

Prepared by:

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Jennifer A. Loheac, Esq.

THE SUN RIDGE OWNERS ASSOCIATION, INC.
(the "Association")

Resolution Prohibiting Smoking At The Pool



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09/18/2007 01:27:21 PM DO
Bk: 2194 Pg: 87
Mary H. Melfi
Hunterdon County Clerk

P R E A M B L E

A. The Restated and Amended Declaration of Covenants and Restrictions (the "Declaration") for Sun Ridge and the Amended Bylaws of Sun Ridge Owners Association, Inc., (the "Bylaws") were recorded in the office of the Clerk of Hunterdon County on October 25, 2002 in Book 2050, Page 824.

B. Article V, Section 3, of the Declaration empowers the Board of Trustees (the "Board") to adopt such rules and regulations as it deems reasonable and appropriate.

C. Article V, Section 1, of the Bylaws obligates the Board to maintain the Common Area according to acceptable standards.

D. Article IV, Section (s), authorizes the Board to make rules to restrict uses, activities and facilities reasonably deemed to be a nuisance or to adversely affect the health, safety and welfare of Owners and Residents.

E. Article XII of the Bylaws grants the Board with powers of enforcement.

F. For the benefit and protection of the Association and the individual Unit Owners, the Board deems it necessary and desirable to establish a rule prohibiting smoking at the pool and at the lawn surrounding the fence enclosing the pool.

G. Except as expressly provided herein, the rules and regulations previously adopted by the Association shall not be otherwise amended and shall remain in full force and effect.

H. This Resolution was duly introduced and thereafter adopted pursuant to the terms and conditions of the Bylaws.

NOW, THEREFORE, BE IT RESOLVED on this 6th day of June, 2007 that the Board hereby adopts the following rules.


1. No smoking is permitted within the fenced-in area at the pool or in the lawn area surrounding the fenced-in area of the pool.
2. Anyone caught smoking may be asked to leave the pool area and shall be fined as follows: \$50.00 for the first offense; \$100 for the second offense;

thereafter, for each offense, \$50.00 shall be added to the amount of the last fine up to a maximum of \$500.00.


3. Such fines for violation of this Resolution will be assessed automatically unless the offender requests a hearing within seven (7) days of receipt of notice of violation.

NOTICE AND RECORDING. The Association's Managing Agent is authorized and directed to prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Resolution, to all Owners. The Association also authorizes and directs its legal counsel to arrange for recordation of a copy of this Resolution with the Hunterdon County Clerk's Office in order to establish the recording of this clarification to the Declaration in the chain of title. The Hunterdon County Clerk is authorized and requested to annotate the Declaration (for example, by reference in the margin) to reference the recording of this amendment.

ATTEST:


JASON ROBISON, Secretary

THE SUN RIDGE OWNERS
ASSOCIATION, INC.

By: 
Paul Roednari, President


STATE OF NEW JERSEY :

COUNTY OF HUNTERDON :

I CERTIFY that on JUNE 6, 2007, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of The Sun Ridge Owners Association, Inc., a nonprofit corporation of the State of New Jersey, named in this document;
- (b) this person signed this document as attesting witness for the proper corporate officer who is Paul Foeldvari, 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; and
- (e) this person signed this acknowledgment to attest to the truth of these facts.
- (f) this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board of Trustees, at which a quorum was present unanimous vote of the members of the Board of Trustees eligible to vote on this matter.

Signed and sworn to before me
on JUNE 6, 2007

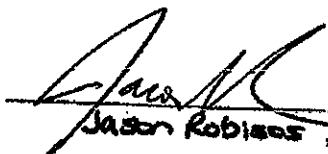

DAVID RAMSEY
Notary Public Attorney at Law
State of New Jersey

RECORD AND RETURN TO:

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P.O. Box 2249
Morristown, New Jersey 07962-2249

212150vi—Sun Ridge resolution re: prohibiting smoking

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Recording Fee: \$50.00
Tax Fee: \$.00
Consideration: \$.00
Buyers Fee: \$.00
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JASON ROBBINS, Secretary