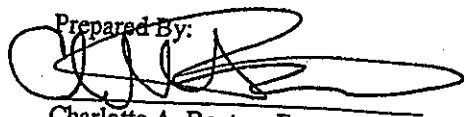




Instr# 8308310
 Recorded/Filed NF Hunterdon County Clerk
 03/13/2001 15:13 Bk 2004 Pg 859 #Pg 4 DEED O

Prepared By:

 Charlotte A. Beeton, Esq.
 An Attorney at Law in the State of
 New Jersey

SUN RIDGE OWNERS ASSOCIATION, INC.

**RESOLUTION
 (CONCERNING GARAGE DOORS)**

P R E A M B L E

A. The Declaration of Covenants and Restrictions for Sun Ridge Owners Association, Inc., (the "Association") as thereafter amended (collectively, the "Declaration") is dated February 24, 1985 and recorded on March 13, 1985 in Deed Book 917 at Page 153, et seq. in the office of the Clerk of Hunterdon County.

B. The By-Laws of Sun Ridge Owners Association, Inc. (the "By-Laws") were recorded as "Exhibit A" to the Declaration.

C. Article IV, Section 10(L) of the By-Laws states that

The Board has the authority to adopt, distribute, amend and enforce compliance with such reasonable rules and regulations relative to the operation, use and occupancy of the housing Units, Common Elements and facilities of the Association, and to amend the same from time to time as the Board shall deem necessary or appropriate, which rules and regulations, when approved by appropriate resolutions, shall be binding upon the owners and occupants of the Units, their successors in title and assigns, subject, however, to the right of a majority of Unit owners to change any such rules.

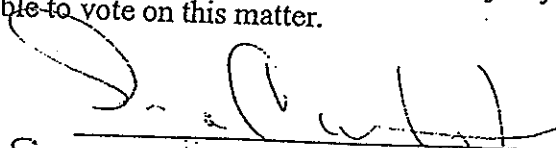
D. The Board of Trustees of the Association ("Board") has deemed it necessary and appropriate, and in the best interest of the Unit Owners, to adopt Rules and Regulations, including limitations and conditions, concerning the replacement of garage doors on townhouses and condominiums.

E. This Resolution adopting Rules and Regulations hereinafter set forth was adopted

STATE OF NEW JERSEY }
COUNTY OF HUNTERDON } SS.:

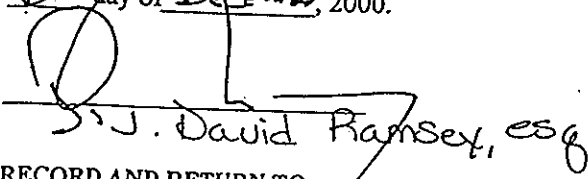
I CERTIFY that on December 6, 2000, Sonya Comstock personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of 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 Paul Bucknam, 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 (the "Board");
- (e) this person signed this acknowledgment to attest to the truth of these facts; and,
- (f) 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.



Sonya Comstock, Secretary

Signed and sworn to before me on the 6th day of December, 2000.



J. David Ramsey, esq.

RECORD AND RETURN TO:

Charlotte A. Beeton, Esq.
Hersh, Ramsey & Berman, P.C.
222 Ridgedale Avenue
Post Office Box 2249
Morristown, New Jersey 07962-2249

Sunrid-001#96482



REPLACEMENT OF GARAGE DOORS

Townhouse owners may replace their garage door with a steel door manufactured by General Doors Corporation which is located in Lebanon and Branchburg and will be available at Home Depot locations shortly. The color to be selected is Brown Woodgrain Finish and the style is raised panel. If this door is not the first choice, then a raised panel paintable steel, wood, vinyl or plastic door by another manufacturer may be selected. It must be painted with Benjamin Moore Iron Clad Bronze Tone, Low Lustre paint.

Condominium residents may replace their door with a paintable raised panel steel, wood, vinyl or plastic door of their choice, approved first by the President of their phase and then submitted with an application to the Control Committee for final approval. The color of the door being installed must match or be painted to match the existing color of the garage doors in the location where it is being installed.

All applications for replacement of a garage door must be submitted to the Control Committee accompanied by a picture depicting a true likeness of the door and a sample of the paint color.

Any questions may be directed to the Sun Ridge Homeowners Association office.



Pam Lindell
Chairman
Control Committee

Date: 11/3/00