

ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.
POLICY RESOLUTION No. 2004-02

INSTALLATION OF GUTTERS

WHEREAS, Article V, Section 10 of the By-Laws states that "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 a residential Condominium project and may do or cause to be done all such other lawful acts and things as are not by law, by these By-Laws or otherwise, directed or required to be done or exercised by members of the Association or owners of units, or by others."

WHEREAS, the Board of Trustees is advised and believes that many condominium units have experienced problems with rain and snow melt dripping off the roof and causing icy conditions and, perhaps, allowing water run off to lay against the exterior basement foundation walls; and that the Association has decided to install gutters in an attempt to alleviate the aforesaid conditions; and

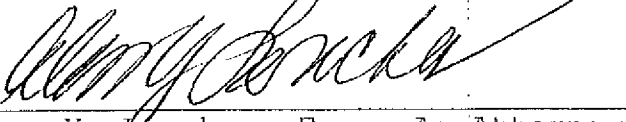
WHEREAS, no unit owner can attach anything to the exterior of the condominium units, said exterior being considered a general common element without the written consent of the Association; and

WHEREAS, the Association has the right, but not the obligation to install gutters (since gutters were not installed on the condominium units by the developer); and once installed, the obligation to maintain, repair, and replace the gutters; and

WHEREAS, the Board has determined that it would promote safety and general welfare of the unit owners to install gutters throughout the condominium property as determined by the Association;

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees hereby adopts the following requirement to enhance the safety and general welfare of the members of the Association:

Prepared by:

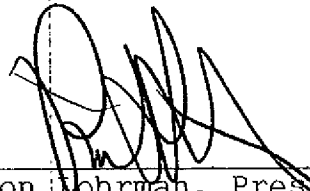

Alan Y. Lowcher, Esq., An Attorney
at Law of New Jersey

REC'D & RECORDED
07/27/2004 01:32:43PM
ERMA GORMLEY
SUSSEX COUNTY CLERK
NEWTON, NJ

SCHEDULE A

By master Deed dated December 15, 1982 and recorded May 31, 1983 in the Office of the Clerk of Sussex County in Deed Book 1114, Page 109; said Master Deed was re-recorded dated December 20, 1983 in Deed Book 1155, Page 201, and the First Amendment to Master Deed dated February 15, 1985 and recorded February 15, 1985 in the Office of the Clerk of Sussex County in Deed Book 1240, Page 243; and the Second Amendment thereto dated January 23, 1987 and recorded January 23, 1987 in the Office of the Clerk of Sussex county in Deed Book 1427, Page 202, the Rolling Hills Condominium Association (hereinafter "the Condominium") was established upon certain lands located in the Township of Andover, County of Sussex and State of New Jersey, all pursuant to N.J.S.A. 46:8B-1 et seq.

1. The Association will install gutters on those buildings and/or units which presently do not have gutters, in such places and in such a manner as determined by the Board of Trustees with the advice of its architect, engineer or qualified contractor. The Association shall adopt an installation schedule with the advise of said architect, engineer or qualified contractor. Maintenance, repair or replacement of the gutter shall be solely that of the Association once the gutter is installed.



Ron Mohrman, President

ATTEST:

Beverly J. Jones
Beverly Jones, Secretary

CERTIFICATION

I hereby certify that the foregoing was duly adopted at a regular meeting of the Board of Trustees of Rolling Hills Condominium Association, Inc. held on July 12th, 2004.

Beverly J. Jones
BEVERLY JONES SECRETARY

STATE OF NEW JERSEY)
COUNTY OF SUSSEX) SS:

I CERTIFY that on July 12th, 2004, Beverly Jones personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of Rolling Hills Condominium Association, Inc., the corporation named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is Ron Lohrman the President of the corporation.
- (c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Trustees;
- (d) this person knows the proper seal of the corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Beverly A. Jones
Beverly Jones, Secretary

Signed and sworn to before
me on July 12, 2004.

Alan Y. Lowcher
ALAN Y. LOWCHER, ESQ., An
Attorney at Law of New
Jersey

Record and return to:
Alan Y. Lowcher, Esq.
19 Rymon Road
Washington, New Jersey 07882