

Prepared by:

Peter Donnelly
Peter T. Donnelly, Attorney at Law
of the State of New Jersey

**SUN RIDGE OWNERS ASSOCIATION, INC.
RESOLUTION**

Rules and Regulations Regarding Installation of Radon Mitigation Systems

PREAMBLE

A. The Declaration of Covenants and Restrictions, as it may thereafter have been amended, (the "Declaration") was originally recorded in the office of the Hunterdon County Clerk on January 30, 1985 in Book 915 Page 455.

B. Pursuant to the Declaration of the Association the Board of Trustees (the "Board") of the Sun Ridge Owners Association, Inc. (the "Association") or the declarant adopted the By-Laws of the Association, as they may thereafter have been amended (the "By-Laws") and Rules and Regulations of the Association, as they may thereafter have been amended (the "Rules and Regulations").

C. Pursuant to Article IV, Section 10 (L) of the By-Laws, the Board is authorized to adopt, distribute, amend and enforce compliance with rules and regulations concerning the operation, use and occupancy of the housing Units, the Common Elements and facilities of the Association.

D. Pursuant to Article IV, Section 10(P) of the By-Laws, the Board is authorized to impose fines and sanctions against Owners for violations of Rules and Regulations.

E. The Board has found that it is necessary for the benefit of upholding a standard of decorum and appearance of the planned residential community commonly known as Sun Ridge to establish certain Rules and Regulations regarding the installation of radon mitigation systems at Sun Ridge.

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

NOW, THEREFORE, be it resolved on this 25 day of November, 1996, that the Board hereby establishes and adopts the following rules and regulations regarding the installation of radon mitigation systems.

1. All radon mitigation must be performed by entities or persons certified pursuant to N.J.S.A. 26:2D-70 et seq.

2. Upon the retaining of a certified radon mitigation contractor, the Unit owner shall give written notice to the Association Board of Trustees. The notice shall contain the name, address and telephone number of the Unit owner, as well as the address of the Unit where the system is to be installed, the name, address and state license number of the contractor, and the start and estimated completion date of the installation.

3. The contractor shall supply to the Association a copy of the General Liability/Completed Operations Insurance Certificate naming the Association as an insured in the amounts enumerated on the attached Addendum A.

4. The notice from the Unit owner and the Certificate of Insurance must be supplied to the Association no less than 10 days before the commencement of the installation.

5. All radon mitigation systems shall be installed in accordance with the guidelines promulgated by the United States Environmental Protection Agency, the New Jersey Department of Environmental Protection and Energy, the American Society for Testing and Materials, as well as the laws of the Township of Raritan.

6. Any Unit Owner who, at the time of the adoption of this resolution, has already installed a radon mitigation system, must abide by the following rules:

- a. Interior radon remediation systems may remain as installed;
- b. Exterior components of an existing radon mitigation system must be comprised of white PVC piping.
- c. An existing radon remediation system must comply with the guidelines promulgated by the United States Environmental Protection Agency, the New Jersey Department of Environmental Protection and Energy, the American Society for Testing and Materials as well as the laws of the Township of Raritan.

7. Upon violation of any of the foregoing rules and regulations, the Unit Owner shall be notified, in writing, by the Association. The Unit Owner shall have thirty (30) days from the date of the notice to re-install the radon mitigation system at his/her own expense to bring the system into compliance. Failure to make the system comply within the thirty (30) day period shall result in a penalty of \$50.00 per day for each day the system is not in compliance, as well as any legal fees incurred in compelling the Unit Owner to bring the system into compliance.

8. Even though the Declaration of Covenants and Restrictions requires Unit Owners to make application to the Control Committee whenever any improvement will

affect the exterior of a Unit, no Unit Owner will be required to make application to the Control Committee with respect to the installation of a radon mitigation system provided the Unit Owner complies with all of the terms of this Resolution. If a Unit owner does not comply with all of the terms of this Resolution application must be made to the Control Committee prior to the installation of the radon mitigation system.

9. 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.

10. 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 Beckman
P. Beckman, Secretary

By: *John Walsh*
John Walsh, President

RECORDED

STATE OF NEW JERSEY :
:
COUNTY OF :

DEC 4 2 16 PM '96

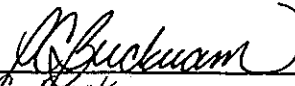
HUNTERDON COUNTY
DORTHY K. TIRPOK
CLERK

I certify that on November 25, 1996, Paul Beckman 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 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;

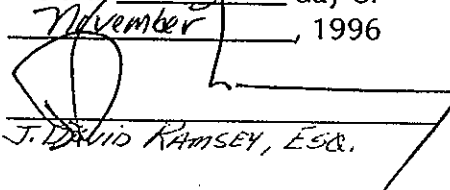
e) This person signed this acknowledgment to attest to the truth of these facts; and

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.



P.F. Bucknam, Secretary

Signed and sworn to before
me this 29 day of
November, 1996



J. David Ramsey, Esq.

RECORD & RETURN:

Hersh, Ramsey & Berman, P.C.

P.O. Box 2249

Morristown, New Jersey 07962-2249

Attn: Peter T. Donnelly, Esq.

#30980/rms

File #Sunrid-001

11/5/96

END OF DOCUMENT