

HARBOUR MANSION CONDOMINIUM ASSOCIATION

May 26, 2023

Dear Harbour Mansion Unit Owners,

Enclosed please find the following:

- **Summer 2023 Addendum to the Rules and Regulations**
- **Harbour Mansion Rules and Regulations**
- **Substitution Form for Beach Chair/Umbrella Club Members**

I would ask that residents take this opportunity to read the attached documents. The staff has worked very hard preparing the building for this summer season.

As always, if you have any questions, please contact me at 732 229 7900 or email lisaw@mpm-nj.com

Lisa Williams

Property Manager
Midlantic Property Management
On Behalf of the Board of Trustees
Harbour Mansion Condominium Association

HARBOUR MANSION CONDOMINIUM ASSOCIATION

Supplement to Rules and Regulations

dated 5/26/23

May 26,2023

Please refer to some of the supplemental rules currently in effect at Harbour Mansion

- **Pool** is open to residents and their guests .
- **Gym** is open to residents and their guests.
- **2nd Floor Clubroom Deck** is open to residents and their guests.
- **2nd Floor Grill** is open for use. When using the grill all food is to be transported in leak proof containers. No carriages or carts are allowed to be wheeled thru the hallway or clubroom. After using the grill residents should clean up and make sure all the grill is off.
- **Guests Policy for** each unit will be limited to the following: 1 bedroom: 5 guests, 2 bedrooms: 10 guests, 3 bedrooms: 15 guests. **
- **Guest Parking** will be prohibited on weekends and holidays starting 5PM Friday to 7PM Sunday. **
- **Beach Deck** is open and available for use.
- **Beach** Umbrella and chair club services will be available. Cabana services are available weekends only until June 9, 2023 and will begin daily on June 10, 2023. They are on duty from 9:00 am until 6:00pm. Lifeguards will be provided by the City of Long Branch and they follow the same daily schedule being on duty from 9:00am until 5:00pm.
- **Portable Toilets** will be placed in the parking lot for HM residents and their guests to limit access to the building and will be available during beach hours.
- **Deliveries** such as US Mail, Fed Ex, UPS, food/ groceries, medicine, newspapers, Amazon, etc. will need to be picked up in the lobby by the resident. There will be no storing of items.
- **ID Cards** Unit owners will need their resident ID card to access the beach deck and to obtain umbrellas and lounge chairs. Lounge Chairs are only for use by Chair Club Members.
- **Wristbands** Guests of Unit Owners need to obtain wristbands from the front desk for use on the weekend. Wristbands change weekly so they must be obtained every weekend.

On behalf of the Harbour Mansion Board of Trustees and management, we would like to thank you for your continued cooperation and understanding in complying with the rules and regulations we have put into place. We look forward to a great summer of 2023!

Lisa Williams
Property Manager

*** Refer to the Harbour Mansion Rules and Regulations adopted 5/22/19 for the definition of a Guest pg. 1-3 and Outdoor Summer Parking pg. 13-14.*