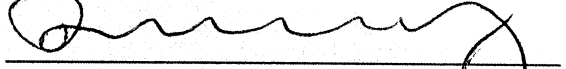


Record and Return to:
Scholl, Whittlesey & Gruenberg, LLC
151 Main Street
Flemington, N.J. 08822



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12/14/2009 02:28:03 PM D0
BK: 2242 Pg: 467
Mary H. Melfi
Hunterdon County Clerk

PREPARED BY:


Donald F. Scholl, Jr., Esquire

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

RESOLUTION NO.

**RESOLUTION MODIFYING DUES PAYMENT SCHEDULE AND
IMPOSING ACCELERATION OF DUES AND MAINTENANCE FEES IN
THE EVENT OF NONCOMPLIANCE WITH ASSOCIATION RULES AND
REGULATIONS TO BE ASSESSED AS DAMAGES IN A LIEN OR COMPLAINT**

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, Schedule F to the Master Deed is the By-Laws of the Sun Ridge Condominium Association, Inc., Section III and Article I of the By-Laws (mis-labeled Article III), Section 4, sets forth that: "Membership in the Association shall be limited to the owners or co-owners of Units in the Condominium provided that whenever title to a Unit is vested in two (2) or more persons, such co-owners shall be entitled jointly to only one (1) vote for their particular Unit as designated on the membership card and records of the Association."; and

WHEREAS, Article V, Section 10, of the Sun Ridge Condo Association, Inc., Section III By-Laws empowers the Board of Trustees to: "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 10L of the Sun Ridge Condo 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 Condo Association, Inc., Section III Board of Trustees on this 12th day of November, 2009, pursuant to the authority granted to it in its Master Deed, Articles of Incorporation, and By-Laws, that:

1. Article IV, Section 4 be modified to read as follows:
"Payment by the member of his or her share of the expenses aforesaid shall be made on the first day of each quarter, *e.g.* January, April, July, and October, in the amount from time to time fixed by the Trustees, to the Treasurer of the Association or such other authorized or designated person or persons.

2. Dues, expenses, late fees and the like may be accelerated through the end of the year in which a lien or complaint is filed against a unit owner. The purpose is to avoid multiple legal filings and incurring enhanced expense to insure compliance with financial obligations of residents within the planned unit development. In the event of payment by a unit owner within the same calendar year, proper credits shall be extended against any lien or judgment balance to insure each unit owner receives the appropriate monetary credit against an accelerated account balance.

Those in favor: Byron Bredlow, Maureen Jones, Wayne Sudol, Pat Gallagher, Lynn Kanaby, Carol Sauter

Those opposed: None

Those abstained: Robert Partek, Roseann Heitz

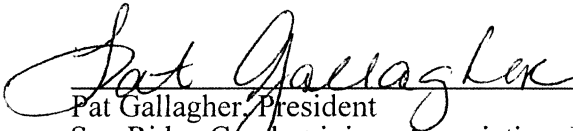
The memorialization of the above resolution was approved on the 12th day of November, 2009, by the following votes:

Ayes: 6

Nays: 0

Abstentions: 2

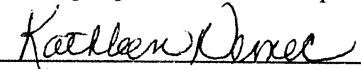
ATTEST:



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

STATE OF NEW JERSEY, HUNTERDON COUNTY ss:

On this 10th day of December, 2009, 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