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 Bk: 2412 Pg: 298
 Mary H. Melfi
 Hunterdon County Clerk

Prepared By: _____

Jeffrey A. Sirota, Esq.

SUN RIDGE OWNERS ASSOCIATION, INC.

Resolution Regarding Yard Sales

Resolution No. 2017-004

P R E A M B L E

WHEREAS, the Sun Ridge Owners Association, Inc. (hereinafter referred to as the "Association") is a New Jersey non-profit corporation established under the laws of the State of New Jersey which serves to administer and manage the Sun Ridge Owners Association (the "Property") located in the Township of Flemington, County of Hunterdon, State of New Jersey;

WHEREAS, the Association is governed by the Sun Ridge Restated and Amended Declaration of Covenants, Conditions and Restrictions (the "Declaration") and the Amended By-laws (the "By-laws") which were recorded in the Hunterdon County Clerk's Office on October 25, 2002, in Deed Book 2050 at Page 824;

WHEREAS, Article V, Section 3, of the Declaration empowers the Board of Trustees (the "Board") to adopt such rules and regulations as it deems reasonable and appropriate;

WHEREAS, the Board has determined that it is in the best interest of the Association for the Board to adopt the following rules and regulations regarding yard sales within the Property;


WHEREAS, this Resolution was duly introduced and thereafter adopted at a regular scheduled meeting of the Board, at which a quorum was present, by a majority vote of the members of the Board present and eligible to vote on this matter; and

NOW THEREFORE BE IT RESOLVED, on this 8 of August 2017, that the Board hereby establishes and adopts this Resolution in connection with yard sales within the Property:

1. Residents are permitted to hold a maximum of 2 yard sales a year with Board approval.
2. Any owner approved to hold a garage sale may only display signage within the Property on the day of the sale. All signage must be removed by the end of the day of the sale.
3. All other yard sales will only be permitted on those days when the Board schedules a community-wide "Yard Sale Day." The requirements of this Resolution set forth in paragraph 3 concerning signage will apply to community-wide "Yard Sale Days."

4. Any monies due hereunder shall be collected by the Association in the same manner as Association assessments.
5. Any provision contained in any previously adopted Resolution of the Association, which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern.
6. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.
7. Notwithstanding the above, the Association may exercise all rights and remedies available to it at law, in equity, in addition to those rights as set forth by the Declaration, By-Laws, all amendments thereto, resolutions and/or the Rules and Regulations.
8. Should the Association deem it necessary to enforce the terms of this Resolution against a unit owner, the unit owner shall be responsible for all costs and fees incurred by the Association, including but not limited to reasonable attorneys' fees and other costs incurred in connection with the enforcement of this Resolution.
9. This Resolution shall be effective on the date of adoption.
10. The Hunterdon County Clerk is authorized, requested, and directed to note, in the margin (and/or other appropriate place) on the Declaration, reference to this Resolution (and to any other amendment or resolution which has been adopted in accordance with the terms of the condominium documents).
11. The Association shall prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Resolution, to all unit owners.

ATTEST:


Ed Dzubski, Secretary

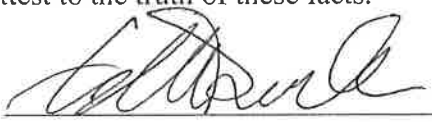
SUN RIDGE OWNERS ASSOCIATION, INC.

By: 
Jeanne Dzubrowski, President

STATE OF NEW JERSEY :
: ss.
COUNTY OF HUNTERDON :

I CERTIFY that on August 8, 2017, Ed Dubruski personally came before me and this person acknowledged under oath, to my satisfaction, that:

- a) this person is the Secretary of the Sun Ridge Owners Association, Inc., (the "Corporation"), a corporation of the State of New Jersey, named in this document;
- b) this person signed this document as attesting witness for the proper corporate officer who is Janne Dombrowski, the President of the Corporation;
- c) this document was signed and delivered by the Corporation as its voluntary act and deed by virtue of authority from its Board of Trustees (the "Board");
- d) this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board at which a quorum was present, by a majority vote of the members of the Board eligible to vote on this matter; and
- e) this person signed this document to attest to the truth of these facts.



, Secretary

Sworn and Subscribed to before me this
8 day of August 2017.



DEBBIE L. HARABURDA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/1/2020

Record & Return to:

CURCIO MIRZAIAN SIROT LLC
5 Becker Farm Road, Suite 406
Roseland, NJ 07068

Received

AUG 31 2017

In No # 2135-001