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HUNTERDON COUNTY
DORTHY B. TAYLOR
CLERK

Prepared By:

Paul M. DeLisi

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An Attorney at law of New Jersey

SUN RIDGE OWNERS ASSOCIATION, INC.

RESOLUTION

Adoption of Rules and Regulations (Regarding Signs)

BACKGROUND

1051093

A. The Declaration of Covenants and Restrictions (the "Declaration") was made by Sun Ridge, Inc. on January 24, 1985 and was recorded in the office of the Hunterdon County Clerk in Book 915 at Page 455, and was thereafter rerecorded in Book 917 at Page 153. The Declaration concerns the planned residential community commonly known as "Sun Ridge" located in Raritan Township, Hunterdon County, New Jersey.

B. Pursuant to the Declaration, the Sun Ridge Owners Association, Inc. (the "Association"), a nonprofit corporation, was established for the purpose, generally, of operating and administering Sun Ridge. Pursuant to the Declaration, the By-Laws of Sun Ridge Owners Association (the "By-Laws") were adopted by the Association.

C. Article VII, Section 1, Paragraph (b) of the Declaration states the Control Committee may amend, modify, delete or supplement provisions of the Declaration, provided it is consistent with the objectives of the Association. The Sun Ridge Owners Association Rules and Regulations were recorded as Exhibit B to the Declaration.

D. Article IV, Section 10, Paragraph L of the By-Laws states that the Board of Trustees of the Association (the "Board") has the power, among others, "to adopt, distribute, amend, and enforce compliance with such rules and regulations relative to the operation, use and occupancy of the housing units, common elements and facilities of the Association, and to amend the same from time to time as the Board will deem necessary or appropriate, which rules and regulations, when approved by appropriate resolutions, will be binding upon the owners and occupants of the Units, their successors in title and assigns, . . ."

E. While neither the Board nor Control Committee has been able to produce written proof, it is believed the Control Committee previously deleted Rule #7 in the Rules and Regulations of the Association which forbids signs of any nature whatsoever.

F. The Board has determined that the proliferation of "For Sale" signs upon the condominium and fee-simple townhouse properties has had a negative aesthetic impact upon those properties, and further negatively impacts upon the market value of the Units located

within those properties.

G. This Resolution was duly introduced and 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 in this matter.

NOW, THEREFORE, be it resolved on this 10th day of JUNE, 1998, that the Board hereby adopts the following rules and regulations:

1. The Board adopts the following rule and regulation concerning signage in an effort to preserve the uniformity of appearance, aesthetic standards and values of properties within the Sun Ridge community:

No signs of any nature whatsoever will be erected or displayed upon any of the condominium properties or fee-simple townhome lots located within Sun Ridge.

2. The foregoing rule will be effective: (a) with respect to existing "For Sale" signs located on the condominium properties or fee-simple townhouse lots on August 1, 1998; and (b) with respect to all other signs, immediately upon the adoption of this Resolution.

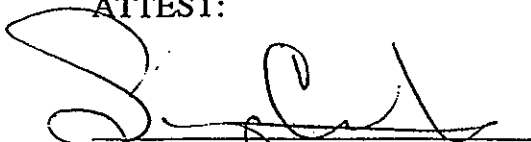
3. The Board hereby instructs the Sun Ridge Control Committee to strictly enforce the terms of the rule set forth in this Resolution.


4. The Association's managing agent is authorized and directed to prepare correspondence, in an appropriate form and substance, and circulate this Resolution to all Unit Owners.

5. This Resolution is effective immediately upon its signing on this 10th day of June, 1998.

ATTEST:

SUN RIDGE OWNERS ASSOCIATION, INC.


SONYA COMSTOCK

By: 
JOHN F. WALSH

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