

SUN RIDGE OWNERS ASSOCIATION, INC.
Administrative Resolution No. 1

Control Committee

PREAMBLE

- A. Article VII of the Declaration of Covenants and Restrictions (the "Declaration") by Sun Ridge, Inc. establishes the Control Committee, which provides, among other matters, for three (3) members to serve for three (3) year terms, with the members to be appointed by the Board.
- B. Article VII of the Declaration states that the Control Committee's purpose is, among other matters, to provide a flexible mechanism for handling proposed exterior alterations to and upon the properties within the Sun Ridge Community.
- C. Pursuant to the Declaration, the declarant and/or the Board of Trustees (the "Board") of Sun Ridge Owners Association, Inc. (the "Association") adopted the By-Laws of the Association, as same may thereafter have been amended (the "By-Laws") and Rules and Regulations of the Association, as same may thereafter have been amended (the "Rules and Regulations").
- D. The Board has deemed it necessary, for the benefit and protection of the Association and individual Owners of the Sun Ridge Community, to establish procedural and reporting aspects and functions of the Control Committee.
- E. Pursuant to Article IV of the By-Laws the Board is authorized to adopt, distribute, amend and enforce compliance with rules and regulations concerning the use of the Common Elements.
- F. This Resolution was duly introduced and thereafter adopted at a regularly scheduled meeting of the Board, at which a quorum was present, by majority vote.

NOW, THEREFORE, be it resolved this 23rd day of October, 1995 that the Board hereby establishes and adopts the following rules and regulations regarding the Control Committee and additions, changes, and alterations to, and painting of, any Unit exterior, which rules and regulations are intended to supplement and not replace or contradict the Declaration or By-Laws:

REVIEW AND APPROVAL OF PLANS AND SPECIFICATIONS FOR IMPROVEMENTS.

1. A building, fence, wall, walkway, excavation, landscaping or grading operation, or other structure, the erection, reconstruction, removal from, or repair upon a housing Unit or Lot, and any addition, change, alteration to, or painting of, any Unit exterior may be referred to as an "Improvement" and is subject to the Rules and Regulations.
2. No Improvement subject to the Rules and Regulations may be made until the plans and specifications showing the nature, kind, shape, color, height, materials and location of the proposed Improvement, as well as any other information which may be reasonably requested by the Control Committee, shall be submitted to and approved in writing by the Control Committee.
3. Approval and disapproval by the Control Committee of a proposed Improvement shall be in accordance with the direction described under MANNER OF OPERATION, APPROVAL and APPEALS PROCESS.
4. The Control Committee shall evaluate the design, location, and other features of the proposed Improvement as to its harmony and compatibility with surrounding structures and topography.
5. In the event the Control Committee fails to approve or disapprove such proposed Improvement, including its proposed location, or fails to request additional information or access to the area to be improved within forty-five (45) days after said plans and specifications have been submitted to the Control Committee, the application shall be considered denied; however, the applicant shall have the right to petition the Board of Trustees to request the Control Committee to review the application and render a decision. Such request shall be in writing and shall be mailed or delivered to the Board of Trustees in care of the Property Manager.
 - a) If the Control Committee submits a written request for additional information, such request shall be deemed to be a disapproval provided it is sent within forty-five (45) days after the initial submission of the plans and specifications.
 - b). The forty-five (45) day review period set forth above shall not commence until the Owner seeking approval of the application for Improvement shall have submitted a completed proposal or application and the Owner has afforded the Control Committee a reasonable opportunity to inspect the Owner's lot or Unit which is the subject of the application.

c). If the Control Committee requests additional information or access to the area to be improved, then the forty-five (45) day period shall not be deemed to have commenced until such further information or access has been provided. In such event, the Control Committee shall notify the applicant of the deficiency(ies) which has (have) prevented the Control Committee from deeming the application to have been completed or fully submitted, or from fully inspecting the lot.

6. Any approval with respect to the Improvement issued by the Control Committee shall be valid for a period of one (1) year. Any request for extension of this one (1) year period shall similarly be submitted in writing to the Control Committee and shall be treated as an application pursuant to this Resolution.

7. Any approval by the Control Committee to a proposed Improvement shall not incur any liability on the part of the Association to any contractor, subcontractor, or materialmen on account of such Improvement, or to any person having any claim for injury to a person or damage to property arising out of such Improvement.

8. The Control Committee may impose any conditions which it may, in its discretion, deem reasonable and appropriate under the circumstances, including by way of example and not limitation, the posting of a bond or other credit or security, receipt of waivers or releases by and from contractors and materialmen, and submission of proof of insurance coverage.

9. All notifications required pursuant to this Resolution shall be in writing.

MANNER OF ORGANIZATION

1) The Control committee shall be comprised of three (3) members appointed by the Board. The Board shall endeavor to assign a member from each type of housing Unit. A member of the Board shall reside as an ex-officio member of the committee.

2) Each member shall serve for a three (3) year term.

3) Any Owner in good standing may serve on the Control Committee.

4) The recorder of the Control Committee is responsible for keeping a roster of committee members.

CHAIRPERSON

1) The Chairperson shall be appointed annually by the majority vote of

the committee members.

VACANCIES

The Board may remove a committee member for cause. A vacancy created by removal, death or resignation of a member shall be filled by appointment by Control Committee members for the unexpired term.

RECORDER

The Chairperson will designate a recorder from among the committee members. The recorder shall be responsible for keeping the committee membership roster, recording minutes of all meetings and in general maintaining written documentation on committee decisions and activities.

SUBCOMMITTEES

From time to time, and with the permission of the Board, the committee may create from among its membership such subcommittees as it deems necessary and desirable, so long as each subcommittee has specific goals and objectives approved by the committee.

MANNER OF OPERATION, APPROVAL and APPEALS PROCESS

The Control Committee shall operate as set forth below.

- 1) The Control Committee shall rule upon applications in accordance with the Rules and Regulations.
- 2) The Control Committee shall evaluate the design, location, and other features of a proposed Improvement as to its harmony and compatibility with surrounding structures and topography.
- 3) The Control Committee shall, to the best of its ability, evaluate each application as to its consistency with prior applications and rulings and shall consider the effect a ruling may have upon future applications.
- 4) The Control Committee should utilize its best efforts to review proposed modifications to the governing documents with the Board and the Board, acting in an advisory capacity, shall be permitted to provide input to the Control Committee as to any such proposal. The Board's advice and/or input shall be based upon a determination by the Board as whether the proposed modification is in the best interests of the Association.

5) The Control Committee shall not adopt any proposed modification which may contradict the governing documents unless it has consulted with the Board and affords the Board a reasonable opportunity to provide comment to or review same directly with the Control Committee prior to adoption by the Control Committee.

FUNCTIONS

Functions of the committee include the following:

- 1) Ruling on applications for exterior Improvements as directed above;
- 2) Assessing conditions and needs;
- 3) Proposing, for Board approval, guidelines and/or recommendations relative to the committee's area of operation; and
- 4) Taking such actions as directed by the Board.

CHAIRPERSON

Functions of the Chairperson shall include the following:

- 1) Coordinating and supervising committee activities and meetings; and
- 2) Preparing committee reports for submission to the Board.

MEETINGS

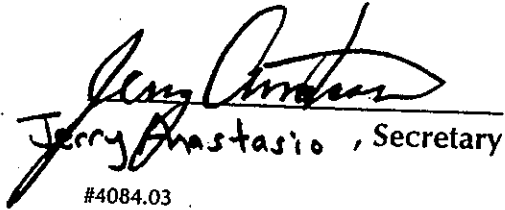
The Control Committee shall meet on an as-needed basis to carry out assignments and responsibilities and to act upon applications within the applicable forty-five (45) day review periods. Other meetings may be called by any committee member or at the request of the Board. A majority of committee members shall constitute a quorum for the purpose of conducting committee business.

REPORTING AND CHANNELS OF COMMUNICATION

The Control Committee shall, through its Chairperson, submit to the Board written reports on its meetings and such reports shall, to the extent applicable, include a summary of activities, problems, plans for the upcoming period, recommendations or proposals, and


committee meeting attendance reports. The Chairperson shall report to the Board upon request to discuss specific issues or general committee business.

ATTEST:


Jerry Anastasio, Secretary

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SUN RIDGE OWNERS ASSOCIATION, INC.

By: 
John Seramba, President

SUN RIDGE OWNERS ASSOCIATION, INC.
5 SUN RIDGE DRIVE
FLEMINGTON, NJ 08822
908-227-0994

APPLICATION TO CONTROL COMMITTEE

DATE RECEIVED: _____

NAME AND ADDRESS OF OWNER APPLICANT: _____

OWNER'S TELEPHONE NUMBER: _____

OWNER'S ADDRESS: _____

BLOCK _____ LOT _____ SINGLE FAMILY _____ TOWNHOME _____ CONDO _____

PERMIT REQUESTED FOR: _____

MATERIAL SPECIFICATIONS: _____

I understand that this improvement will in no way effect the amount of my regular monthly/quarterly homeowner association dues, and that I will be required to pay the full amount on the specified due dates.

DATE _____

SIGNATURE OF OWNER APPLICANT

DATE _____

SIGNATURE OF CO-OWNER APPLICANT

DATE _____

SIGNATURE OF CONDOMINIUM BOARD OFFICER (WHERE APPLICABLE)

DECISION OF CONTROL COMMITTEE:

DATE _____

APPROVED _____

NIED _____