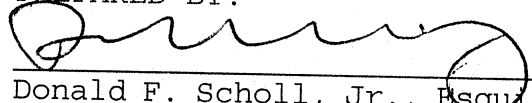


Record & Return To:  
Scholl, Whittlesey & Gruenberg, LLC  
151 Main Street  
Flemington, N.J. 08822

PREPARED BY:

  
Donald F. Scholl, Jr., Esquire

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

**RESOLUTION NO.**

**RESOLUTION IMPOSING NEW MEMBER FEE FOR  
NEW OWNERS OF RESIDENCES WITHIN THE SUN  
RIDGE CONDOMINIUM ASSOCIATION, INC., SECTION III**

**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 (mislabeled 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 Condominium 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 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 12<sup>th</sup> day of November, 2009, pursuant to the authority granted to it in its Master Deed, Articles of Incorporation, and By-Laws, that:



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12/14/2009 02:28:02 PM DO  
Bk: 2242 Pg: 465  
Mary H. Melfi  
Hunterdon County Clerk

1. A new member fee of three hundred twenty-five dollars (\$325.00), was adopted at the Board's meeting of November 9, 2009, to be effective January 1, 2010, and assessed against all prospective purchasers of units within Sun Ridge Condominium Association, Inc., Section III.

2. Commencing January 1, 2010, all new members shall pay an initial non-refundable fee of \$325.00 (subject to future review and adjustment by the Board of Trustees in conformity with the By-Laws), to be deposited into the Association's reserve account to fund future capital improvements. The fee shall be due and payable at the time of the new member's purchase of a unit in the Sun Ridge Condominium Association, Inc., Section III development. Payment shall be provided to the Treasurer of the Association or such other authorized or designated person or persons at the time of receipt, following closing.

3. Legal counsel shall be employed to process unit turnovers. It is acknowledged that legal counsel shall charge a fee of ninety dollars (\$90.00), to process unit turnovers and to insure collection of the unit turnover fee discussed in paragraph 2 above which shall in turn, be forwarded to the Association treasurer, for deposit.

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 12<sup>th</sup> day of November, 2009, by the following votes:

Ayes: 6

Nays: 0

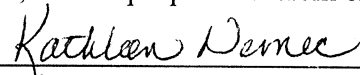
Abstentions: 2

ATTEST:

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

STATE OF NEW JERSEY, HUNTERDON COUNTY ss:

On this 10<sup>th</sup> 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

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20091214000307600 2/2  
12/14/2009 02:28:02 PM DO  
Recording Fee: \$40.00  
Tax Fee: \$.00  
Consideration: \$.00  
Buyers Fee: \$.00  
ASB11