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March 5, 2018

Nancy Sponholtz, President
Sun Ridge Condominium Association, Inc., Section II
229 Spruce Court
Flemington, New Jersey 08822

**Re: Sun Ridge Condominium Association, Inc., Section II
Resolution No. 7 – New Member Fee**

Dear Nancy:

Enclosed please find original Resolution No. 7, which has been recorded in the Hunterdon County Clerk's Office on February 21, 2018, in Book 2429, at Page 109.

Thank you.

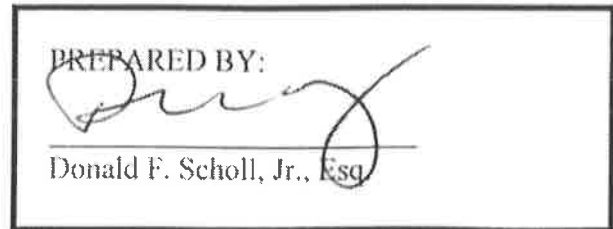
Very truly yours,


Donald F. Scholl, Jr.

DFS:lss
Enclosure

cc: Betsy Childs, Treasurer (w/enclosure, via e-mail)
Sun Ridge Condominium Association, Inc., Section II

Record & Return To:
Donald F. Scholl, Jr., Esq.
Scholl, Whittlesey & Gruenberg, LLC
1 East Main Street, Suite 1
Flemington, New Jersey 08822



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

RESOLUTION NO. 7

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

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, Article I, Section 4, of the Sun Ridge Condominium Association, Inc., Section II By-laws 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 shall be a member of the Association"; and

WHEREAS, Article V, Section 10, of the Sun Ridge Condominium Association, Inc., Section II 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 II By-Laws empowers the Board of Trustees to: "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"; and

WHEREAS, at a meeting of the Residents of Section II on October 31, 2007, noticed for such purpose, the Residents did agree to the adoption of a new member fee, to be effective January 1, 2008. Written notice of the adoption of the new member fee was thereafter provided to all unit owners of Section II.

NOW, THEREFORE, BE IT RESOLVED, by the Sun Ridge Condominium Association, Inc., Section II Board of Trustees on this 16th day of February, 2018, pursuant to the authority granted to it in its Master Deed, Articles of Incorporation, and By-Laws, that:

1. The new member fee adopted October 18, 2007, effective January 1, 2008, is hereby amended.
2. Commencing January 1, 2018, all new members shall pay an initial non-refundable capital contribution fee of \$500.00 (subject to future review and adjustment by the Board of Trustees in conformity with the By-Laws), increased from \$300.00. The capital contribution fee shall continue to be due and payable at the time of the new member's purchase of the residence in the Sun Ridge Condominium Association, Inc., Section II development. Payment shall be made to the Treasurer of the Association or such other authorized or designated person or persons at the time of closing.

The memorialization of the above resolution was approved on the 20th day of December, 2017, by the following votes:

Ayes: Unanimous

Nays:

ATTEST:

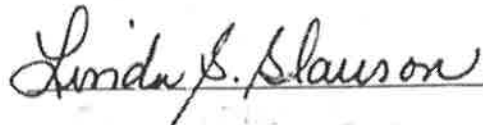


Nancy Sponholtz, President
Sun Ridge Condominium Association, Inc., Section II

STATE OF NEW JERSEY, HUNTERDON COUNTY ss:

On this 16th day of February, 2018, before me, the subscriber, personally appeared Nancy Sponholtz, President of Sun Ridge Condominium Association, Inc., Section II, 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.

20180221000037420 3/3
02/21/2018 10:48:38 AM DO
Recording Fee: \$50.00
Tax Fee: \$ 00
Consideration: \$ 00
Buyers Fee: \$ 00
ASB11



LINDA S. SLAUSON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 9, 2020

Hunterdon County Recording Data Page
Honorable Mary H. Melfi
Hunterdon County Clerk



Official Use Only - Barcode



20180221000037420 1/3
02/21/2018 10:48:38 AM 00
Bk: 2429 Pg: 109
Mary H. Melfi
Hunterdon County Clerk

RECEIVED
MAR 02 2018

Official Use Only - Realty Transfer Fee

BY: _____
Record and Return Address:

Donald F. Scholl, Jr., Esq.
Scholl, Whittlesey & Gruenberg, LLC
1 East Main Street, Suite 1
Flemington, NJ 08822

Date of Document:

February 16, 2018

Type of Document:

Resolution

Party Name:

Sun Ridge Condominium Association, Inc., Section II

Party Name:

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED (DEEDS MANDATED)

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

THE FOLLOWING SECTION IS FOR MARGINAL NOTATIONS
THAT PERTAIN TO THE ORIGINAL FILED/RECORDED DOCUMENT

Original Book & Page:

Original Instrument Number:

HUNTERDON COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.