

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

**Resolution**  
**Regarding the Implementation of a Pool-Badge Policy**

**BACKGROUND**

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

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

C. Article III, Section 3, Paragraph (e) of the Declaration states ownership rights are subject to "[t]he right of the Association to charge reasonable access and other fees for the use of the Common Areas."

D. Article III, Section 3, Paragraph (i) of the Declaration further provides that ownership rights are subject to: "[t]he right of further restrictions imposed [in the Declaration], or by the Board of Trustees of the Association and/or by the By-Laws of the Association."

E. Article IV, Section 10, Paragraph L of the By-Laws states that the Board of Trustees of the Association (the "Board") has the power, among others,:

to adopt, distribute, amend, and enforce compliance with such 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[.]

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F. The Board has determined that it is beneficial and in the best interest of the Sun Ridge Community to adopt certain rules and regulations concerning the use of the pool facility at Sun Ridge.

G. 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 the 8 day of April, 1998, that the Board hereby establishes and adopts the following rules and regulations regarding the use of the pool facility at Sun Ridge.

1. Effective Date. These rules and regulations will be effective immediately upon the adoption and execution of this Resolution.
2. Implementation of Pool Badge Policy. The Board has determined it is necessary to adopt and implement a pool-badge policy to preserve the use and enjoyment of the pool facility for residents of the Sun Ridge community. Unit Owners, tenants, and residents of a dwelling within Sun Ridge (collectively, the "Residents") of the Sun Ridge community must submit an application, in accordance with the policy and procedure established by the Board, to the property manager, requesting a pool-badge. A pool-badge will be required for any Sun Ridge Resident over the age of 3 years seeking to use the pool facility. Only Residents possessing a pool-badge, and their permitted guests, will be granted access to the pool facility. A Resident, over the age of 3 years, not possessing a pool-badge on his or her person will not be granted access to the pool facility.
3. Guest Badge and Guest Pass. Each Housing Unit is entitled to receive 1 guest pool-badge. The guest pool-badge will be issued to a Housing Unit when a Resident, pursuant to paragraph 2 of this Resolution, receives a pool-badge. In addition to the guest pool-badge, a Resident may purchase from the Association, in accordance with the policy and procedure established by the Board, guest pool-passes. Any guest utilizing the Sun Ridge pool facility must comply with the rules and regulations concerning the use of the pool facility and must be accompanied by a Resident. The Association will determine the maximum number of guests a Resident or a Resident's family is permitted to bring to the pool facility at any one time, or during the entire pool season. To determine the number of permitted guests and obtain additional information concerning the guest pool-pass policy, including the cost of guest-passes, a Resident should contact the office of the property manager.
4. Cost for Pool Badges. The Association will provide, at no additional charge, one pool-badge to each Resident in accordance with paragraph 2 of this Resolution. If a pool-badge is lost or misplaced, a new badge may be acquired for a

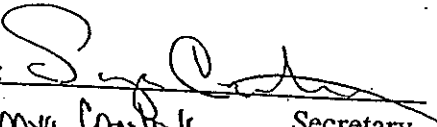
replacement fee. As of the date of the adoption of this Resolution, the fee is \$10 per pool-badge, but the Board may, by motion at any Board meeting, amend the fee from time-to-time if it determines the fee is inadequate to cover the costs of administering this policy. To determine the current fee, a member should contact the office of the property manager. Pool-badge application and replacement fees are collectible in the same manner as a Common Expense of the Association.

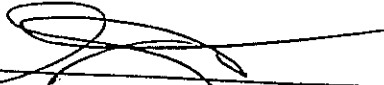
5. One Badge Per Resident. Each individual Resident is entitled to receive one pool-badge from the Association. Extra badges for either a Resident or a Resident's family is not permitted. If it is determined that a Resident or a Resident's family possess more than one badge per person, the Association may send written notice to the non-complying Resident requesting the return of the extra badge(s) to the property manager. A Resident will have 15 days from receipt of this notice to comply with the Association's request. If a Resident does not comply with the Association's request, the Association may revoke the non-complying Resident's pool privileges until the extra badge(s) is returned.
6. Sale of Unit. Upon the sale of a Housing Unit, the seller may transfer pool-badge(s) to the purchaser provided the purchaser does not receive more than one-pool badge per Resident, over the age of 3 years, in purchaser's household. If the total number of badges possessed by seller exceed the total number of Residents, over the age of 3 years, in purchaser's household, the extra badges must be returned to the Association. If, however, the number of badges possessed by the seller are less than the number of inhabitants, over the age of 3 years, in purchaser's household, the Association will provide a badge for each additional Resident without charge.
7. Purchaser's Obligation to Determine Outstanding Badges. It is the absolute obligation of the purchaser to determine the number of pool-badges possessed by seller and coordinate with seller for the transfer of pool-badges. The purchaser, or the purchaser's attorney, may contact the property manager's office in order to determine the number of pool-badges outstanding in seller's name. If the purchaser fails coordinate the transfer of pool-badge(s), which failure results in either (i) the pool-badge(s) being returned to the Association, or (ii) the purchaser not receiving pool-badge(s) from seller, the purchaser may submit an application requesting a pool badge in accordance with paragraph 2 of this Resolution. The purchaser will be charged a reasonable fee in connection with this application. The fee, as of the date of this Resolution, is \$10.00 per badge, which may be amended, from time to time, in the Board's discretion.
8. The Association's managing agent is authorized and directed to prepare correspondence, in appropriate form and substance, and to circulate it, along with a copy of this Resolution, to all Unit Owners. The Association also authorizes and directs its legal counsel to arrange for the recordation of a copy of this Resolution with the Hunterdon County Clerk's Office.

9. The Hunterdon County Clerk is also authorized and directed to note, in the margin on the Declaration reference to this Resolution which has been adopted in accordance with the terms of the Sun Ridge Condominium Association's Declaration and By-Laws.

ATTEST:

SUN RIDGE OWNERS ASSOCIATION, INC.

By:   
Sonya Constant Secretary

By:   
John Walsh President

STATE OF NEW JERSEY  
COUNTY OF HUNTERDON

SS.:

RECORDED  
APR 22 10 58 AM '98

HUNTERDON COUNTY  
DORTHY K. TIRPOK  
CLERK

I CERTIFY that on April 8, 1998, Sonya Comstak

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 John Walsh, 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 Comstak  
Secretary

Signed and sworn to before me on the  
8 day of April, 1998.

Caroline Record  
CAROLINE RECORD  
An Attorney at Law  
of the State of New Jersey  
RECORD AND RETURN TO:

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