

SUN RIDGE OWNERS ASSOCIATION, INC.

Resolution Regarding Board Liaisons

P R E A M B L E

WHEREAS the Sun Ridge Association, Inc., (the "Association") is a property owners association charged with the administration of a residential community known as "Sun Ridge" located in the Township of Flemington, County of Hunterdon, State of New Jersey (Block 72.08, Lot C0503);

WHEREAS 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.

WHEREAS 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.

WHEREAS the Board has determined that it is in the best interest of the Association for the Board to appoint one person to serve as liaison with the Association's professionals and vendors, such as management, legal counsel, landscapers, engineers, accountants, etc. The Board has determined that the most appropriate officer for this responsibility is the President. In the President's absence, the Vice President shall serve as point-person with the Board's professionals.

WHEREAS in addition to the appointment of liaisons, the Board has determined that the board members shall not communicate with each other via email, other than to email the President with a request to place a matter on the Agenda for a Board or Members' meeting.

WHEREAS This Resolution was adopted at a regularly 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 the 9th day of September 2017, as follows:

1. Absent an emergency, which is defined as imminent danger to life or property, only one member of the Board may communicate directly with the professionals hired by the Board, and this liaison shall be the President. In the President's absence, the Vice President shall serve as liaison.

2. Members of the Board may not contact, by telephone, email or letter, the Board's professionals and vendors individually, and are instructed, alternatively, to forward comments, questions or concerns to the Board President, who will, as necessary, direct the concerns to the



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Bk: 2416 Pg: 34
Mary H. Melfi
Hunterdon County Clerk

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Recording Fee: \$72.00
Tax Fee: \$.00
Consideration: \$.00
Buyers Fee: \$.00
NK11

3. The Board President, or other liaison serving in the President's stead, promises to timely forward all professional opinions to the rest of the Board. All correspondences from the professionals shall be forwarded by the liaison in their original form where possible, whether by email, letter or phone, in entirety, without edit or "positioning." In the event that members of the Board have additional comment, questions or concerns, these too should be directed only to the liaison, who shall follow up with the professionals, as needed.

4. Absent an emergency, which is defined as imminent danger to life or property, members of the Board may not communicate with each other by way of email, other than to request that matter be placed on the agenda of an upcoming Board or Members' meeting, which requests shall be granted or denied by the President in accordance with the governing documents of the Association. The sole exception is that Board Members may email responses in regard to time sensitive attorney/client and/or collection related matters, when such emails are initiated by the Board President.

5. All members of the Board agree to abide by this Resolution.

6. The Association's managing agent is authorized and directed to forward a copy of this Resolution to all Owners, together with appropriate transmittal correspondence. The Association also authorizes and directs its legal counsel to arrange for the recordation of a copy of this Resolution with the Hunterdon County Clerk's Office.

7. The Hunterdon County Clerk is also authorized, requested and directed to note, in the margin (and/or such other appropriate place) on the Declaration reference to this Resolution (and to any other Amendment or Resolution pertaining thereto), which has been adopted in accordance with the terms of the Governing Documents.

ATTEST:

SUNRIDGE OWNERS ASSOCIATION, INC.

By: Pat Gallagher
Pat Gallagher Secretary
V.P.

By: Jeanne Dombrowski
Jeanne Dombrowski, President

STATE OF NEW JERSEY :
:SS.
COUNTY OF HUNTERDON :

I CERTIFY that on September 7, 2017, Pat Gallagher personally came before me and this person acknowledged under oath, to my satisfaction, that:

- a) this person is the ^{V.P.} ~~Secretary~~ of the Sun Ridge Owners Association, Inc., (the "Corporation"), a 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 _____, the President of the Corporation;
- c) this document was signed and delivered by the Corporation as its voluntary act and deed by virtue of authority from its Board of Trustees (the "Board");

Pat Gallagher
Pat Gallagher, Secretary V.P.

Sworn and Subscribed to before me this
7th day of September, 2017.

[Signature]

DEBBIE L. HANABURDA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/1/2020

Record & Return to:
Curcio Mirzaian Sirot, LLC
5 Becker Farm Road
Suite 406
Roseland, New Jersey 07068

Received
OCT 05 2017
File No: 2135 001