

## **NEW JERSEY WINDOW GUARD NOTIFICATION:**

### **ANNUAL REMINDER/ Re-Lease REMINDER**

THE OWNER (LANDLORD) IS REQUIRED BY LAW TO PROVIDE, INSTALL AND MAINTAIN WINDOW GUARDS IN THE APARTMENT IF A CHILD OR CHILDREN 10 YEARS OF AGE OR YOUNGER IS, OR WILL BE, LIVING IN THE APARTMENT OR IS, OR WILL BE, REGULARLY PRESENT THERE FOR A SUBSTANTIAL PERIOD OF TIME IF THE TENANT GIVES THE OWNER (LANDLORD) A WRITTEN REQUEST THAT THE WINDOW GUARDS BE INSTALLED. THE OWNER (LANDLORD) IS ALSO REQUIRED, UPON THE WRITTEN REQUEST OF THE TENANT, TO PROVIDE, INSTALL AND MAINTAIN WINDOW GUARDS IN THE HALLWAYS TO WHICH PERSONS IN THE TENANT'S UNIT HAVE ACCESS WITHOUT HAVING TO GO OUT OF THE BUILDING. IF THE BUILDING IS A CONDOMINIUM, COOPERATIVE OR MUTUAL HOUSING BUILDING, THE OWNER (LANDLORD) OF THE APARTMENT IS RESPONSIBLE FOR INSTALLING AND MAINTAINING WINDOW GUARDS IN THE APARTMENT AND THE ASSOCIATION IS RESPONSIBLE FOR INSTALLING AND MAINTAINING WINDOW GUARDS IN HALLWAY WINDOWS. WINDOW GUARDS ARE ONLY REQUIRED TO BE PROVIDED IN FIRST FLOOR WINDOWS WHERE THE WINDOW SILL IS MORE THAN SIX FEET ABOVE GRADE OR THERE ARE OTHER HAZARDOUS CONDITIONS THAT MAKE INSTALLATION OF WINDOW GUARDS NECESSARY TO PROTECT THE SAFETY OF CHILDREN.

**COSTS are \$20 per window guard**

NO CHARGE for installations on Common Area Windows.

**ANNUAL ORIENTATION will be held ON the day AFTER PRESIDENT's Day, each year at NOON**

**LOCATION: Management Office 790 Clinton Ave # g2 Newark NJ**

Recycling, Trash, & SANITARY Reminders:

NOTICE: Tenants must provide their own bags, ties, cans (with tight-fitting lids) and bring their trash to and from the curb, neatly bundled or tied in bags into the proper cans or bins at the proper days and times.

Glass, Cans & Plastic Recycling must be bagged in **CLEAR** Plastic bags.

Household Trash must be bagged in 3mil thick **BLACK** Plastic bags.

Paper & Cardboard Recycling must be tied in **PAPER** bags or boxes.

Bulk Furniture is only permitted to the extent that the local sanitation department takes it. You must take the items to the curb at the proper time.

“Electronics” and any item containing hazardous materials, oil, acids, mercury, certain light bulbs, old televisions and computers are subject to special rules of the local or county sanitation authorities. Tenants must dispose of them directly, not by leaving on or about the leased premises.

For Leases in Newark Only:

Furthermore, in compliance with 15:12-5. NOTICE. Every generator shall annually advise and inform their tenants and other affected parties concerning the requirements of this chapter as well as guidelines promulgated by the Department of Neighborhood and Recreational Services. Additionally, every generator is to advise their tenants in writing as a condition of their lease of the requirements of this section and maintain written proof of the notice. (Ord. 6 S+FK, 9-2-92 § 13A:5-5)