

Alan Y. Lowcher

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October 25, 2010

Ms. Beth Bocchino
A & R MIDSTATE MANAGEMENT, LLC
200 Valley Road, Suite 207
Mount Arlington, New Jersey 07856

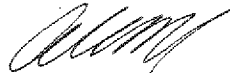
Re: Rolling Hills Condominium Association, Inc.

Dear Beth:

I enclose a copy of the recorded Resolution (Assessment for An Increase in the Sewer Usage Fee and Snow Removal Charges for 2010).

Please feel free to contact me upon receipt of this letter if you have any questions. Thank you.

Sincerely,



Alan Y. Lowcher

AYL:ayl

Enclosure

ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.

RESOLUTION No. 2010- /

ADOPTING AN AGREEMENT REGARDING PAYMENT OF ASSSSMENT FOR AN INCREASE IN THE SEWER USAGE FEE AND SNOW REMOVAL CHARGES FOR 2010

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. as set forth in the Master Deed for the Association (the "Master Deed") and to adopt and publish rules and regulations governing Rolling Hills Condominium Association, Inc. located in Andover Township, Sussex County, New Jersey (the "Development"); and

WHEREAS, Article V, Section 10.B and C grant the Board of Trustees sole power and authority to prepare the annual budget, impose an assessment against the dwelling units and to adjust or increase the amount of the annual assessment and to levy and collect special assessments in such amounts as the Board of Trustees may determine whenever it is necessary to do so; and


WHEREAS, on March 17, 2010 the Board of Public Utilities approved a rate increase for waste water service to the three customers of the Andover Utility Company, Inc., and the Association is billed as one customer; and

WHEREAS, the rate will increase for the Association (divided among the 258 condominium units) in two steps: (1) retroactively from April 1, 2010 through and including December 2010; and (2) effective January 1, 2011, as set forth in the BPU Administrative Order, resulting in an amount due of \$11,610.00 which requires that \$45.00 shall be specially assessed to each unit; and

WHEREAS, the amount budgeted for snow removal for the 2009/2010 snow removal season was insufficient to pay was in the snow removal costs billed to the Association for the 2009/2010 snow removal season and resulted in a deficiency and a special assessment of \$84.00 per unit is required to cover the costs; and

WHEREAS, the Board of Trustees has determined that it is necessary to specially assess \$129.00 (\$45.00 plus \$84.00) in 2010 to each condominium unit in order to pay the increased waste water service fee and snow removal deficiency for 2010 within calendar year 2010, payable either as a one time payment of

Prepared by:


Alan Y. Lowcher, Esquire
Attorney at Law of New Jersey



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Erma Gormley, County Clerk
Sussex County, NJ

\$129.00 due on July 1, 2010 or over a six month period at the monthly rate of \$21.50 commencing on July 1, 2010 and due on the first day of each month thereafter for August, September, October, November and December 2010, as set forth in the attached explanatory statement;

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees hereby adopts the following special assessment to pay the increased waste water service fee and snow removal deficiency:

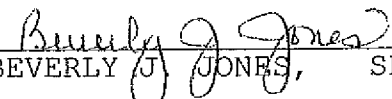
1. Effective on the date that this Resolution is adopted, each condominium unit is assessed \$129.00 in order to pay the increased waste water service fee and snow removal deficiency for 2010 within calendar year 2010, payable either as a one time payment of \$129.00 due on July 1, 2010 or over a six month period at the monthly rate of \$21.34 commencing on July 1, 2010 and due on the first day of each month thereafter for August, September, October, November and December 2010.
2. The Association will issue paper coupons for the convenience of the condominium unit owners; however, non receipt of a paper coupon shall not relieve the condominium unit owners from the obligation to pay the special assessment in a timely manner.
3. This assessment is in addition to all other assessments, charges and fees for the operation of the condominium association.
4. The collection of this assessment may be enforced in accordance with the Association's existing Collection Resolution(s) as the same have been amended and revised from time to time, including but not limited to a late fee for late payment, interest, reasonable attorney's fees and costs of collection.

This Resolution was adopted at a regular meeting of the Board of Trustees of Rolling Hills Condominium Association, Inc. held on June 28th 2010 2010.



NICHOLAS JOANOW, PRESIDENT

ATTEST:



BEVERLY J. JONES, SECRETARY

CERTIFICATION

I hereby certify that the foregoing was duly adopted at a regular

SCHEDULE A (LEGAL DESCRIPTION)

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. 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.

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Recording Fee : \$60.00