

INDIAN FIELD AT HARDYSTON HOMEOWNER'S ASSOCIATION  
80 MEADOW POND ROAD HAMBURG, NJ 07419  
973-823-8105 (P) 973-823-8106 (F)

RULES AND REGULATIONS

1. All trash, garbage, or excess material shall be stored within the lot owner's garage except on pickup days. Each lot owner is responsible for providing proper trash receptacles' with lids, and for placing all trash in the same.
2. Draperies, blinds, curtains or other window coverings must be installed on all windows of the dwelling constructed upon the lots and maintained in said windows at all times. That portion of such draperies, blinds, curtains or other window coverings that is visible from outside of the dwelling must be white or off-white beige in color.
3. No porch, landing, steps, balcony, stoop or deck shall be used for the storage for any item.
4. No vehicle larger than a panel truck and no commercial vehicle, mobile home, recreational vehicle, boat, boat trailer or the like, nor any unlicensed, inoperative or disabled vehicle of any type, shall be parked on any part of the property. There shall be no parking of vehicles on the common property except in designated guest parking areas. Parking on any street is strictly prohibited. Long term parking on the common property is prohibited. Long term is defined to be parking in excess of three days or 72 consecutive hours. Vehicles must be moved every 72 hours or they will be considered abandoned, unless the Homeowner's Association is notified.
5. No lot owner shall cause or permit any clothes, sheets, blankets, or laundry of any kind, any plants or planters, any air conditioner unit, any electrical, telephone or other wiring; no hoses visible from roadway, or any other articles to be hung or displayed on the outside windows or placed on the outside windowsills, walls, patios, or advertisements, awnings, grills, patio or balcony enclosure, fence canopies, shutters, radio or television antenna or aerial. No satellite dish shall be erected or installed in or upon the common property roofs or siding without prior written consent of the Board of Trustees. (Modification forms can be obtained by contacting Comet Management.)
6. No exterior loudspeakers, exterior antennae or other similar devices other than those contained in portable radio or television sets shall be permitted without the written consent of the Board of Trustees.
7. Nothing shall be done or kept on any lot or in upon the common property, which will increase the rates of insurance of any lot.
8. The HOA shall be notified in a timely fashion as to the intent to list a lot for sale or lease, and upon closing of title or execution of lease, as the case may be, shall forthwith notify the HOA of the names and home addresses of the purchasers or lessees.

9. A lot owner shall have the right to lease his lot provided the lease is in writing. Copies of all leases must be furnished to the HOA before the terms of the lease begins. No lease may be executed for any period less than six months.
10. No lot owner, agent shall place signs or other advertisements in, upon, or about the residential dwelling. Exception: When a lot is for sale, one real estate or for sale sign may be placed in a mulch bed in front of the unit.
11. Birdhouses and birdfeeders are NOT PERMITTED anywhere in Indian Field Development. These items attract bears and other animals and are considered a safety issue for the entire community.
12. Each homeowner is responsible for snow removal from their steps, stoops, stairways, porches, driveways, decks, landings or other similar improvement located upon his/her lot.
13. If due to negligent actor omission of or misuse by a lot owner; a member of his family; a household pet, or a guest, occupant or visitor, damaged shall be caused to the common property, the lot owner responsible for the damage caused shall pay for such damage and be liable for any costs and expenses associated with the damage.
14. No children's pools, swing sets, large play sets or play houses are allowed on the property in the community at any time due to the damage these items can cause to the grass and landscaping maintained by the Association.
15. Homeowners must submit a modification form to the Association for any alteration of any unit including the addition of partitions, fencing, storm doors, landscaping, windows, etc.
16. No townhouse unit may maintain and /or use propane at the Association.
17. No propane or charcoal grills and or/tanks may be stored in any building or any unit whatsoever.
18. Gas grills may only be used only with the use of natural gas hook-up. Natural gas hook-up must be done by a licensed plumber and be approved by the HOA.
19. No commercial vehicles may be parked on the property, except those vehicles temporarily servicing the property itself or one of the lots.