

SUN RIDGE OWNERS ASSOCIATION, INC.

(the "Association")

Resolution Regarding Portable Play Equipment

PREAMBLE

A. The Restated and Amended Declaration of Covenants and Restrictions (the "Restated Declaration") was recorded in the office of the Hunterdon County Clerk on October 25, 2002 in Book 2050 at Page 824, et. seq.

B. Pursuant to Article V, Section 3 of the Restated Declaration, the Association's Board of Trustees (the "Board") may adopt, amend or repeal such rules and regulations as it deems reasonable and appropriate, which shall be binding upon all persons subject to this Restated Declaration, including the establishment of fines and penalties related to the enforcement thereof.

C. Article IV, Paragraph "d," of the Restated Declaration states that no goods and chattels not in active use shall be stored on any Lot or on the Common Elements in such a manner that such material is visible from a neighboring property or the Common Areas.

D. Article IV, Paragraph "u," of the Restated Declaration states that no outdoor storage of any personal property will be permitted except as may be set forth in the Sun Ridge Rules.

E. On May 14, 1997, the Board adopted a resolution regarding rules and regulations, which was recorded in the Office of the Hunterdon County Clerk on May 16, 1997 in Book 1166 at Page 449, et. seq. (the "1997 Parking Regulations"). Paragraph 1(c) of the 1997 Regulations provided that no bicycles, sports equipment or the like shall be left upon any Common Area when not in use.

F. The Board has found that it is necessary for the benefit and protection of the Association and individual Owners to further restrict the use of portable play equipment, including all types of sports equipment, to the members' individually owned Lots.

G. This Resolution was duly introduced and thereafter adopted at a regular scheduled meeting of the Board, at which a quorum was present, by majority vote.

NOW, THEREFORE, be it resolved on this 7th day of APRIL, 2004, that the Board hereby establishes and adopts the following rules and regulations regarding the use of portable play equipment, which rules and regulations are intended to supplement and not replace the terms set forth under the Restated Declaration:

Last Revised Date: 04/03/04



1. Definitions

Unless specifically defined otherwise, all capitalized terms used in this Resolution have the same meaning as in the Restated Declaration.

2. Tenants to Comply with this Resolution. All Owners must insure that their tenant(s) and guests comply with the Restated Declaration, By-Laws, Rules and Regulations, and this resolution. Owners will be responsible for payment of all fines and costs levied under this resolution.

3. Restrictions Regarding Portable Play Equipment.

- i) The term "portable play equipment" includes, but is not limited to, field hockey, lacrosse, soccer and basketball equipment of any type, size or manufacture; portable swing sets, jungle gyms or climbing equipment; temporary forts, tents or any other recreational forms of shelter.
- ii) The storage of any portable play equipment on the Common Areas is strictly prohibited at all times.
- iii) Portable play equipment may only be used within the Common Areas, or, with respect to those Lots on which an individual single-family or townhome dwelling is constructed, within the Lots.

4. Enforcement. The Board shall have the power to levy fines against any Owner for violation of this Resolution after providing the Owner with prior written notice of the violation and an opportunity to be heard, which shall be enforced against the Owner as if the fine were a common expense. Said fines may not be greater than \$25.00 per violation. However, each day that a violation continues after notice shall be considered a separate violation. Fines for continuing violations of this Resolution may be assessed up to the maximum aggregate limit under Section 19 of the New Jersey Hotel and Multiple Dwelling Law.

This Resolution is effective as of the 7 day of April, 2004.

NOTICE AND RECORDING


The Association managing agent is authorized and directed to prepare correspondence, in the appropriate form and substance, and to thereafter circulate same, along with a copy of this resolution, to all Unit Owners. The Association also authorizes and directs its legal counsel to arrange for recordation of this resolution with the Hunterdon County Clerk's Office.

Last Revised Date: 04/03/04

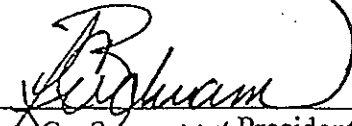
The Hunterdon County Clerk is also authorized, requested and directed to note, in the margin and/or such other appropriate place, on the Declaration reference to this Resolution (and to any other amendment or resolution pertaining thereto adopted).

ATTEST:

SUN RIDGE OWNERS ASSOCIATION, INC.



PAUL FOULDS Secretary

By: 

PAUL E. BURKHAM President

Last Revised Date: 04/03/04

STATE OF NEW JERSEY :

: SS:

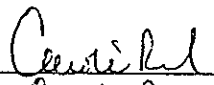
COUNTY OF :

I certify that on April 7, 2004, Paul Feldvari 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 named in this document;
- b) This person signed and sealed this document as attesting witness for the proper corporate officer who is Paul C. 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;
- 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.


 Paul Feldvari

Signed and sworn to before
 me this 7 day of
April, 2004


 Cecile Reed
 Attorney-at-Law
 State of New Jersey

RECORD & RETURN:
 Ramsey Berman, P.C.
 P.O. Box 2249
 Morristown, New Jersey 07962-2249
 Attn: J. David Ramsey, Esq.

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Last Revised Date: 04/03/04