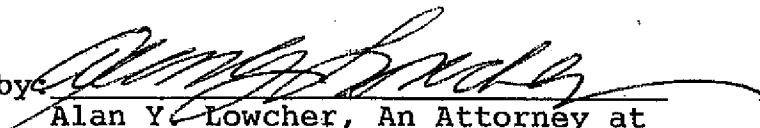


Prepared by   
Alan Y. Lowcher, An Attorney at  
Law of the State of New Jersey

ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.  
POLICY RESOLUTION # 98-2  
OUTDOOR STORAGE relating to the installation, location and  
style of outdoor storage containers

WHEREAS, the By-Laws state that the property, affairs, and business of the Association shall be managed by the Board of Trustees, which shall have all those powers granted to it by the Articles of Incorporation, the Master Deed, these By-Laws and the law; and,

WHEREAS, the By-Laws states that the Board shall have the power to adopt or amend all rules and regulations covering the details of the operation and use of the Common Elements 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 Board has determined that it is in the best interest of the Association to promote the uniform, aesthetic appearance of the exterior elevations of the units and the safety of all residents of the Association; and

WHEREAS, the Board has determined that permitting unit owners to purchase approved outdoor storage containers and to install them in designated locations will promote the uniform, aesthetic appearance of the exterior elevations of the units and the safety of all residents of the Association by allowing unit owners to install their personal property in an approved container instead of under the deck where they may be unsightly or pose the risk of tripping, or other hazards;

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

I. APPROVED OUTDOOR STORAGE CONTAINER

A. Unit Owner may purchase and install, at the Unit Owner's sole cost and expense, an outdoor storage container approved by the Board of Trustees as set forth in the attached product specifications, in the size and color designated by the Board. The Board shall permit the installation of only the produce specified in the attached product specifications: Rubbermaid Storage Container Model #3746 (Fiberglass). Color: To match as closely as possible to color of the exterior of the building in which the Unit Owner's unit is located. Storage of any personal property belonging to a Unit Owner (unless contained within the approved outdoor storage container) will not be permitted on the decks or on

common property without the written approval of the Board of Trustees.

## II. APPROVED LOCATION FOR OUTDOOR STORAGE CONTAINER

A Unit Owner must install the approved outdoor storage container on or beside the Unit Owner's deck and as close to the rear wall of the Unit as is practicable so as not to protrude in the lawn area constituting a portion of the common elements. Notwithstanding the foregoing, the Board of Trustees, or its designated representative, shall have full power, authority and discretion to designate the location of the approved outdoor storage container.

## III. OUTDOOR STORAGE CONTAINER MAINTENANCE

Each Unit Owner shall promptly furnish, perform and be responsible for, at his own expense, all of the cleaning, maintenance, repairs, and replacements on the before mentioned outdoor storage container.

## III. ADVANCE NOTICE

Any Unit Owner desiring to purchase and install an approved outdoor storage container must, prior to installation, notify the Management Company of the intention to do so, and obtain a copy of the product specifications and information identifying suppliers of this approved outdoor storage container.

DATED: 11/9/98

ROLLING HILLS CONDOMINIUM  
ASSOCIATION, INC.

Frederick K Swinson  
FREDERICK SWINSON, President

ATTEST:

Suzanne M Freund  
SUZANNE FREUND, Secretary

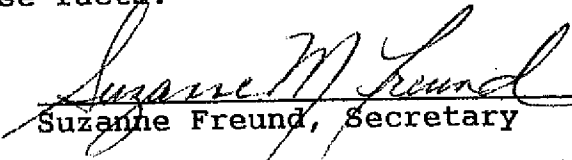
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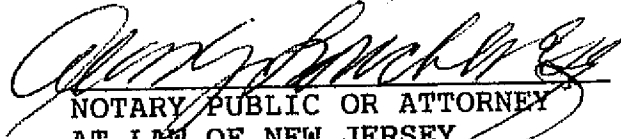
STATE OF NEW JERSEY )  
COUNTY OF SUSSEX ) SS:

I CERTIFY that on November 9, 1998 Suzanne Freund 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 Frederick Swinson, 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.

  
 \_\_\_\_\_  
 Suzanne Freund, Secretary

Signed and sworn to before me on November 9, 1998

  
 \_\_\_\_\_  
 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

NEWTON, N.J.  
SUSSEX COUNTY CLERK  
ERMA GORMLEY

98 NOV 23 AM 9:23

REC'D & RECORDED