and the like used to aid someone with a disability will be approved by the board of trustees.

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17. No Unit Owner shall use or permit to be brought into the Condominium Property any flammable oil or fluid, kerosene, benzine, or explosives, fireworks, or articles deemed extra hazardous to life, or life or property. Gasoline is permitted in an approved 2-gallon container and must be stored safely in a shed.
18. No Unit Owner shall plant, place, prune or remove trees, shrubs or other plants in or on any portion of the Common Elements. The responsibility for grounds keeping shall be borne by the Association which may act through agents employed for such purpose. Nothing contained herein shall be deemed to prevent a Unit Owner from planting grass, plants or shrubbery on the Limited Common Elements appurtenant to his Unit in accordance with the Master Deed.
19. Any damage to any portion of the Condominium Property caused by minor children of Unit Owners or their guests shall be repaired at the expense of such Unit Owners. Parents shall be held responsible for the actions of their minor children and Unit Owners for the actions of their guests.
20. Sheds shall not be larger than 6X8 feet and will require Board approval prior to installation. If constructed on site sheds shall be constructed in accordance with state and local building codes. See shed guidelines.
21. All Unit Owners shall abide by all local, county and state regulations governing proprietary campgrounds, including but not limited to N.J.A.C. 8:22- 1.1 through 1.46 and N.J.S.A. 45:22A49-56.
22. No individual exception or waiver of these Rules and Regulations will act as precedent. These Rules may be amended and supplemented in the manner provided in the Master Deed and By-Laws.
23. Parking will be provided for each Unit. No parking will be permitted on the roads and walkways. No truck vans, or box trucks shall be parked on the Unit Owner Lot or Common Areas. They must be parked in the boat yard. If a Unit Owner is using such a truck van or box truck for home improvements or construction at a unit within DLR, the Unit Owner will be required to notify the Board in writing and obtain a written waiver to this Rule from the Board of Trustees. All other times truck vans and box trucks will be prohibited as stated. A violation may result in the vehicle being towed at the Unit Owner's expense.
24. Any Trustees who resigns from the Board of Trustees before the expiration of their

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term, or is removed from the Board of Trustees, will not be permitted to run for a position or be appointed back to a trustee position for a period of four years from the time of their resignation or removal. The Board has the option to publish the vacancy in writing to all unit owners and request any interested unit owners in filling the vacancy to write to the Board, or the Board may opt to hold the vacancy until the next election or appoint the interested unit owner to serve the balance of the term until the next election. To be eligible to run for, and serve on the Board of Trustees you must be:

A Unit Owner.

A Unit Owner in good standing. No violation of the rules.

A Unit Owner for at least ONE (1) Year

You must not be precluded from running due to being removed or a resignation. (see above.)

---ALL OTHER PROVISIONS OF "A" remain the same with regard to 25 A through G.

B. ADDITIONAL RULES AND REGULATIONS

1. Any Unit that is leased or rented must register with the Association's Board. Refer to rental policy process for compliance on renting or subletting your unit. AirBnB type rental/occupancy is prohibited.
2. Unit owners must provide the Association with a permanent residential address and contact information. In the event of an emergency, the Association would need to contact or mail information to a Unit Owner.
3. Radio controlled devices including but not limited to drones, planes, helicopters, cars, boats and buggies, will only be allowed to be operated by the Lake in the open area, and at the ball field in an open area or in any area with prior permission by the Board of Trustees.
4. All motor vehicles must have a valid registration and insurance with the state in which the vehicle is titled.
5. All pet owners and keepers are required to immediately pick up and properly dispose of their pet's solid waste deposited on any Unit or Common Area. All pet dogs and cats are required to have a valid and current license. Unit Owners are responsible for

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their pets and the actions of their pets.

6. Pool

a.) No glass containers are allowed in the pool area. The pool area is defined as the area inside the pool fence.

b.) Anyone under the age of 16 years must be accompanied by an adult while in the pool area.

c.) The pool shall be closed when staff or a designee is not on the premises.

d.) There shall be no running or horseplay in the pool area.

e.) Diving into the pool is prohibited.

f.) Children in diapers must be wearing "Swimmers" or other waterproof swim pants.

g.) The pool shall be maintained by a pool company, Employee or designee hired by the Board of Trustees.

h.) There is NO SMOKING at the pool. Please use the designated smoking area.

7. Clubhouse

a.) No permanent decorations or temporary decorations that may damage paint, furniture, fixtures, carpeting, windows, doors, games, bathrooms or any other part of the Clubhouse or its contents shall be allowed.

b.) Persons may not enter the Clubhouse when wet.

c.) Air conditioning and heating are to be controlled by the Association's manager or a Unit Owner who has received prior Board authorization to control such.

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d.) No outdoor equipment (barbeques, gas motors, lawn equipment) is permitted in the Clubhouse.

e.) Any Unit Owner who seeks to use the Clubhouse for a private event must obtain approval from the Board of Trustees by submitting a request in writing.

8. Quiet time throughout the Association is 11 pm to 8 am. All construction shall be accomplished between the hours of 8am to 8pm.

9. Complaints regarding the Association's employee must be made in writing to the Managing Agent. Complaints regarding any Unit Owner, members of their family, guests and/or licensees and/or the actions of same must be made in writing to the Board of Trustees through the managing agent or directly to the board..

10. Unit owners, members of their family, guests and/or licensees shall not engage in any abusive or harassment as defined in N.J.A.C. 2C:33-4. Any such behavior should immediately be reported to the New Jersey State Police, and then to the Association's managing agent, in writing. The **Board will remove themselves from unit owner disputes that do not directly involve or directly affect DLR.**

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11. OFF-SEASON RESIDENCY REGULATION

RULE: Anyone wishing to come to their units during the unit owner off-season of December 1st through March 15th, that's 105 days, cannot occupy their units for more than 65 days. So that is 48 days in that 105-day-period. 40 days out, the same amount of days that the prior board set back in 2005. The rule set by the board will allow for any 40 days out and the 65 days in (visits and overnight stays) during a block of time from December 1st through March 15th. It will be closely monitored and enforced. Anyone who does not comply with the rule will be subject to fines and other measures. A violation of even one day is considered a violation and will result in fines instituted by the 2015 board members.

Any request for an exception to the off-season rule must be made to the board in writing for consideration.

Occupancy, subleasing or renting of units by non-unit owners: Unit owners are not permitted to sublet their units in the off-season long-term. Any long-term use of a unit by non-unit owners ends October 31st of each year through April 15th of each year. DLR is not a mobile home park set up for year-round, long-term or full-time occupancy. Having the availability of using your unit in the off-season is for the benefit of unit owners for occasional, or what some refer to as, weekend use. This does not mean you cannot visit or stay at your unit or that you cannot have a weekend guest. It means there is no long-term occupancy through the off-season time periods.

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A. No unit owner shall occupy their unit as a PERMANENT RESIDENCE or DOMICILE for the purpose of enrolling any child in any township school. No unit owner shall occupy their unit and send any child to any school even on a temporary basis unless permitted by Township Ordinance, State or County Law. All unit owners will be required to provide the Association with a permanent address outside of Dennisville Lake Resort as required by the governing documents. Limitation on use of Units per Master Deed will be regulated and limited by State, County and Township laws, regulations and ordinances now in effect and which may be enacted in the future. Unit Owners shall be permitted to visit and stay at their units for no more than 65 days between December 1st and ending March 15th. In the event that a unit owner fails to vacate their unit for a total of the required 40 days in the allotted off-season time period, the association shall take such legal measures as are available to it to prevent the use of any unit within DLCR (a proprietary campground facility) for purposes of domicile or **permanent** residency, unless such is permitted by municipal ordinance or approved exception. Unit Owners are required to use their assigned gate cards to enter and exit the Resort from December 1st to March 15th when the Off- Season Regulation is in effect.

1. Off-Season allowable inhabitation days are not cumulative or transferable from month to month, year to year or from owner to owner, even if the unit owners are the same. A Unit Owner may not occupy another unit during the Off-Season to circumvent the rule.

Holidays and weekends are included in the calendar days allotted.

The association shall take such legal measures as are available to it to prevent the use of any unit within DLCR (a proprietary campground facility) for purposes of domicile or permanent residency, unless such use is permitted by municipal ordinance.

2. During “snow emergencies,” which are defined as periods when Dennis Township has received a daily snowfall in excess of 6 inches, no vehicles that enter the premises shall be driven beyond the main parking lot onto the service roads.

3. When snow emergencies and other weather-related emergencies are

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anticipated, any unit owners who are in occupancy shall be required to relocate their vehicles from the parking spaces adjacent to the service roads to the main parking lot. At such times no vehicles shall be operated upon the service roads.

4. Any and all owners who are on the premises and have not arranged to stay elsewhere during snow emergency periods shall be obligated to provide telephonic notice of their presence to the Association's Manager on a daily basis. At the time notification is provided, the Manager should be notified as to whether assistance is needed to get from the owner's trailer to the main parking lot.

5. All persons entering or exiting the campground during the Off-Season are required to use the enter and exit gate card readers. This applies to people in vehicles or on foot.

6. Any and all owners who violate the above Off-Season Residency Regulations may be subject to daily fines of \$50.00 per day.

A Unit Owner may request an exception to the Off-Season Residency Regulation. Any request to the Off-Season Residency Regulation must be made in writing and sent via certified mail by the Unit Owner to the Board. Any Board denial or approval to a requested exception must also be made in writing via certified mail. Any exception to the Off-Season Residency Regulation shall not act as a precedent and all requests and any exceptions thereto will be made on a case-by-case basis.

Allowable inhabitation is not transferable from owner to owner, even if the unit owners are the same.

B. Association shall take such legal measures as are available to prevent the use of any Unit for purposes of domicile or permanent residency.

C. During "snow emergencies", which are defined as periods when Dennis Township has received a daily snowfall more than 6 inches, vehicles should not enter the premises to be driven beyond the main parking lot onto the service roads. Unit Owners who decide to do so during these snow emergencies are doing so at their own risks.

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D. Any Unit Owners who have not arranged to stay elsewhere during snow emergency periods shall be obligated to provide notice of their presence to the Association's manager.

E. All persons entering or exiting the condominium property during the Off Season Residency time period of December 1st through March 1st are required to use the enter and exit gate card readers.

12. Swimming in the lake is prohibited.

13. Lake boats are not permitted to be stored on the beach lakefront.

14. No animals are permitted on the beach lakefront.

15. The beach shall be kept free of garbage, fishing hooks, lines and any other items that may pose a hazard. Please use trash bins provided at the lake to dispose of trash.

16. A New Jersey fishing license is required for all anglers at or over the age limit as determined by the New Jersey Division of Fish and Wildlife.

17. The use of gasoline or diesel-powered boats is prohibited on the lake.

18. Gate Access Cards

A. Additional gate access cards can only be purchased by Unit Owners.

B. No Unit Owner shall loan or give his Gate Access Card to any other unit owner or anyone else for the purposes of circumventing and or bypassing the off-season rule to enter the Condominium Property.

C. Lost Gate Access Cards must be reported to the Association within 48 hours. The replacement cost for a new card is set by the association board.

D. A defective Gate Access Card must be surrendered to the

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Association's caretaker. A replacement Gate Access Card is free after inspection by the caretaker.

E. If a unit owner sells their unit, they are required to pass all registered and active gate cards on to the new owners. Any gate cards not passed on to the new unit owner will be deemed invalid and deleted from the gate card system.

19. Any contractor or non-professional working on or around the property or unit must have liability insurance in the amount not less than \$500,000 per occurrence. Proof of insurance must be presented to the Board of Trustees or the Association's manager prior to the start of construction. It is the responsibility of the Unit Owner to assure that all State, County or Local permits are secured for said construction and that the contractor is aware of and in compliance with same.

20. Unit Owners shall notify the Association's manager in advance of having deliveries and/or contractors enter onto the campground.

21. Boat Slips – Boatyard

A. Any Unit Owner that desires a boat slip must submit a written request for same to the Association's manager. Boat slips are assigned on a first come, first serve basis.

B. A sticker will be provided to the Unit Owner once a boat slip is assigned. The sticker must be affixed to the boat's trailer.

C. Boats and/or boat trailers must be stored in the Common Elements designated for boat storage.

D. Boats and/or boat trailers must have valid registration.

E. All Large Boats and trailers larger than 12 feet are to be stored at the boatyard at all times in an assigned and registered space. Lake Boats and canoes can be

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stored at the lake in the assigned area. One lake boat/canoe/kayak may be stored on a unit owner's property out of sight. - (boat trailers are never permitted to be stored on a lot) No small boats or lake boats are permitted to be stored in the front or in sight of a unit owner's lot.

F. The Association is not responsible for Boats, Boat motors, its contents and Boat trailers. Unit owners must carry insurance on their personal property.

G. Unit Owners who store boats at the boatyard are required to keep their area of storage clean and free of debris, unused items such tires, buckets, batteries and the like. Failure to comply with this will result in the Association removing the debris and items at the Unit Owner's expense.

H. Unit Owners will no longer be permitted to run their motors or clean their boats on their individual lots. Motors will only be permitted to be running in the boatyard area. All boats will be required to be washed in the designated boat cleaning area located in the boatyard.

I. In addition to being registered and insured, Boats and Trailers must be in working condition and be able to be moved.

J. Firewood:

Interior and End Lots: Firewood must be stacked neatly and stored on the Florida room side of the property. Stacked Firewood must not be stacked beyond the front deck of a unit. If a unit does not have a front deck, then firewood should not be stacked beyond the front of the Florida Room/Unit.

Corner Lots: Firewood should be stacked neatly alongside shed or at the back end of the Florida Room.

K. Antennas: Antennas (including dish antennas) shall not be placed/installed beyond a unit owner's unit.

Antennas are not permitted to be placed on common ground property.

L. Alternative Dispute Resolution (ADR) is available in accordance with New Jersey law.

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22. All Gas grill propane tanks (20 lb) are to be secured to the grill or stored in a shed to comply with these rules as well as the Cape May County Health Department.

23. Fines will be issued by the Board of Trustees for any violations of these rules.

24. Prior to a fine being issued a warning must be sent in writing to the Unit Owner. If the violation continues after the warning has been sent, the Unit Owner may be subjected to a \$100. fine. If after 10 days the Unit Owner continues to fail to comply with the Rule(s) that they have been put on Notice of violating the fine may increase to \$150 and then \$200. should the violation continue. See fine infraction schedule.