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Bk: 2412 Pg: 864
Mary H. Melfi
Hunterdon County Clerk

20170905000194040 9/9
09/05/2017 01:03:42 PM DO
Recording Fee: \$110.00
Tax Fee: \$.00
Consideration: \$.00
Buyers Fee: \$.00
KML1



Jeffrey A. Sirot, Esq.

SUN RIDGE OWNERS ASSOCIATION, INC.

Resolution Regarding Cleaning and Maintenance of Dryer Vents and Fireplaces/Chimneys

Resolution No. 2017-003

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 (Block 72.08, Lot C0503);

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 the maintenance of dryer vents and fireplaces/chimneys;

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 24 of August, 2017, that the Board hereby establishes and adopts this Resolution in connection with the maintenance of dryer vents and fireplaces/chimneys:

A. CLEANING OF DRYER VENTS:

1. Unit owners shall clean and maintain the clothes dryer vents that service their particular unit **by December 1, 2017**; and then every two years thereafter, by a certified, licensed vendor.

2. After the initial dryer vent cleanings and maintenance required pursuant to the resolution is completed by December 1, 2017, subsequent cleanings and inspections must be completed between July 1 and September 30, every two years, commencing in 2019.

3. Unit owners shall submit a certification by December 1, 2017 and then every two years thereafter stating they have performed the required clearing and maintenance (or that they do not maintain a clothes dryer in the unit), in the form attached hereto as Exhibit "A". The Association may change the form from time to time.

4. Certification of clothes dryer vent cleaning and maintenance shall thereafter be submitted to the Association on each year that such service is required on or before September 30 of that year.

5. Unit owners are wholly responsible for the cost associated with the cleaning and maintenance and/or repair of the clothes dryer vent.

B. FIREPLACE/CHIMNEY:

1. Unit Owners shall inspect and clean the fireplace and chimney in their Unit by a chimney sweep certified by the Chimney Safety Institute of America (CSIA) by December 1, 2017, and then every two (2) years thereafter.

2. After the initial fireplace/chimney inspection and cleaning required pursuant to this Resolution is completed by December 1, 2017. All subsequent inspections and cleanings must be completed between July 1 and September 30, every two (2) years, commencing in 2019.

3. Should a unit's fireplace/chimney inspection disclose conditions requiring correction, necessary repairs must be made within two (2) months of the inspection. A legible copy of the paid receipt for the required repairs must be received by the managing agent's property manager within this two (2) month period. The fireplace may not be used until the repairs are completed.

4. Unit owners shall submit a certification by December 1, 2017 and then ever two years thereafter stating they have performed the required inspection and cleaning (or that they have not used the fireplace/chimney since the last reporting period) in the form attached hereto as Exhibit "B". The Association may change the form from time to time.

5. Certification of fireplace/chimney inspection and cleaning shall thereafter be submitted to the Association each year that such service is required on or before September 30 of that year.

6. Unit owners are wholly responsible for the cost associated with the inspection and cleaning of the fireplace/chimney.

C. MISCELLANEOUS:

1. Failure by a unit owner to perform the required clothes dryer vent cleaning and maintenance and chimney inspection and cleaning in the manner as set forth herein **and/or** submit the applicable non-use Affidavit in a timely manner shall result in one (1) or more of the following:

a) The Association may levy a fine against the unit owner in an amount to be determined by the Board from time to time, with each day a violation continues after notice being considered a separate violation;

b) Perform the required services and charge the cost of same to the unit owner's account; and/or

c) The Association may initiate any enforcement actions against the unit owners as it is authorized to do so under the Declaration, By-Laws, all amendments thereto, resolutions and/or the Rules and Regulations

2. Any monies due hereunder shall be collected by the Association in the same manner as Association assessments.

3. 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.

4. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.

5. 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.

6. 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.

7. This Resolution shall be effective on the date of adoption.

8. 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).

9. 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:

SUN RIDGE OWNERS ASSOCIATION, INC.

Pat Gallagher
Secretary VP

By: Janne Dombrowski
President
President

STATE OF NEW JERSEY :
: ss.

COUNTY OF HUNTERDON :

I CERTIFY that on Patricia Gallagher 2017, Aug 24th,
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.

Patricia Gallagher
Secretary V.P.

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

[Signature]

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

EXHIBIT "A"

THE SUN RIDGE OWNERS' ASSOCIATION, INC.

CERTIFICATION OF CLOTHES DRYER VENT CLEANING AND MAINTENANCE

Name of Unit Owner(s): _____

Address of Unit: _____

Date of Cleaning and Maintenance: _____

*Attach receipt(s) of cleaning and maintenance work completed

Signature: _____

Date: _____

_____ There is **NO** clothes dryer in my Unit and therefore, this certification is not applicable.

Signature: _____

Date: _____

_____ I attest that the clothes dryer in my unit has not been used at any time since the most recent certification of clothes dryer vent cleaning and maintenance has been properly submitted in regard to my unit.

Signature: _____

Date: _____

EXHIBIT "B"

THE SUN RIDGE OWNERS' ASSOCIATION, INC.

CERTIFICATION OF CHIMNEY AND FIREPLACE CLEANING AND INSPECTION

Name of Unit Owner(s): _____

Address of Unit: _____

Date of Cleaning and Inspection: _____

*Attach receipt(s) of cleaning and maintenance work completed

Signature: _____

Date: _____

_____ There is **NO** chimney or fireplace in my Unit and therefore, this certification is not applicable.

Signature: _____

Date: _____

_____ I attest that the chimney/fireplace in my unit has not been used at any time since the most recent certification of chimney/fireplace cleaning and maintenance has been properly submitted in regard to my unit.

Signature: _____

Date: _____

Received

SEP 07 2017

File No: # 2135 001