

**SUN RIDGE OWNERS ASSOCIATION, INC.**

(the "Association")

**Amended Resolution Regarding Non-Routine Exterior Maintenance**

**PREAMBLE**

A. The Restated and Amended Declaration of Covenants and Restrictions (the "Restated Declaration") was recorded in the office of the Hunterdon County Clerk on October 25, 2002 in Book 2050 at Page 824, et. seq.

B. Pursuant to Article V, Section 3 of the Restated Declaration, the Association's Board of Trustees (the "Board") may adopt, amend or repeal such rules and regulations as it deems reasonable and appropriate, which shall be binding upon all persons subject to this Restated Declaration, including the establishment of fines and penalties related to the enforcement thereof.

C. Article X, Section 4, of the Restated Declaration states that all Lots must be maintained in such a manner that will not substantially detract from the appearance or quality of the surrounding Lots or other areas within Sun Ridge or create a public or private nuisance. If, upon prior written notice, an Owner fails to maintain his or her Lot, then the Association may undertake the necessary corrective action at the expense of the Owner.

D. On January 6, 1997, the Board adopted a resolution regarding non-routine exterior maintenance (the "1997 Resolution"). The Board has determined that it is beneficial and appropriate to amend the prior resolution regarding the Association's inspections of the Townhome Dwelling Units and detached one-family homes and omit all references to inspections of the Common Elements within the Sun Ridge condominium associations.

E. Corrective maintenance of the Townhome Dwelling Units and the detached one-family homes and Lots is provided and assessed as set forth in the Restated Declaration. The Board has determined that the following policy resolution is desirable to outline the procedures that will be implemented when, and if, the Board of Trustees of Sun Ridge Owners, Inc. authorizes non-routine maintenance to the Townhome Dwelling Units and the one-family homes and Lots.

F. 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 eligible to vote in this matter.

NOW, THEREFORE be it resolved on this 3 day of September, 2003, that the Board hereby establishes and adopts the following rules and regulations regarding the non-routine



Last Revised Date: 09/02/03

exterior maintenance of the Townhome Dwelling Units and detached one-family dwellings within Sun Ridge, which rules and regulations are intended to supplement and not replace the terms set forth under the Restated Declaration.

1. Preceding Resolutions

This Resolution shall supercede the 1997 Resolution concerning non-routine exterior maintenance, which shall be of no further legal effect upon the adoption of this resolution.

2. Definitions

- a) "Townhome Dwelling Unit" means an attached dwelling unit other than a Condominium Unit.
- b) All other capitalized terms in this resolution have the same meaning as set forth in the Restated Declaration or Amended By-Laws of the Association.

3. Inspections

Prior to commencing any maintenance work on the exterior of any Townhome Dwelling Unit or any one-family detached home or Lot and assessing the respective Owner for the cost thereof, (as contemplated by Article X, Sections 2 and 4, of the Restated Declaration) the Association will adhere to the following procedures:

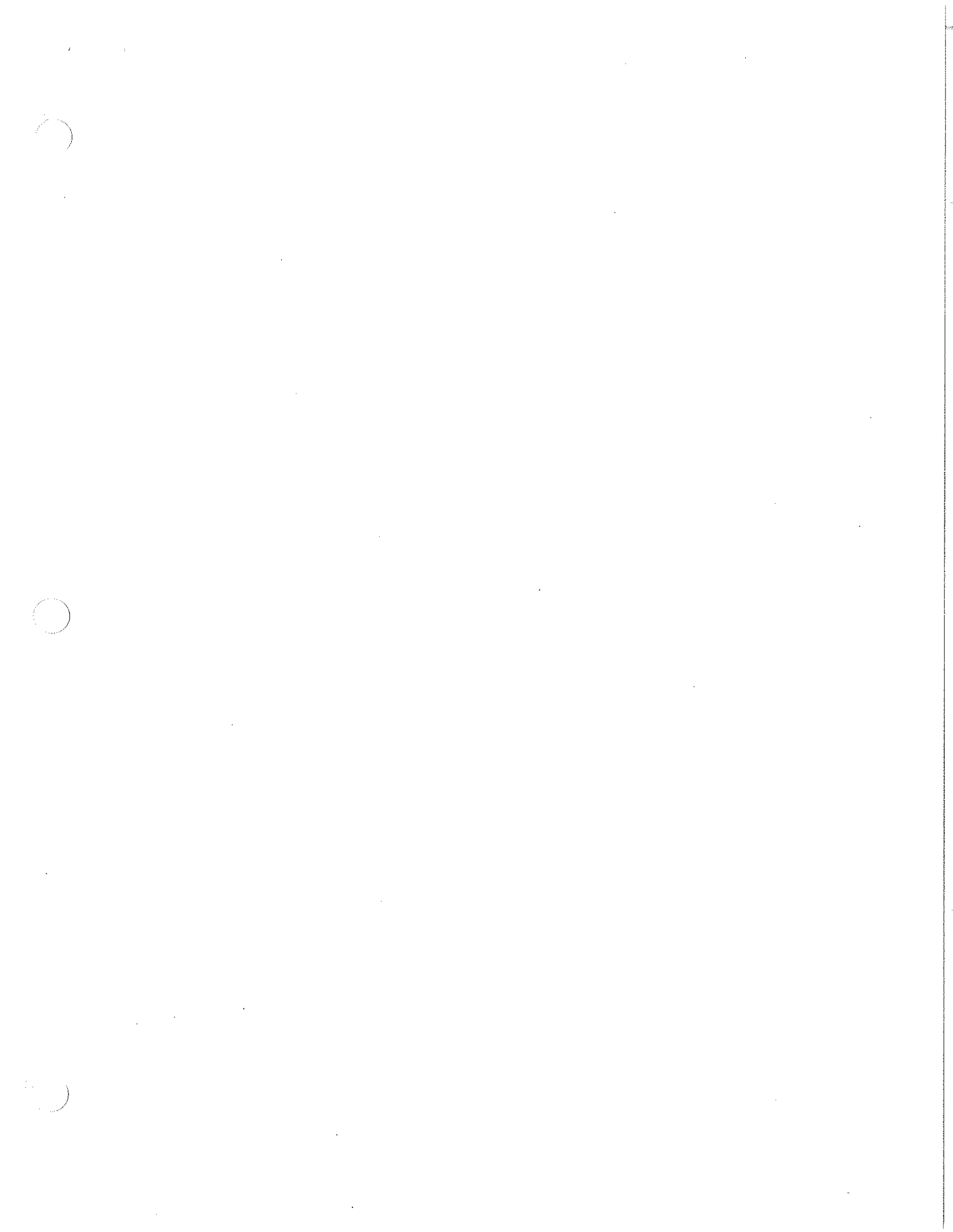
A. First Inspection

The Association, acting through its community manager or other authorized agent, will periodically inspect all the Townhome Dwelling Units and one-family detached homes and lots in Sun Ridge to ascertain what, if any, maintenance work is required. If, upon the inspection, or as the result of a report received by the community manager from a Sun Ridge resident, the Association, or its agent, identifies a maintenance item requiring repairs and/or replacements, the Association will mail a letter to the respective Owner detailing the maintenance work that is required to be undertaken.

B. Second Inspection

After 30 days from the date of the first inspection, the Association, or its authorized agent, will re-inspect the maintenance item noted in the first inspection. If the maintenance item has not been corrected upon the second inspection, the Association, or its agent, will mail a letter to the respective Owner, stating that if the work is not completed within no more than 10 days of the date of mailing the letter, then the Association will undertake to repair the maintenance item at the expense of the Owner.

In answer to your question, we can remove the words "or its authorized agent" from the first sentence but they tend to make it clear that second inspections may be performed by either a



member of the Board, for instance, or the community manager.

C. Extensions

Subject to the sole discretion of the Board, an Owner may obtain an extension of the time period in which to undertake the necessary corrective action upon submitting a written request to the Association with an explanation as to the Owner's need for the additional time.

4. Maintenance Charges

All charges for maintenance levied pursuant to this Resolution will be collected in the same manner as the annual common expense assessment. Maintenance charges are due upon completion of the work and the amount owed will be listed on the Owners' respective common expense assessment accounts. All maintenance charges that are assessment accounts not paid before the start of the subsequent quarter will be subject to late penalties.

5. Notices

All notices sent to an Owner pursuant to this Resolution will be mailed via regular mail to the last known address of the Owner as noted on the records of the Association.

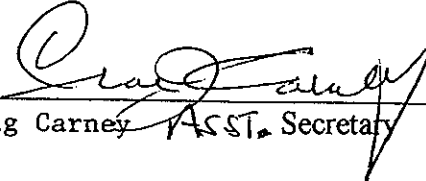
This Resolution is effective as of the 31<sup>st</sup> day of September, 2003.

**NOTICE AND RECORDING**

The Association managing agent is authorized and directed to prepare correspondence, in the appropriate form and substance, and to thereafter circulate same, along with a copy of this resolution, to all Owners. The Association also authorizes and directs its legal counsel to arrange for recordation of this resolution with the Hunterdon County Clerk's Office.

The Hunterdon County Clerk is also authorized, requested and directed to note, in the margin and/or such other appropriate place, on the Declaration reference to this Resolution (and to any other amendment or resolution pertaining thereto adopted).

ATTEST:

  
Craig Carney ASST. Secretary

SUN RIDGE OWNERS ASSOCIATION, INC.

By:   
Paul C. Bucknam, President

