


00-08412

Prepared by:


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

ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION NUMBER 2000-1

EXTERIOR DOOR REPLACEMENT RESOLUTION

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 By-Laws requires each member to comply strictly with the By-Laws and the administrative rules and regulations adopted pursuant thereto as either may be amended lawfully from time to time; and

WHEREAS, the Board has been charged with the responsibility of promulgating rules and regulation regarding the architectural integrity and continuity of the Common and Limited Common Elements of the Condominium; and

WHEREAS, the repair, maintenance and replacement of the exterior front door is the responsibility of the unit owner,

NOW THEREFORE, BE IT RESOLVED THAT the Board shall and hereby does promulgate the following:

I. APPROVED EXTERIOR DOOR

Whenever it shall occur that an exterior front door must be replaced, the Unit Owner must purchase and install through the authorized dealer only, at the Unit Owners sole cost and expense, an exterior door approved by the Board of Trustees as herein set forth, or as hereafter designated by the Board. The Board shall permit the installation of an exterior front door, color to match the exterior stain color of the building, Landmark steel door, single lite, Model No. P502. (See Attached)

II. EXTERIOR FRONT DOOR MAINTENANCE

Each Unit Owner shall promptly furnish, perform and be responsible for, at his own expense, all of the maintenance, repairs, and replacements on the before mentioned exterior front door.

III. ADVANCE APPROVAL

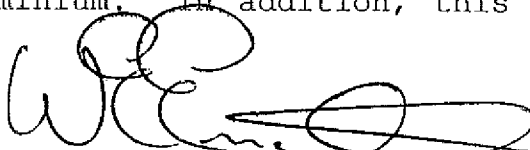
Any Unit Owner desiring to purchase and install an approved exterior door must, prior to installation, notify the Management Company of

the intention to do so, and shall not commence any work until receiving written permission from the Board of Trustees.

IV. UNIT OWNER RESPONSIBLE FOR ALL COSTS

The unit owner shall be responsible for all costs incurred by the Association in order to enforce compliance with this Resolution, including fines (fines may be imposed as permitted by the Association's fine resolution, as the same may be amended from time to time), penalties, attorney's fees and costs of suit.

The Board of Trustees directs that this Resolution shall be published in the community newsletter to be mailed to all owners and residents of the condominium. In addition, this resolution will be posted.



William E. Englehardt, 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 March 13 2000.

Beverly J. Jones
Beverly Jones, Secretary

D-2457-216

STATE OF NEW JERSEY)
COUNTY OF SUSSEX) SS:

I CERTIFY that on March 13 2000, 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 office who is William E. Englehardt, 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 J. Jones
Beverly Jones Secretary

Signed and sworn to before
me on March 13 2000.

[Signature]
NOTARY PUBLIC OR ATTORNEY AT
LAW OF NEW JERSEY

Record and return to:
Alan Y. Lowcher, Esq.
40 West Washington Avenue
Washington, New Jersey 07882

REC'D & RECORDED
00 MAY -4 PM 12:41
ERMA GORMLEY
SUSSEX COUNTY CLERK
NEWTON, N.J.

D-2457-217

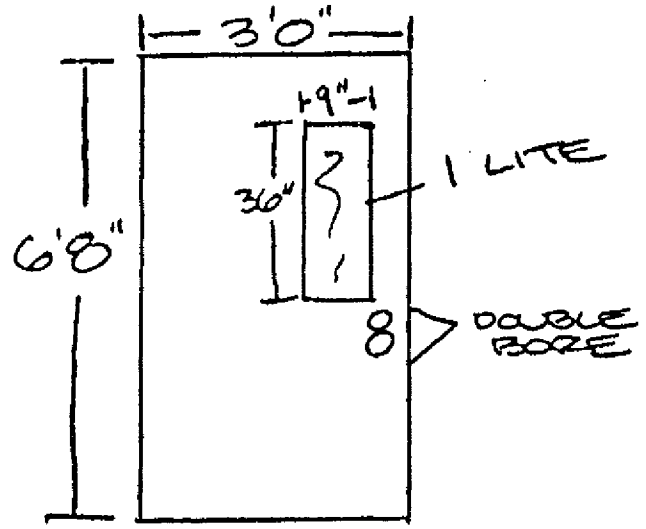
ATTN: RICH

Northwest Building Supply, Inc.
221 Main Street
Andover, N.J. 07821
973-786-5151

FAX (913) 786-5112

LANDMARK

* NOT TO SCALE



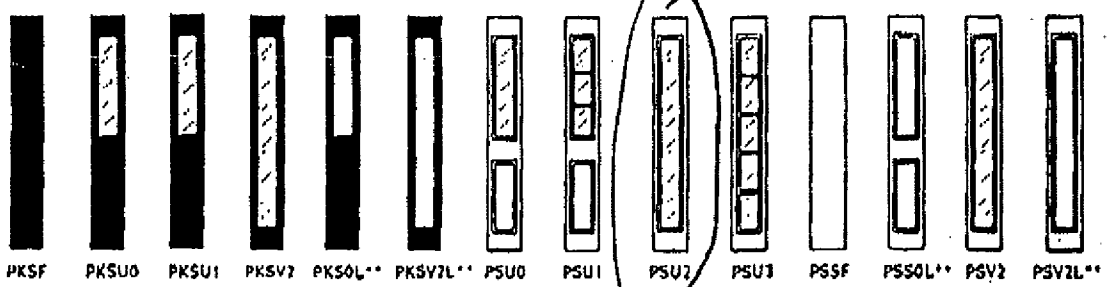
NEED PRICED AS DOOR ONLY + LEAD TIME

DOOR ONLY
\$ 11250
+ TAX

- 36" SWEEP
- (3) 4x4 HINGES

SIDE LIGHTS AND TRANSOM LIGHTS

** Less Light



Legend: ■ models have stainable woodgrain finish. □ All other models are prime-painted white.

ABOVE DOOR PREHUNG WITH
CIRCLED SIDE LITE, IN A 4 9/16 FINISH
JOINTED PRIMED FRAME INSWING
110 x 310 x 6/8 STD SILK DOUBLE BORE