

Record and Return:
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152665 (v2) (SUNRID 001)

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

Resolution Regarding Parking and Towing Vehicles

PREAMBLE

A. The Restated and Amended Declaration of Covenants and Restrictions (the "Restated Declaration") was recorded in the office of the Hunterdon County Clerk on October 25, 2002 in Book 2050 at Page 824, et. seq.

B. Pursuant to Article IV, Paragraph r(vi) of the Restated Declaration, the Association's Board of Trustees (the "Board") may adopt, amend or repeal additional rules and regulations concerning the parking of motor vehicles that are not inconsistent with the terms established therein.

C. Article V, Section 3, of the Restated Declaration states that the Board shall be empowered to adopt, amend, or repeal such rules and regulations as it deems reasonable and appropriate, which shall be binding upon all persons subject to the Restated Declaration.

D. The Board has previously adopted resolutions regarding parking and towing vehicles that shall be superseded by this Resolution. Upon adoption of this Resolution, all prior Sun Ridge Resolutions concerning parking and towing shall be of no effect.

E. The Board has determined that it is necessary for the benefit and protection of the Association and individual Owners to supplement the current parking rules and regulations with additional rules regarding towing vehicles that are parked within the Association in contravention of the restrictions set forth under the Restated Declaration.

F. This Resolution was duly introduced and thereafter adopted at a regular scheduled meeting of the Board, at which a quorum was present, by majority vote.

NOW, THEREFORE, be it resolved on this 17th day of February, 2004, that the Board hereby establishes and adopts the following rules and regulations regarding the parking and towing of vehicles within Sun Ridge, which rules and regulations are intended to supplement and not replace the terms set forth under the Restated Declaration. The rules and regulations shall apply to all condominiums, townhomes, and single-family dwellings within the Sun Ridge community unless otherwise specified below.



1. Definitions

(i) Unless specifically defined otherwise, all capitalized terms used in this Resolution have the same meaning as in the Restated Declaration.

(ii) "Abandoned Vehicle" means a motor vehicle that meets the following criteria:

a) a vehicle that does not display current, valid license plates, or a vehicle that does not have a current registration and a valid inspection sticker (e.g., in the case of a vehicle that failed inspection, the "failed" sticker may not be more than 30 days old); or

b) a vehicle that remains stationary on the Common Areas or Common Elements within the Sun Ridge community for a period of 15 or more days, provided that the vehicle Owner has not obtained prior written consent from the Community Manager to allow the vehicle to remain stationary for a longer period of time.

(iii) "Community Manager" means the Sun Ridge property manager.

(iv) "Designated Area" means those parking spaces delineated by painted stripes in any area posted with a sign indicating the area is designated for parking.

(v) "Permitted Vehicle" means a vehicle that is not an Abandoned Vehicle and meets the following criteria:

a) passenger automobiles and motorcycles;

b) non-commercial, pickup-type, which may be a recreational vehicle (provided the box length does not exceed 8 feet), or non-commercial, van-type, which may be a recreational vehicle (provided the length does not exceed 18 feet). The registration category of a motor vehicle shall not be determinative of whether the motor vehicle is or is not a commercial vehicle;

c) no more than one (1) commercial vehicle, as determined by lettering and/or commercial license plate tag, of a pickup type (box length not to exceed 8 feet) or van-type (not to exceed 18 feet) per residential unit; and

d) is not equipped with a plow, equipment rack, or other commercial apparatus.

2. Parking Outside Enclosed Garages

The Board, acting through the Community Manager or other authorized designee, shall have the right to tow, at the Owner's expense, any vehicle that is not permitted to be parked outside the Owners' enclosed garages and the right to tow any vehicle that is parked illegally or parked in a garage or driveway belonging to another Owner of a residential dwelling. Parking outside the garages is limited to the type and number of "Permitted Vehicles" as that term is defined in Paragraph 1(v) above.

Notwithstanding anything to the contrary contained herein, parking in residential driveways and in designated parking areas on common streets and roadways shall be in conformance with the Township of Raritan ordinances regulating such activity including, but not limited to, ordinances regarding commercial vehicles and construction equipment, recreation vehicles larger than a pickup truck or van-type recreation vehicles, boats, trailers, and motor homes.

3. Parking in Designated Areas

Parking of Permitted Vehicles shall be permitted only in garages and driveways owned or leased by the Owner of the Permitted Vehicle, or with the consent of the Owner of the driveway or garage, or in Designated Areas. Parking in Designated Areas or driveways is limited to the type and number of Permitted Vehicles as defined above.

Designated Areas shall not be used for storing or staging non-vehicular equipment, including, but not limited to, any type of trailer, boat, landscaping equipment, plows, ladders, racks, etc.

4. Parking on Common Streets and Roadways

To allow for the safe and unrestricted passage of emergency vehicles and access of such to any residential unit; to protect against the possibility of damage to residents' property in connection with emergency vehicle access, snow-removal, and/or access by vehicles of agents conducting business on behalf of the Association; to reduce the liability of the Association and its agents from such damage; to permit unfettered access to the roads and drainage facilities within the Properties for the purpose of maintenance and repair; and to assure each resident's right of unrestricted access to its residential unit, it is the intent of this resolution to limit parking on the common streets and roadways as follows:

- a) Parking shall not interfere with the ingress or egress of any vehicles, partially block the roadway in any manner, or interfere with the utilization of sidewalks.
- b) Parking on the common streets and roadways is strictly prohibited in any area posted with "No Parking" signs or identified as a "No Parking" area by painted curbs or other similar markings.
- c) Parking shall not be permitted curbside or on the dumpster pads in any court when the courts are snow covered. Violators will be subject to fines and/or towing at Owner expense. Parking on grass areas is prohibited at all times.
- d) Overnight parking shall not be allowed in the common areas of the tennis or pool facilities unless prior arrangements have been made with the Community Manager.
- e) Parking shall not be permitted in front of any of the condominium or townhouse mailboxes at any time.
- f) Notwithstanding the foregoing, Sun Ridge may authorize on-street, Designated Area or other parking for a limited time to address limited situations as the Community Manager may determine in its sole discretion. The foregoing is intended to permit temporary parking in emergent situations where, for instance, driveway repair is being undertaken and alternative parking areas are not accessible.
- g) These rules and regulations shall not be deemed to preclude the temporary parking of vehicles within Sun Ridge for the purpose of making repairs or deliveries to the residential dwellings, or the Common Elements within the Sun Ridge Condominiums, or the Common Areas of the Association.

5. Temporary Parking

The authority granted by this Resolution is not intended to provide for the towing and removal of commercial vehicles which are temporarily parked on the Properties for the purpose of making repairs or deliveries to the residential dwellings, or the Common Elements within the Sun Ridge Condominiums, or the Common Areas of the Association.

6. Violations

Violations of the foregoing rules and regulations will subject the Owner, regardless of ownership of the motor vehicle, to any remedies available to the Association pursuant to the Declaration and By-Laws.

Each day of violation shall be deemed a separate violation and each improperly parked vehicle shall be deemed to be a separate violation. A violation of these Parking Rules and Regulations by a guest, visitor to, tenant of, or contractor employed by an Owner shall be considered a violation by the Owner.

7. Towing

The Board, acting through the Association's Community Manager or other authorized designee, shall have the right to tow, at the Owner's expense:

- a) Non-Permitted Vehicles:
 - (i) any vehicle that is not permitted, under this resolution, to be parked outside of the Owners' enclosed garages.
- b) Illegally Parked Vehicles and Vehicles That Impede Traffic Flow – any vehicle:
 - (i) that is parked illegally; or
 - (ii) that is parked without express permission, in a garage or driveway belonging to another Owner of a residential dwelling; or
 - (iii) which impedes, restricts, or otherwise interferes with ingress or egress to the Sun Ridge Properties; or
 - (iv) which obstructs or otherwise interferes with snow removal, ice removal, or repairs or maintenance of the Properties, including by way of example and not limitation, the roads and drainage facilities within the Properties.
- c) Abandoned vehicles – any vehicle:
 - (i) which is deemed "abandoned" as defined in Paragraphs 2(ii)(a) and (b) herein.

8. Notice of Towing

The Association is authorized to tow any vehicle parked, stored or housed within the Sun Ridge community in violation of this Resolution and the terms and conditions set forth under the Restated Declaration.

All Owners will be held responsible for informing their tenants, guests, visitors and employed contractors of these rules and regulations and the restrictions set forth under the Restated Declaration and will be liable for any violations of this Resolution by their tenants and guests, visitors and employed contractors.

In addition to the foregoing remedies, the Association, via its representatives, is authorized to enforce these rules and regulations as follows:

- a) First offense: a written warning notice of violation may be placed on the offending vehicle alerting the Owner that the vehicle may be towed.
- b) Second offense: a 2nd written warning notice of violation may be placed on the offending vehicle alerting the Owner that the vehicle may be towed.
- c) Third offense: The managing agent may arrange for the towing of the vehicle.

Because of the temporary emergency consequences of parking on snow-covered roads, first and second-offense warnings are not required and are not applicable for parking on snow-covered common streets or roadways. The Association may impose a fine for each violation in accordance with the schedule of fines adopted by the Board for such violations. The Association may also impose any fees incurred to verify vehicle ownership. If necessary, the Community Manager or the Board may authorize the towing and storage of the vehicle at the Owner's expense.

9. Costs

- a) All towing and related costs (including storage or other costs and fees) shall be the responsibility of the vehicle Owner and/or the Owner whose guest, tenant or employed contractor owns the vehicle.
- b) The Association shall not be responsible for any damage resulting from the towing of a vehicle.
- c) Any costs and fees incurred by the Association pursuant to this Resolution may be imposed upon the Owners and collected by the Association in the same manner as are annual assessments collected under the Restated Declaration.

10. Prior Authorization

Exceptions to the terms and conditions set forth under this Resolution and within the Restated Declaration may be permitted on a case-by-case basis with the express prior authorization of the Association. If an Owner seeks such relief, the Owner must apply to the Community Manager who is authorized by the Association to grant reasonable exceptions to these rules and regulations if circumstances permit, which decision shall be subject only to the discretion of the Community Manager or the Board.

11. Public Roads

All Owners and tenants who observe vehicles parked on public roads adjacent to or within the Sun Ridge community that are impeding the flow of traffic or endangering the health and safety of Sun Ridge residents and guests are advised to report the problem to the Raritan Township Police Department.

12. Raritan Township Ordinances

These Rules and Regulations shall not be construed to countermand or contradict the applicable provisions of any Raritan Township Ordinances, including by way of limitation Ordinance No. 90-23 (captioned "An ordinance of the Township of Raritan, County of Hunterdon and State of New Jersey making the provisions of subtitle 1 of title 39 of the revised Statutes of New Jersey applicable to Sun Ridge and regulating the use therein of roadways, streets, driveways and parking lots by motor vehicles").

13. Effective Date

These rules and regulations shall be effective as of the 1st day of March, 2004.

NOTICE AND RECORDING

The Association managing agent is authorized and directed to prepare correspondence, in the appropriate form and substance, and to 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 this resolution with the Hunterdon County Clerk's Office.

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 adopted).

ATTEST:

SUN RIDGE OWNERS ASSOCIATION, INC.

Paul Foeldvari
, Secretary

PAUL FOELDVARÍ

By: Paul Bucknam
, President


Paul Bucknam

STATE OF NEW JERSEY :
COUNTY OF ~~HUNTERDON~~ :

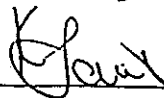
: SS:

I certify that on February 17, 2004, PAUL FOELDVARI personally came before me and this person acknowledged under oath, to my satisfaction, that:

- a) This person is the Secretary of Sun Ridge Owners Association, Inc., the corporation named in this document;
- b) This person signed and sealed this document as attesting witness for the proper corporate officer who is PAUL BUCKNAM, 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;
- e) This person signed this acknowledgment to attest to the truth of these facts; and
- f) This Resolution was duly introduced and was 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 on this matter.


PAUL FOELDVARI, SECRETARY

Signed and sworn to before
me this 17th day of
February, 2004



KENNETH R. SAUTER
AN ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY