

20090915000239000 3/3
09/15/2009 02:28:34 PM DO
Recording Fee: \$50.00
Tax Fee: \$.00
Consideration: \$.00
Buyers Fee: \$.00
ASB11



20090915000239000 1/3
09/15/2009 02:28:34 PM DO
Bk: 2237 Pg: 494
Mary H. Melfi
Hunterdon County Clerk

Prepared by: J. A. Loheac
Jennifer A. Loheac, Esq.

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

Revised Resolution Regarding Membership Fees

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. Article II, Section 6, of the Bylaws requires that each Townhome Owner ("Owner"), upon acquisition of title to his/her Lot or Dwelling Unit ("Unit"), pay to the Association a non-refundable membership fee as a condition precedent to membership in the Association.

D. Article II, Section 6, of the Bylaws further instructs that the Board, in its discretion, may determine the amount of the fee so long as the fee does not "exceed an amount equal to one-half of the Annual Assessment charged to Owners of sing-family Dwelling Units upon individual Lots."

E. By original resolution ("Original Resolution"), the Board previously established the membership fee at \$550.00. The Board has determined that it is to the benefit of the Association, as well as to the overall financial integrity of the Community for the membership fee to be nominally increased again. This Resolution shall replace the Original Resolution, which, upon recordation of this Resolution, is no longer in effect.

F. Pursuant to the Original Resolution, the Board opted to eliminate the membership fee when a unit is transferred between family members; by this Resolution, the Board determines to continue with this provision.

G. 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.

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

NOW, THEREFORE, BE IT RESOLVED on this 5th day of August, 2009 by the Board of Trustees of Sun Ridge Owners Association, Inc., as follows:

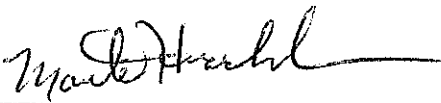
1. The Board hereby establishes the membership fee in the amount of five hundred seventy-five dollars (\$575.00) effective upon recordation of this Resolution.
2. The Board hereby continues to waive the membership fee when a Unit is transferred between family members, defined as a transfer between one immediate family member to another (e.g. spouses, parent/child, siblings). Transfer between family members for purposes of this Resolution shall only include: a gift of property, a transfer for only nominal value, a bequest in a will or intestate succession.

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.


Secretary

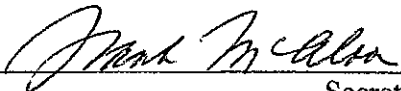
By: 
President

STATE OF NEW JERSEY :

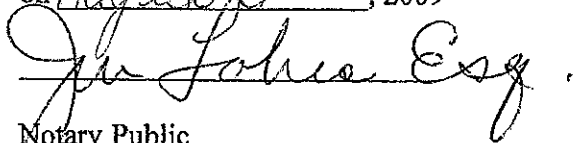
COUNTY OF HUNTERDON :

I CERTIFY that on August 5, 2009, _____
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

Signed and sworn to before me
on August 5, 2009


_____, Esq.

Notary Public

RECORD AND RETURN TO:

Jennifer A. Loheac, Esq.
Greenbaum, Rowe, Smith & Davis, LLP
Metro Corporate Campus One, P.O. Box 5600
Woodbridge, NJ 07095