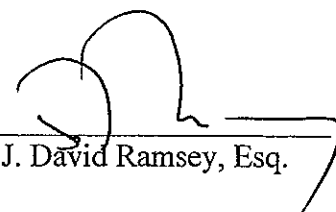




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03/05/2010 09:46:04 AM DO  
Bk: 2246 Pg: 350  
Mary H. Melfi  
Hunterdon County Clerk

Prepared by:

  
J. David Ramsey, Esq.

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

**Resolution Regarding Improper Snow Removal**

**P R E A M B L E**

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 determined that certain owners have disposed snow from their driveways and/or sidewalks onto the already plowed roads within the Sun Ridge community thereby creating a safety hazard;

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 3rd day of February, 2010 by the Board of Trustees of Sun Ridge Owners Association, Inc., as follows:

1. Rule Regarding Snow Removal. The Board hereby adopts the following rule with regard to the removal of snow from townhouse lots, single-family lots and condominium sidewalks:

a. No Lot or Unit Owner may remove snow from any location on the Lot Owner's Lot or from a sidewalk within any condominium within Sun Ridge and place the snow on any portion of a Sun Ridge street or road from which snow has been previously cleared.

2. Fine. In the event of a violation of the rule set forth in this Resolution the offending Lot Owner will be subject to a fine in the amount of \$35.00 for each violation.

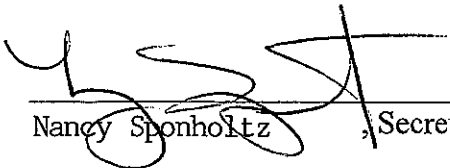
3. No Amendment of Other Resolutions re Hearings. This Resolution does not amend any previously adopted resolution with respect to providing a hearing in appropriate

circumstances for an Owner alleged to have violated a restriction, rule or regulation.

**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.

  
\_\_\_\_\_  
Nancy Sponholz, Secretary

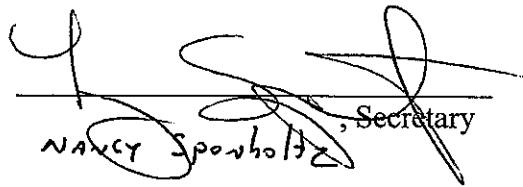
By:   
\_\_\_\_\_  
Martin Hirschhorn President

STATE OF NEW JERSEY :

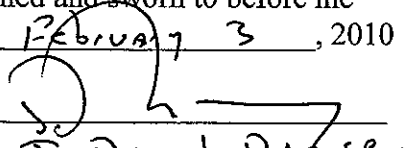
COUNTY OF HUNTERDON :

I CERTIFY that on February 3, 2010, Nancy Spohnholtz 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., 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 \_\_\_\_\_, 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.

  
 \_\_\_\_\_, Secretary  
 NANCY Spohnholtz

Signed and sworn to before me on February 3, 2010

  
 \_\_\_\_\_  
 J. David Ramsey  
 Notary Public  
 Attorney at Law - State of New Jersey

**RECORD AND RETURN TO:**  
 J. David Ramsey, Esq.  
 Greenbaum, Rowe, Smith & Davis, LLP  
 Metro Corporate Campus One, P.O Box 5600  
 Woodbridge, NJ 07095

1183620

20100305000045110 3/3  
 03/05/2010 09:46:04 AM DO  
 Recording Fee: \$60.00  
 Tax Fee: \$.00  
 Consideration: \$.00  
 Buyers Fee: \$.00  
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