

# KEY FACTS ABOUT LIVING IN POWDER MILL VILLAGE ASSOCIATION

Morris Plains, NJ 07950

*Note: This is meant as a helpful guide and is not a substitute for the Public Offering Statement (POS), rules, regulations and by-laws*

1. Cedarcrest Property Management is the property management firm selected by the board to manage the maintenance and upkeep of the development, including the collection of monthly dues, landscaping, sprinkler system, pool, etc. They are also responsible for ensuring our rules and regulations are administered in accordance with our by-laws. Cedarcrest Property Management is located at 91 Clinton Road, Suite 2D, Fairfield, NJ 07004. Melissa Natoli, is your Property Director. Phone: 973-228-5477 ext. 150; Fax: 973-228-5422. Email: [melissanatoli@cedarcrestpm.com](mailto:melissanatoli@cedarcrestpm.com). Your property Administrator is Brittany Mohrbutter ext. 240 and email: [brittany@cedarcrestpm.com](mailto:brittany@cedarcrestpm.com) Please contact Brittany for any issues or to report a violation. Powder Mill Village's Official Website: [www.pmvnj.com](http://www.pmvnj.com).
2. Association meetings are typically scheduled for the third Monday of each month but there are exceptions. Please check our website or with Cedarcrest for more info.
3. Owners and occupants of all units must exercise extreme care about making noises or playing loud music that might disturb other owners. The grassy areas immediately in front of, adjacent to and behind each unit are the private property of that particular homeowner and are not considered "common area property" for other resident's use without permission. Owners and their guests should make it a point of common courtesy to respect the common areas adjacent to their units and not allow themselves, children or guests to cause any act to interfere with the privacy of the other owners.
4. Garbage/recycling must be placed in a trashcan with a secure lid. Garbage/recycling cannot be put out earlier than 6:00 p.m. on the night before scheduled collection and must be taken in by end of the evening on the scheduled collection day. This is a township ordinance and is subject to fines from the Powder Mill Village Association as well as the Township of Parsippany for non-compliance. Powder Mill Village is in district 1 of the Parsippany schedule that can be downloaded at [www.parsippany.net](http://www.parsippany.net) or [www.pmvnj.com](http://www.pmvnj.com).
5. Garbage/recycling containers must be stored indoors when not out for collection, and cannot be stored in the bushes, on the porch or by the garage. Cardboard can only be placed out for collection on dates noted in the District 1 pick up schedule. Any debris, cardboard, recyclables, etc., not picked up by the town must be removed and stored indoors by the resident until the next scheduled pick up date.
6. Front exterior lights must conform to the specifications set forth by the association which requires that both front lights be matching and black in color. (The exception being a small section of grey residences where the fixtures would be white). Missing globe covers on original style builder lights must be replaced promptly and are currently sold at Home Depot.
7. Satellite dishes must be placed on the upper portion of the back roof and must conform to the Powder Mill Village Association resolution, which can be downloaded from our website.
8. Storm doors must be substantially glass or screen, have a brown frame, color name -Benjamin Moore Tudor Brown and conform to the Powder Mill Village Association resolution. Cross-buck doors are not permitted. \*\*\*The exception to the brown trim rule would be the small section of grey residences where the trim color would be white.\*\*\*
9. Windows – Window-mounted air conditioning units are not permitted. Plastic coverings on windows or doors are not permitted. Any windows needing replacement require board approval prior to installation.
10. Driveways – Driveways must be kept in good condition. Holes, breaks, cracks and projections should be filled and repaired as they occur to eliminate hazards.
11. General Repairs and Maintenance – As a general rule, anything that changes the exterior of a unit requires board approval unless it conforms to an existing resolution. For example, deck expansion, installing pavers beneath a deck or any other changes to the deck need prior board approval. Powder Mill Village homeowners are responsible for keeping the exterior of their units in good repair, including the removal of garbage/debris from in, around, and under decks and next to units. Owners should

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make every effort to ensure children's toys/bikes are kept off of their lawns and common areas overnight and stored indoors during fall and winter months to allow the landscaper unobstructed access to the grounds.

12. For Sale signs are not permitted to be placed on any grassed area but may be placed in the mulched area closest to each unit (not the mulch along retaining walls that go to the street).
13. Roof and/or gutter cleaning, maintenance and replacement are the responsibility of the homeowner. New roofing and gutters must be the same color and style; new roofing requires board approval prior to installation.
14. Insurance – Powder Mill Village is a fee simple community, not a condominium complex. Unit owners own the physical interior and exterior structure of their unit, their deeded land and associated immediate front and rear landscaping and must have proper insurance in place. Condo insurance is not appropriate; you must have Homeowner's insurance.
15. Landscaping beds/mulch – Homeowners are permitted to install plants either in containers or in the landscaping beds adjacent to their unit provided they are placed within the mulch area and sufficiently removed from the lawn to allow mowing and maintenance of grass. It is the responsibility of the homeowner to ensure personal plantings are maintained in good condition including removal of weeds, watering, etc. Dead or dying plants must be removed from beds and/or pots and are the responsibility of the owner.
16. Pets – Dogs, Cats and other household pets are permitted, not to exceed 2 per unit, provided they are not kept, bred or maintained for any commercial purpose. All dogs and cats should be leashed at all times when outside the unit. It is the responsibility of the owner to clean up any excrement/debris left or caused by the animal. All dogs must be up to date on shots and properly licensed by the Town of Parsippany.
17. All Terrain Vehicles (ATVs), dirt bikes, and other non-registered motor driven recreational vehicles are not permitted to be used/driven within the development or over/in homeowner or common area property. As such, storing of such vehicles is not permitted in personal driveways or on street, but may be stored in owner's garage. Towing trailers may not be stored in driveways or under decks and must be kept in homeowner's garage.
18. On street parking is intended for temporary visitor use – not for long-term personal vehicle, trailer, RV, boat or any other non-sanctioned vehicle storage. All cars must have valid registration, inspection and license plates.