

**Far Hills Office Condominium Association**  
**Summary of Some Past Rules and Regulations:**

- 1) Each year each unit owner is to name in writing their representative to the Association Board of Governors
- 2) Board of Governors is to meet Quarterly
- 3) There will be an ANNUAL meeting of the Owners
- 4) One parking space in the front of each unit may be used by the unit's occupants. Note that even if there are two or more tenants in a unit, only one parking space in front may be utilized by occupants. All remaining vehicles are to be parked in the rear, or any available spot that is not in front of the units. This is to leave all remaining parking spots for clients, visitors and guests (first adopted 4/24/84 and further reaffirmed at least 6 times)
- 5) Window Air Conditioners are in violation of the bylaws and declaration of Condominium association. On 8/1/1984 this was further defined as window air conditioners in the front (street side) of all units. Notes in minutes indicate that all violators had them removed in a short period of time
- 6) Resolution 10/30/1984 regarding tenant leases: All lease agreements, whether in writing or otherwise, MUST incorporate language that "all tenants of any unit in the Far Hills Office Condominium complex must adhere to the bylaws and declarations of the Condominium Association"
- 7) Storage in Garages: 10/8/1985 minutes authorized storage may be permitted. 7/25/1990 minutes reflect same with addition that no flammable products may be stored
- 8) Delinquent dues and fees: Addressed 1/10/1989 minutes. After 30 days of delinquency, a reminder notice is to be sent and a phone call made to the owner. After fees are late by more than 60 days, interest at the rate of 10% will be assessed. Should any dues or fees be later than 90 days, the Association will place a lien on the unit for the amount of dues and fees owed.