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Prepared by:

*[Signature]*  
Alan Y. Lowcher, Esq.  
An Attorney at Law  
of New Jersey

ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION NUMBER 95-1

SNOW EMERGENCY VEHICLE PARKING

HELEN C. ADERMAN  
SUSSEX COUNTY CLERK  
NEWTON, N.J.

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RECEIVED

MAR 9 - 1996

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 of Trustees is advised and believes that the effectiveness and efficiency of the Association's snow removal operations are adversely affected by the failure of the Association's residents to move parked vehicles in order to allow access by the Association's snow removal vendor; and

WHEREAS, the Board of Trustees is advised and believes that such access is necessary in order to permit the snow removal vendor to clear the parking areas of snow and to permit ingress and

gress for residents' vehicles and emergency vehicles; and

WHEREAS, the Board of Trustees deems it necessary and proper to adopt a special parking rule to require residents to move parked vehicles during snow removal operations and to impose a progressive fine and provide for towing of the vehicle for violation of this rule,

NOW THEREFORE, BE IT RESOLVED as follows:

1. All residents shall be notified that they must move their vehicles from the parking areas throughout the Association property immediately after the snow fall has stopped. The publication of this Administrative Resolution shall constitute proper notice.

2. If any vehicle owner fails to move the parked vehicle in accordance with this Resolution, the vehicle owner shall be fined \$10.00 per day that the vehicle is not moved from the parking area in order to permit snow removal operations.

3. Each 24 hour period in which a vehicle is in violation of this resolution shall constitute a separate violation. Cumulative fines shall not exceed \$1,000.00. Violations shall be recorded by any member of the Board of Trustees and the Association's Parking Committee. Management will provide the Board and Parking Committee with an appropriate form on which to record the violations. Management will notify the vehicle owner of each violation and the fines and other penalties imposed. If a vehicle is towed, the vehicle owner must pay all sums owed to the towing company in order to retrieve the vehicle. The towing company will remit the fines to the Association.

4. In addition to the imposition of fines, the Board of Trustees may cause any vehicle in violation of this Resolution to be removed from the condominium at the owner's sole risk and expense by a private towing company or the police department, at the sole discretion of the Board. The Board shall undertake reasonable efforts to notify the owner of the name and address and telephone number of the private towing company or police department so that the vehicle may be retrieved. "Reasonable efforts" is hereby defined as a single notice, sent by certified mail and regular mail to the address of the owner of the vehicle. The Board of Trustees, the Condominium Association and its managing agents, if any, shall have no further obligations with respect to the owner of any vehicle which is towed. All costs, risk of loss and liability for damage to person or property shall be borne by the owner of the vehicle who shall make no claim against the Condominium Association, its Board of Trustees or its managing agent, if any, for any cause whatsoever, and who shall indemnify them and save harmless from any claim by anyone whomsoever.

5. The above notwithstanding, 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. Notwithstanding the foregoing, in case of emergency or when the vehicle is blocking ingress or egress of any condominium roadway, dwelling or facility,

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the vehicle may be removed immediately. Management will cause to be published, in the manner set forth above, the name, location and telephone number of any private towing company.

6. In addition, the unit owner shall be responsible for all additional costs incurred by the Association for additional vendor charges for returning to the site to continue and or complete snow removal operations.

  
MICHAEL BELLERO, PRESIDENT

ATTEST:

  
JOHN MATAYCHICK, SECRETARY

CERTIFICATION

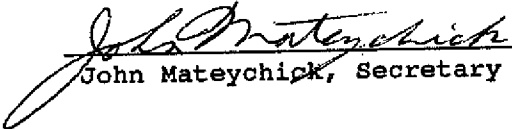
I hereby certify that the foregoing was duly adopted at a regular meeting of the Board of Trustees of Rolling Hills Condominium Association, Inc. held on December 11, 1995.

  
SECRETARY

STATE OF NEW JERSEY )  
 COUNTY OF SUSSEX ) SS:

I CERTIFY that on December 11, 1995, John Mateychick 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 Michael Bellerio 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.

  
 John Mateychick, Secretary

Signed and sworn to before  
 me on January 12, 1996

  
 NOTARY PUBLIC

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

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.

REC'D & RECORDED  
96 FEB -9 AM 11:00  
HELEN J. BISHOP  
SUSSEX COUNTY CLERK  
NEWTON, N.J.