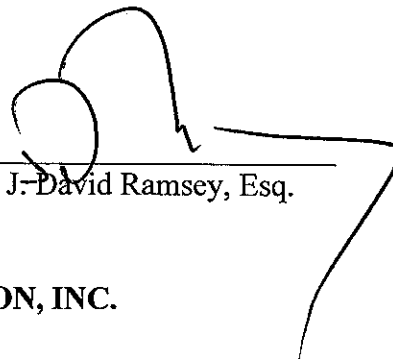


Prepared by: 
J. David Ramsey, Esq.

THE SUN RIDGE OWNERS ASSOCIATION, INC.
(the "Association")

Revised Resolution Regarding Fines

PREAMBLE

A. The Restated and Amended Declaration of Covenants and Restrictions (the "Declaration") for Sun Ridge and the Amended Bylaws of Sun Ridge Owners Association, Inc., (the "Bylaws") were recorded in the office of the Clerk of Hunterdon County on October 25, 2002 in Book 2050, Page 824.

B. 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.

C. The Board has decided that to amend the schedule of fines previously adopted by it.;

D. Except as expressly provided herein, the rules and regulations previously adopted by the Association shall not be otherwise amended and shall remain in full force and effect.

E. This Resolution was duly introduced and thereafter adopted pursuant to the terms and conditions of the Bylaws.

NOW, THEREFORE, BE IT RESOLVED on this 6th day of January, 2010 by the Board of Trustees of Sun Ridge Owners Association, Inc., as follows:

1. The Board hereby adopts the revised schedule of fines attached hereto as Schedule "A."

2. In the event of any violation of the restrictions contained in the Declaration or any rule or regulation adopted by the Board that is not listed on the attached, the Board shall determine the appropriate fine for such a violation.

3. This Resolution does not amend any previously adopted resolution with respect to providing a hearing in appropriate circumstances for an Owner alleged to have violated a restriction, rule or regulation, except with respect to the amount of the fine that may be assessed. Schedule "A" attached hereto is intended to fully replace Schedule "B" of the Resolution previously adopted by the Board with respect to covenants enforcement.


SCHEDULE A
SUN RIDGE OWNERS ASSOCIATION - SCHEDULE OF FINES

| Section | Level | Offense | Amount per Day/Occurrence |
|-----------------------------------|--------------|--|----------------------------------|
| BARBECUE GRILLS | B | Use/storage of prohibited propane tanks/grills less than five feet from deck or any other combustible surface | \$100 |
| BASKETBALL COURT | A | Improper use of courts i.e. anything but playing basketball | \$35 |
| COMMON PROPERTY | A | Storage of any items of personal property on common property | \$35 |
| COMMON PROPERTY | B | Any construction upon, alteration or modification (including planting of trees or other vegetation) of the Common Property without prior approval of the Association | \$35 |
| DOGS | C | Failure to remove dog waste from common property, failure to curb dog | \$35 |
| EXTERIOR CHANGE | A | Modification without approval | \$35 |
| EXTERIOR CHANGE | A | Incorrect Modification after approval | \$35 |
| FIREPLACE/VENT MAINTENANCE | B | Failure to provide Association with proper inspections | \$35 |
| FIREWOOD | A | Improper storage | \$35 |
| GARAGE SALES | B | Unauthorized | \$35 |
| GARBAGE | A | Improper trash can storage e.g. cans outside during prohibited times, etc. | \$35 |
| GARBAGE | A | Improper recycling procedures | \$35 |
| HOLIDAY DÉCOR | A | Safety violations; maintaining beyond permitted period | \$35 |
| LAWN ORNAMENTS | A | Improper placement | \$35 |
| NOISE/NOXIOUS ACTIVITIES | A | Noise that interferes unduly with the quiet enjoyment of others | \$35 |
| OUTDOOR FURNITURE | A | Improper storage | \$35 |
| PARKING | B | Inoperable, un-inspected or un-registered vehicle | \$35 |
| PARKING | B | Blocking fire lanes, handicapped spaces, curbside parking | \$35 |
| PETS | A | More than two pets housed, allowing pet to roam off leash or tied up outside unattended | \$35 |
| POOL | A | Violation of pool rules | \$35 |
| POSTINGS | A | Posting ads on common elements including for sale signs without prior approval | \$35 |
| RENTALS | B | Failure to properly notify Association and execute agreement | \$35 |
| SNOW | A | Failure to remove vehicle as directed | \$35 |
| TENNIS COURT | A | Improper use of courts i.e. anything but playing tennis | \$35 |
| USES OF UNITS/ HOMES | B | Commercial or business activities not permitted by the Association | \$35 |

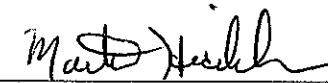
NOTICE AND RECORDING. The Association's Managing Agent is authorized and directed to prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Resolution, to all Owners. The Association also authorizes and directs its legal counsel to arrange for recordation of a copy of this Resolution with the County Clerk's Office in order to establish the recording of this clarification to the Declaration in the chain of title. The Hunterdon County Clerk is authorized and requested to annotate the Declaration (for example, by reference in the margin) to reference the recording of this amendment.

ATTEST:

SUN RIDGE OWNERS ASSOCIATION, INC.



Colleen Mundy ~~Secretary~~
vice president

By: 

Martin Hirschhorn President

STATE OF NEW JERSEY :

COUNTY OF HUNTERDON :

I CERTIFY that on January 6, 2010, Colleen Mundy personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the ^{Vice President} Secretary of The Sun Ridge Owners Association, Inc., a nonprofit 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 Martin Hirschhorn the President of the corporation;
- (c) this person knows the proper corporate seal of the corporation and the proper corporate seal was affixed;
- (d) this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Trustees; and
- (e) this person signed this acknowledgment to attest to the truth of these facts.
- (f) this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board of Trustees, at which a quorum was present unanimous vote of the members of the Board of Trustees eligible to vote on this matter.

Colleen Mundy ^{Secretary}
 Vice president

Signed and sworn to before me on January 6, 2010

Julie McCutcheon

Notary Public

JULIE A. McCUTCHEON
 NOTARY PUBLIC OF NEW JERSEY
 Commission Expires 11/20/12

20100219000033520 4/4
 02/19/2010 11:09:26 AM DO
 Recording Fee: \$70.00
 Tax Fee: \$.00
 Consideration: \$.00
 Buyers Fee: \$.00
 ASB11

RECORD AND RETURN TO:

J. David Ramsey, Esq.
 Greenbaum, Rowe, Smith & Davis, LLP
 Metro Corporate Campus One, P.O Box 5600
 Woodbridge, NJ 07095