

LAW OFFICES OF
SCHOLL, WHITTLESEY & GRUENBERG, LLC
1 EAST MAIN STREET, SUITE 1
FLEMINGTON, NEW JERSEY 08822

DONALD F. SCHOLL, JR.
MEMBER OF NJ AND PA BAR

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December 5, 2011

VIA HAND-DELIVERY

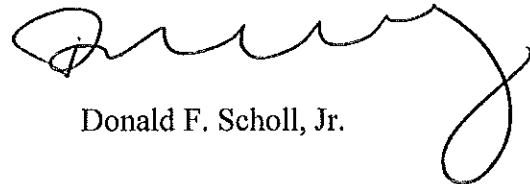
Ms. Mary Melfi
Hunterdon County Clerk's Office
Hall of Records, 71 Main Street
Flemington, New Jersey 08822

Re: **Sun Ridge Condominium Association, Inc., Section III**

Dear Ms. Melfi:

Enclosed please find original **Resolution** to be recorded, along with our check in the amount of \$50.00 to cover the fee.

Very truly yours,



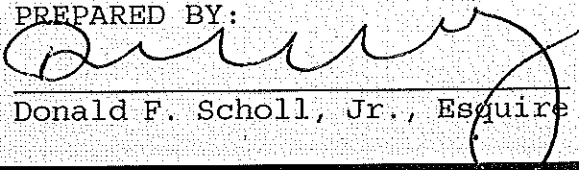
Donald F. Scholl, Jr.

DFS:kan
enclosures

cc: Lynn Kanaby, Treasurer, (w/enc via e-mail)
Sun Ridge Condominium Association, Inc., Section III
Pat Gallagher, President (w/enc via e-mail)
Sun Ridge Condominium Association, Inc., Section III
Maureen Jones, Secretary (w/enc via e-mail)
Sun Ridge Condominium Association, Inc., Section III

S:\RS&D Data\Business-corp\Sun Ridge Condo Association III\Resolutions\ltr clerk recording resolution.wpd

Record & Return To:
Scholl, Whittlesey & Gruenberg, LLC
1 East Main Street, Suite 1
Flemington, N.J. 08822

PREPARED BY:

Donald F. Scholl, Jr., Esquire

RESOLUTION OF THE BOARD OF TRUSTEES
OF THE SUN RIDGE CONDOMINIUM ASSOCIATION, INC., SECTION III

RESOLUTION NO. 5

RESOLUTION REGARDING THE
REPLACEMENT AND MAINTENANCE OF DECKS

WHEREAS, N.J.S.A.46:8b-13(d) articulates that the by-laws of an Association provide a: "method for the adoption, amendment and enforcement of reasonable administrative rules and regulations pursuant to section 21 of P.L 1969,c.257 (C.46:8B-21) relating to the operation, use, maintenance and enjoyment of the units"; and

WHEREAS, Article V, Section 10, of the Sun Ridge Condominium Association, Inc., Section III By-Laws empowers the Board of Trustees as follows: "The Board of Trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the Condominium and may do or cause to be done all such other lawful acts and things as are not by law, by these By-Laws, directed or required to be done or exercised by members of the Association or owners of Units, or by others..."; and

WHEREAS, Article V, Section 10(L) of the Sun Ridge Condominium Association, Inc., Section III By-Laws empowers the Board of Trustees: "To adopt, distribute, amend and enforce compliance with such reasonable rules and regulations relative to the operation, use and occupancy of the 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, subject, however, to the right of a majority of Unit owners to change any such rules."

NOW, THEREFORE, BE IT RESOLVED, by the Sun Ridge Condominium Association, Inc., Section III Board of Trustees on this 14th day of November, 2011, pursuant to the authority granted to it in its Master Deed, Articles of Incorporation, and By-Laws, that:

1. Paragraph 5 of the Master Deed identifies decks as limited common elements. The Association has hired Caius Enterprises to inspect and to provide an estimate for deck replacement and also to make recommendations with regard to future maintenance. Paragraph 5 recites in relevant part that: "Each Unit owner shall be responsible for maintaining, at their individual cost and expense, all areas designated as Limited Common Elements except, however, structural modifications and structural maintenance of the walls. All maintenance or repair of Limited Common Elements shall comply with all governmental rules and regulations, as well as all rules and regulations and the By-laws of the Condominium Association."
2. The Board of Trustees has confirmed that the replacement of decks may be done without impact to the structural integrity of the Units. In conjunction with deck replacements, the Board of Trustees will directly and/or through its contractor, discuss with each unit owner the intended work and the re-use of existing footings or other structural components. If any unit owner seeks to upgrade their deck, that unit owner shall be responsible for procuring and paying for all permits and arranging for all inspections attendant to the upgrade. The individual unit owners will also be responsible for working with the contractor to have a design completed and to bear any expense for materials or other costs that may be incurred as the result of a replacement that exceeds the existing size and/or standard deck design.
3. Deck replacements will commence in the Spring of calendar year 2012.
4. Unit owners will be provided with warranty information together with maintenance guidelines for future care and treatment. Consistent with the Association's governing documents, all unit owners will be responsible for maintaining at their individual cost and expense, the decks. At the option of the Association, the Association reserves the right to give notice to unit owners of their failure to complete ongoing maintenance and to provide a reasonable period of time in which to comply with and complete future maintenance work. If the unit owner fails to perform maintenance work within the permitted time frame, the Association may hire a contractor to perform the necessary work and charge the unit owner for the expense incurred in engaging the contractor. Alternatively, the Association may fine unit owners if there is a failure to complete standard maintenance or fine unit owners if they fail to reimburse the Association for expenses incurred to engage a contractor to perform maintenance work. The Association reserves the right to seek recovery from unit owners for any damages caused to decks as the result of the failure to perform recommended or other maintenance.

5. Condominium owners determined to be in violation of the rules and regulations set forth in this Resolution may be assessed a fine in the maximum amount permitted by the Association's governing documents, resolutions or applicable law without further notice unless a hearing is requested by the condominium owner. Notice of a request for a hearing shall be submitted in writing and may be filed with the Association President and/or Secretary.

Those in favor: Maureen Jones, Pat Gallagher, Lynn Kanaby

Those opposed: None

Those abstained: None

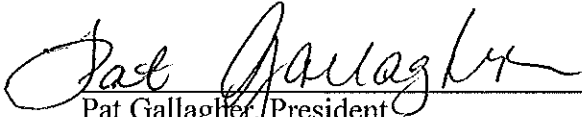
The memorialization of the above resolution was approved on the 14th day of November, 2011, by the following votes:

Ayes: 3

Nays: 0

Abstentions: 0

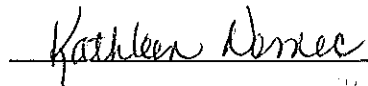
ATTEST:



Pat Gallagher, President
Sun Ridge Condominium Association, Inc., Section III

STATE OF NEW JERSEY, HUNTERDON COUNTY: ss:

On this 5th day of December, 2011, before me, the subscriber, personally appeared Pat Gallagher, President of Sun Ridge Condominium Association, Inc., Section III, who, I am satisfied, is the person named in and who executed the within instrument and thereupon she acknowledges that she signed, sealed and delivered the same as her act and deed, for the purposes therein expressed.



KATHLEEN NEMEC
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES JANUARY 30, 2014