

NEWTOWN VILLAGE COMMUNITY RULES AND REGULATIONS

Adopted December 4, 2025
Effective January 1, 2026

Newtown Village
199 Maple Street
Robbinsville, New Jersey 08691
TEL: 609-259-3600 x1138

I. PURPOSE

The following Community Rules and Regulations have been promulgated and adopted by the Township of Robbinsville to provide for the public health, peace, comfort, safety, and welfare of the residents of Newtown Village, as well as to provide for the efficient and proper operation and maintenance of the Newtown Village Community.

II. APPLICABILITY

These Community Rules and Regulations are applicable to each and every person occupying or visiting a manufactured home unit within Newtown Village and are incorporated into and made part of each Newtown Village Lot Rental Agreement entered into by a Tenant of Newtown Village.

III. DEFINITIONS

In addition to those terms defined in Chapter 164 of the Robbinsville Township Code entitled “Newtown Village,” the following terms as used in these Community Rules and Regulations have the meanings indicated below:

COMMUNITY

The manufactured home community known as Newtown Village and located in Robbinsville, New Jersey.

LANDLORD

The Township of Robbinsville as owner of Newtown Village.

LOT

The designated area within Newtown Village upon which a manufactured home is approved to be located by the Landlord subject to a Newtown Village Lot Rental Agreement.

OCCUPANT

Any person that is approved by the Landlord to reside with a Tenant in Newtown Village.

TENANT

Any person who has been approved by the Landlord to own a manufactured home that rents and permanently occupies a Lot within Newtown Village pursuant to a Newtown Village Lot Rental Agreement.

VISITOR

Any person visiting a Tenant and/or Occupant of Newtown Village.

IV. GENERAL

1. In addition to these Community Rules and Regulations, all Tenants, Occupants, and Visitors must abide by all existing federal, State, and local laws, rules and regulations.
2. Tenants, Occupants, and Visitors shall be held responsible for any disturbances caused to any other Tenants, Occupants, and Visitors and for the conduct of their children and guests. No activity is permitted which will deny other Tenants, Occupants, and Visitors peaceful enjoyment of their property. Pursuant to these Community Rules and Regulations, Landlord reserves the right to move to another lot or lots within the Community a Tenant or Tenants causing or engaging in continuing disturbances that affect the peaceful enjoyment of the Community. Movement of a Tenant or Tenants as the result of the causing of or engagement in a continuing disturbance shall only require fourteen (14) days written notice by Landlord and shall be done at the expense of the Tenant whose manufactured home is being moved. For the purposes of these Community Rules and Regulations "continuing disturbance" shall mean any disturbance or disturbances caused by a Tenant or Tenants that have a continuing negative effect on the overall peaceful enjoyment of the Community by the other Tenants.
3. Landlord reserves the right, with thirty (30) days' notice, to change a Tenant's Lot within the Community, provided conditions arise that necessitate such relocation. Any such relocation, except for relocations caused for the reasons specified in 2 above, shall be paid for by Landlord. Landlord shall also be liable for the reasonable value of improvements belonging to Tenant(s) lost or damaged on account of such relocation.
4. Visitors or other guests staying in the Community for three (3) or more consecutive nights must register their name, address and tag number of their vehicle with Landlord. Visitors must park in the common parking lots located throughout the Community.
5. The subletting of a manufactured home in the Community is strictly prohibited; the renting of the Lot is to the registered Tenant(s)/Occupant(s) only.
6. Tenant(s) is responsible for the cost of all electric and gas usage through PSE&G.
7. Water usage is presently unmetered and the cost is divided equally amongst all Tenants and is included as part of base rent. Tenant agrees not to waste water and also agrees to report any notice of same.

8. Tenant(s) is required to insure their manufactured home and provide proof of such insurance annually to Landlord. Pursuant to the Newtown Village Lot Rental Agreement, Tenant's failure to acquire the required insurance and provide proof thereof shall result in the imposition of a monthly fee as set forth in the Agreement. Landlord reserves the right to purchase insurance for a manufactured home and charge the costs thereof to Tenant(s) as additional rent as provided for in the Lot Rental Agreement.

9. In compliance with P.L.1974, c.48 (C. 46:8-39), Tenant(s) is advised that crime insurance through the Federal Crime Insurance Program of Title 6 of the Housing & Urban Development Act of 1970 is available to the Tenant(s) and Tenant(s) may make application for such insurance through their own insurance agent.

10. In compliance with P.L.2001, c.313 (C. 48:8-50), as amended July 2023, Tenant(s) is advised that Flood Insurance is available to renters through FEMA's National Flood Insurance Program to cover their personal property and contents in the event of a flood.

11. Tenant shall be responsible for all claims, injuries or damages caused by the Tenant's negligence, or the negligence of Tenant's Occupants, children, guests, agents, or employees.

12. Landlord shall not be responsible or liable for any damage, injury, or loss by accident, theft, or fire to either the property or person of any Tenant(s), Occupant(s), Visitor(s), or any other person.

13. Landlord shall not be responsible for any damages caused by water, snow, or ice coming through or being upon the Lot rented by Tenant(s) or any other part of the Community premises, or for any damage or injuries sustained by Tenant(s) arising from acts or neglect of other Tenants or other Occupants of the Community.

14. Landlord shall not be liable for any debts, liability, or damage claims for injury to persons, including Tenant(s) or their Occupant(s), Visitor(s), or guest(s), or for property damage from any cause due to any acts or omissions by Tenant(s) or their agents, employees, guests, licensees, or invitees. Tenant(s) hereby covenant and agree to indemnify Landlord and save it harmless from all costs and expenses including attorneys' fees, liability, loss or other claims or obligations because of or arising out of such injuries, damages, or losses.

15. All Tenants must provide emergency contact information to Community Management on the form provided thereby. This information must be accurate and updated annually or as changes occur.

16. Under New Jersey State law and the Robbinsville Township Code, any violation of these Rules and Regulations may be cause for eviction.

17. Any Occupant(s) residing in the Community must vacate the Community once the Tenant(s) they were residing with vacates the Community or if the Tenant's rights to remain in the Community are terminated pursuant to law.

V. APPLICATION/REGISTRATION

1. Notwithstanding any other requirements set forth in the Newtown Village Lot Rental Agreement or any State or local laws or regulations, all Tenants and Occupants must be approved by Landlord and must register with same prior to moving into the Community.
2. Only a Tenant is permitted to sign a Newtown Village Lot Rental Agreement with Landlord and be held responsible for the payment of rent pursuant thereto.
3. A Tenant's manufactured home in the Community must be the Tenant's permanent home and fixed address.
3. All Tenant(s) and Occupant(s) must provide Landlord with a working telephone number and e-mail address, if available, at the time of application and/or registration, and must update Landlord of any changes within seven (7) days of such change.
4. All Tenant(s) and Occupant(s) must provide emergency contact information to Landlord on the form provided thereby and affirm on an annual basis that the information remains accurate. Any changes to the emergency contact information shall be updated within seven (7) days after such change occurs.
5. Title to a manufactured home must be in or transferred into the approved Tenant's name within seven (7) days of moving into the Community. A copy of the title reflecting the Tenant's ownership shall be provided to Landlord within the same seven (7) days.
6. Any changes to the occupancy of the manufactured home must be reported to Landlord, in writing, within seven (7) days of the change.
7. Landlord must approve, in writing, the staying of any Visitor in the Community for more than thirty (30) days in any sixty (60) consecutive day period. The staying of any such Visitor is subject to a fee as provided for in the Newtown Village Lot Rental Agreement.

VI. USE & OCCUPANCY OF LOT

1. The Lot is for location and occupancy of one (1) manufactured home to be used as the permanent home by Tenant(s). Each Lot may contain one (1) shed only.
2. The manufactured home located on the Lot is to be owned by the Tenant(s) and resided in by the Tenant(s), Occupant(s), and approved Visitor(s) only. Tenant(s) shall not allow any person not approved by Landlord to reside in the manufactured home and shall not allow more than the maximum amount of people (two (2) per bedroom) to reside in the home at any given time.
3. For identification purposes, Tenant(s) must affix their street number on the front of their home and mailbox. Clearly visible uniform 2" high lettering should be utilized.

4. Each Lot can be arranged in an attractive manner to suit the Tenant(s). Flowers and shrubbery may be added; but trees, shrubbery or plants may not be removed from any lot without written permission of Landlord. Plantings that impede access to any part of a neighbor's skirting or a neighboring lot are not permitted.

5. No additions or construction of any kind may be made to any manufactured home or Lot without receiving the required permits and/or approvals from the Township. Anyone other than a Tenant performing construction on their manufactured home must possess the proper licensing and be insured, proof of which must be produced at Landlord's request.

6. To obtain approval for an addition or work affecting the pervious nature of the Lot, Tenant(s) must provide Landlord with building plans produced and sealed by a licensed engineer or architect, such plans including a drainage plan to prevent water infiltration into the addition, under the current structure, or towards any neighboring structure. Additions must constructed to the standards outlined by HUD for manufactured housing.

7. Before digging of any kind may be performed, Tenant(s) and or their contractor must get a utility mark out by calling 811.

8. Smoke/Carbon Monoxide Alarms. Every manufactured home shall have at least one (1) working smoke detector with a ten (10) year sealed battery and at least one (1) carbon monoxide detector or at least one (1) combination smoke/carbon monoxide detector with a ten (10) year sealed battery within ten (10) feet of any bedroom.

VII. MAINTENANCE OF LOT

1. Tenant(s) agrees to maintain the Lot and the interior and exterior of their manufactured home in good repair at all times. This includes any and all improvements made to a Lot, such as patios and walkways.

2. Tenant(s) shall have the obligation to maintain the exterior of the manufactured home and to keep the premises clean and free of debris/refuse. If Tenant(s) fail to do this, Landlord has the right to perform Tenant's responsibilities and to charge Tenant(s) pursuant to the Newtown Village Lot Rental Agreement. This includes lawn maintenance, proper heat tape operation, sewer/water lines, and electric line to Community connections. Gas tank installations must be approved by Landlord and kept neatly painted by Tenant(s). Grass must be regularly cut and all weeds removed. All leaves must be raked, bagged and disposed of. Snow must be shoveled off sidewalks and the area by Tenant(s) car. SNOW SHALL NOT BE THROWN INTO THE STREET.

3. Tenant(s) is responsible to maintain their yard up to the edge of their Lot, including up to a neighbor's skirting. Tenant(s) is responsible for any damage to a neighbor's manufactured home and/or skirting caused by Tenant's use of weed whackers, lawn mowers, or any other similar tools or equipment. The piling or storage of items against a neighbor's manufactured home, including landscaping materials or debris, is strictly prohibited.

4. Tenant(s) shall be provided with access to all sides of their manufactured home to perform maintenance and/or repairs, even if such access requires entering onto an adjacent lot. Such access shall be not be unreasonably withheld by an adjacent neighbor and should be granted upon advanced notice, not less than 48 hours prior to the work being done. Access to perform emergency work shall not require the minimum 48 hour notice. Landlord should be notified of such requests for access at the time the request is made to an adjacent neighbor. Routine maintenance and repairs shall be limited to 8 am – 6 pm on weekdays, 8 am – 4 pm on Saturday, and 9 am – 4 pm on Sunday. Emergency work may be performed when needed. Any construction activity is prohibited on certain holidays, including New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

5. Upon Tenant’s consent, which shall not be unreasonably withheld, Landlord shall be permitted to enter the Lot for the purposes of inspection, maintenance, and repairs during reasonable hours. Landlord reserves the right to enter a Lot without notice in the event of an emergency.

6. All manufactured homes must be properly anchored and/or secured in order to provide for the safety of the residents of the Community. Any questions regarding the anchoring and/or securing of a manufactured home should be directed to Landlord.

7. All manufactured homes must install and maintain skirting as approved by Landlord. All such skirting shall be free from dirt, damage or defect. New skirting or skirting being completely replaced shall be pre-finished aluminum or vinyl installed vertically using a two-track system with vent panels.

8. Tenant(s) is responsible for the maintenance of sewer/water lines above the ground level, for the concrete foundation, patio, and walk, and for electric lines from the meter to the manufactured home. Each manufactured home is required to have an electric heat tape on the water line to prevent freezing. It must go below the ground 18 inches on the riser and be in good working order from October 15 to April 1 every year. No water shall be left running to prevent freezing. Tenant(s) shall not place any insoluble materials in toilets or sewer lines, including wipes, diapers, paper towels, grease/oil, corrosive liquids or anything that could clog or damage the public sewers. Landlord reserves the right to charge Tenant(s) for any service call where such call is necessitated by the failure of the Tenant(s) to abide by these Community Rules and Regulations.

9. Tenant(s) shall keep all water and sewer lines on their Lot free and clear from all plantings and debris to allow access to said lines by Landlord. Any and all plantings and debris which must be removed to access these lines shall be removed by Landlord at Tenant’s expense.

10. Awnings, storage sheds, fences, patios or any other improvements, additions or installations shall not be erected or installed without written approval from Robbinsville Township Zoning Division. The maximum ground dimensions for any shed shall be 10’ x 10’ and shall not exceed 7’ high. Only one (1) shed shall be permitted on a Lot. Any improvement, addition, or installation that is not properly maintained and/or is in disrepair, as determined solely by Landlord, shall be removed from a Lot.

11. Only white PVC fences are permitted, with a maximum height of 48”. Written permission, in advance, is required from Robbinsville Township Zoning Division. Fences existing within the

Community prior to January 1, 2020, shall be grandfathered for the registered Tenant on that date. Upon a change in tenancy of the Lot, the non-conforming fence shall be brought into conformity with these Community Rules and Regulations. Fence gates must remain unlocked at all times.

12. Storage is not permitted on a manufactured home lot, under a manufactured home or under steps. All storage shall be kept only within an approved storage shed.
13. Guy wires or legs on air conditioners are not permitted.
14. No swimming pools or hot tubs of any kind, including plastic or inflatable pools or hot tubs, are permitted in the Community.
15. No trampolines are permitted in the Community.
16. "Umbrella" laundry lines may only be installed only in the rear of a Lot and behind a manufactured home where possible.
17. Outdoor fire-pits and/or chimineas, as well as other items producing an open flame (i.e. tiki torches, etc.) are strictly prohibited in the Community. Grills, including charcoal grills, shall be permitted in the Community, but must be actively supervised while ignited and until completely extinguished.
18. Prior to resale, if an oil tank is used to heat the manufactured home, it shall be removed at the unit owner's expense and the manufactured home must be converted to propane or natural gas. Any oil tank removal must be done by a licensed contractor who must first register with the Landlord and produce a valid proof of insurance for a minimum \$500,000 liability coverage before starting tank removal. All new home installations shall utilize only propane or natural gas.
19. Gas tanks are limited to two (2) 100 lb. bottles or one (1) 200 lb. bottle per lot, to be placed on the off-door side of the manufactured home.

VIII. VEHICLES

1. Each Lot shall have no more than two (2) vehicles associated therewith. Tenant(s) shall keep Landlord advised of the license plate number and description of each vehicle associated with their Lot. Additional vehicles may be permitted subject to written approval from Landlord and payment of the additional vehicle fee as set forth in the Newtown Village Lot Rental Agreement.
2. Each Lot shall be assigned a parking space to be located in front of the Lot. One (1) vehicle may be parked in the assigned space; a second vehicle may be parked in the immediate front or rear of the assigned space. Any additional vehicles associated with a Lot shall be parked in the designated Community parking areas. No vehicles are to be parked on manufactured home lots.
3. All vehicles located within the Community must be in operating condition, properly registered, inspected, insured, and muffled. All vehicles kept on the premises of the Community shall

be registered with Landlord by providing the following minimum information: make, model, color, tag number, proof of registration, and proof of insurance. Any changed to the required information shall be made within five (5) days of such change.

4. No abandoned, junk, unsightly, unregistered, untagged or inoperable vehicles will be allowed to remain in the Community. If such a vehicle is on the premises, Landlord shall have the right to have the vehicle towed away at Tenant's expense after 48 hours written notice to Tenant.

5. Landlord reserves the right to tow away from the Community, at Tenant's sole cost and expense, any vehicle(s) belonging to Tenant(s), or their Occupant(s), Visitor(s), or guest(s), which are parked in violation of these Community Rules and Regulations or which is leaking any substance of any nature whatsoever onto the improved surfaces of the roadways or parking areas found within the Community.

6. Keys must be readily available for all vehicles parked anywhere in the Community. Should the owner/operator of a vehicle be unable to move that vehicle upon request of Landlord, then the vehicle will be moved at the owner/operator's expense.

7. Camping and recreational vehicles, as well as oversized commercial vehicles, may not be kept overnight in the Community. Other commercial and/or personal trailers shall be permitted in the Community, but must be parked in front of or in the rear of the assigned parking space located in front of the owner's Lot. Commercial vehicles are those vehicles registered as a commercial vehicle or if it is used for business purposes (other than regular commuting to work). Oversized commercial vehicles are those commercial vehicles that satisfy any of the following criteria: 1) weigh more than 5,600 lbs (including any tools and/or attachments); 2) contain more than four (4) tires; 3) contain more than two (2) axles; or 4) are longer than 178 inches or wider than 82.5 inches.

8. Double parking within the Community is strictly prohibited.

9. No vehicles shall be operated in the Community at a speed greater than the speed established pursuant to Chapter 164 of the Robbinsville Township Code and marked by signage.

10. No repairing/overhauling of vehicles on Community premises.

11. The washing of vehicles within the Community is prohibited.

IX. PETS/ANIMALS

1. Excepting other normal household pets (e.g. fish, birds, guinea pigs, hamsters, etc.), only dogs or cats are permitted. No more than one (1) dog or cat shall be permitted per Lot.

2. All pets must be properly licensed, if required by law, and registered with Landlord.

3. Pets must be leashed and attended to at all times when the pet is being walked or kept in the unfenced portion of a Lot. Pets may be left unattended if the pet remains within a manufactured home

or in the fenced-in area located on the Lot wherein the pet is registered.

4. Dogs and cats are not permitted to be kept outside of a manufactured home for extended periods of time or overnight.
5. Noisy, unruly, threatening or dangerous pets, as determined by Landlord in accordance with any applicable law, will not be allowed to remain in the Community.
6. Any Tenant(s) with pets must clean pet feces from their Lot on a daily basis, as well as while walking their pet.
7. The breeding and/or sale of any pet/animal in the Community is strictly prohibited.
8. No pens, coops, food, food plates, water bowls, dog houses and/or other types of shelters shall be permitted to be placed outside on the Lot.
9. Pursuant to Chapter 164 of the Robbinsville Township Code, the feeding of any animals or wildlife, including free-roaming and feral cats, that are not domesticated pets owned by a resident of Newtown Village, is strictly prohibited.
10. Notwithstanding 9 above, birds may be fed where the bird food is placed within a bird feeder that is not accessible to other wildlife or free-roaming or feral cats.

X. COMMON AREAS

1. All water lines and pipes at the main shutoff valve in the water riser and below is the responsibility of Landlord. All waste pipes below ground are the responsibility of Landlord. Landlord reserves the right to charge Tenant(s) for any service call and repair where such repair is necessitated by damage caused by Tenant's actions, whether such damage is found above or below ground.
2. All roadways are the responsibility of Landlord. Tenant(s) shall be responsible for any damage they, or their Occupants, Visitors, children or other guests cause to the roadways within the Community, including damage caused by any substance leaked from a vehicle upon the roadways.
3. Maintenance of trees not located on individual lots are the responsibility of Landlord. Such maintenance shall include the trimming and removal of trees that are at risk of causing damage to manufactured homes or the safety of residents. Tenant(s) shall report to Landlord any trees that may appear to pose a risk as soon as they are identified so Landlord can evaluate such tree(s) for potential removal. Landlord will not remove healthy trees that do not pose a danger to persons or property. Tenant(s) may apply to Landlord for removal of otherwise healthy trees from their individual Lots at Tenant's expense. The removal of any healthy tree shall require written permission from Landlord and must comply with the Township's ordinances and the Mercer County Shade Tree Commission recommendations for the removal and replacement of trees. Healthy tree removal shall only be completed by a licensed/registered contractor approved in writing by Landlord. Removal of any

healthy tree without written approval from Landlord and in compliance with these Community Rules and Regulations shall be deemed destruction of Landlord's property.

XI. COMPLAINTS/FALSE OR MISLEADING INFORMATION

1. Any complaints filed by a Tenant, Occupant, Visitor or any other person shall be filed in writing and presented to Cheressa DiNatale, Manager of Newtown Village, at the business office of the Community located at 199 Maple Street, Robbinsville, New Jersey 08691. Complaints may also be e-mailed to Cheressa DiNatale at cdinatale@robbinsville.net.
2. Providing false or misleading information related to any filed complaint is strictly prohibited and, if found, is subject to enforcement as a violation of these Community Rules and Regulations.

XII. EMERGENCIES

1. In the event of a maintenance emergency during regular business hours (Monday through Friday 8:30 AM to 4:30 PM), a Tenant, Occupant, Visitor or any other person should call Cheressa DiNatale, Manager of Newtown Village, at (609) 259-3600 ext. 1134 or (609) 223-0016.
2. In the event of a maintenance emergency outside of regular business hours, calls should be directed to the Robbinsville Township Police Department non-emergency line at (609) 259-3900.
3. There is no charge for Landlord to respond to and evaluate a maintenance emergency. Landlord cannot recommend contractors to repair items that are the responsibility of Tenant(s). Landlord will not pay for a contractor hired by Tenant(s) to repair a maintenance issue that is the responsibility of Landlord if Landlord was not notified of the maintenance issue and provided sufficient time to repair same.
- 4. In the event of a serious health emergency, threat to life, or to report a crime that has occurred or is in progress, calls should be directed to 911.**

XIII. MODIFICATIONS/AMENDMENTS

1. Pursuant to Chapter 164 of the Robbinsville Township Code entitled "Newtown Village," these Community Rules and Regulations may be amended from time to time by resolution of the Robbinsville Township Council.
2. Any modifications/amendments hereto shall not be effective until at least thirty (30) days' notice has been provided by the Landlord to the residents of Newtown Village. Notice shall be deemed complete when any such modification/amendment is posted on the Township's website in accordance with New Jersey law applicable to the publishing of legal notices by a municipality.

XIV. VIOLATIONS/ENFORCEMENT

1. Any violation of these Community Rules and Regulations and/or a Newtown Village Lot Rental Agreement by virtue of the incorporation of the Community Rules and Regulations therein, is a violation of Chapter 164 of the Robbinsville Township Code and is, therefore, a violation of Township ordinance enforceable by the Manager of Newtown Village or their designee, and the Robbinsville Township Police Department through the Robbinsville Township Municipal Court.

2. Pursuant to Chapter 164 of the Robbinsville Township Code entitled "Newtown Village," any person who violates any of the provisions of Chapter 164 or these Community Rules and Regulations shall, upon conviction thereof, be liable to the penalty stated in Chapter 1, Article II of the Robbinsville Township Code.

3. Additionally, pursuant to Chapter 164, any person who violates any of the provisions of Chapter 164 or these Community Rules and Regulations shall, upon conviction thereof, also be subject to any further recourse available to the Landlord under law, including eviction.

XV. SEVERABILITY

If any of these Community Rules and Regulations shall be declared invalid, such invalidity shall not affect other provisions or applications of these Community Rules and Regulations and, to this end, the provisions of these Community Rules and Regulations are declared to be severable.

THE UNDERSIGNED ACKNOWLEDGE THAT THEY HAVE READ THESE COMMUNITY RULES AND REGULATIONS HEREIN STATED AND AGREE TO COMPLY WITH THEM.

DATE _____

LOT# _____ **aka** _____, Robbinsville, New Jersey 08691

TENANT

LANDLORD

(Print Name)

TENANT

(Print Name)