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**ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.  
RESOLUTION PROHIBITING OPERATION OF MOTORIZED FOOT  
SCOOTERS, MOTORIZED SKATE BOARDS AND SIMILAR DEVICES**

**WHEREAS**, Article III, Section 7 of the By-Laws states that "the affairs of the Association shall be governed by the Board of Trustees, except as otherwise provided by the Articles of Incorporation, the Master Deed, these By-Laws and by law. All of these aforesaid powers and duties are hereby irrevocably delegated to the Board of Trustees of Rolling Hills Condominium Association, Inc. except as may otherwise be expressly provided to the contrary"; and,

**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

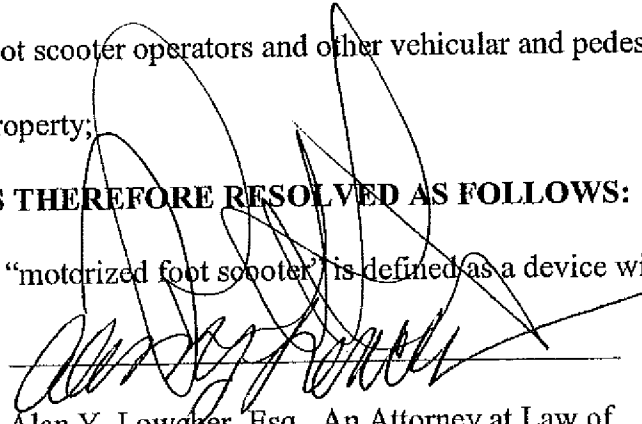
**WHEREAS**, the residents of the condominium Association have expressed concern about the operation of motorized foot scooters and motorized skate boards and similar devices (hereinafter referred to as motorized foot scooters) upon the condominium property; and

**WHEREAS**, operation of motorized foot scooters upon the condominium Association's streets, sidewalks, and parking lots increases the risk of accidental injury to motorized foot scooter operators and other vehicular and pedestrian traffic, and/or damage to property;

**IT IS THEREFORE RESOLVED AS FOLLOWS:**

- 1. A "motorized foot scooter" is defined as a device with two or more ten inch or

Prepared by:



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

The State of New Jersey

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SUSSEX COUNTY CLERK  
NEWTON, NJ

smaller diameter wheels that has handlebars, is designed to be stood or sat upon by the operator, and is powered by an internal combustion engine or electric motor that his capable of propelling the device with or without human propulsion. It is provided, however, that this Resolution shall not apply to any vehicle used by a disabled person as defined by law.

2. No motorized foot scooter, motorized skate board or similar device shall be operated anywhere upon the condominium property, including, but not limited to, the streets, sidewalks, parking lots and driveways.

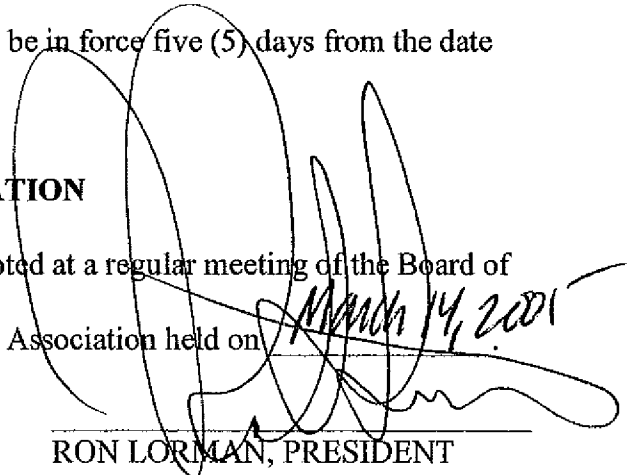
3. If any unit owner and/or resident fails to act in accordance with this Resolution, the owner shall be fined \$100.00 for the first violation; \$250.00 for the second violation; and \$500.00 for the third and all subsequent violations. Any fines imposed hereunder shall be deemed a lien upon the individual unit owned by the owner of record. Owners shall be responsible for the conduct of their tenants, parents shall be responsible for the conduct of their children and their guests, and fines shall be levied upon leased units as well as owner occupied units. All fines levied hereunder shall be collected in the same manner as the common expense assessment.

4. This Resolution shall take effect and be in force five (5) days from the date after its passage, approval and publication.

**CERTIFICATION**

I hereby certify that the foregoing was duly adopted at a regular meeting of the Board of Trustees of Rolling Hills Condominium Owners Association held on

Dated: March 14, 2005

  
\_\_\_\_\_  
RON LORMAN, PRESIDENT

ATTEST:

  
\_\_\_\_\_  
BEVERLY JONES, SECRETARY

FRANK DUSART ACTING. 2  
3/14/05

STATE OF NEW JERSEY )  
COUNTY OF SUSSEX ) SS:

I CERTIFY that on March 17, 2005, Frank Dusart, personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Acting 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 Lorman, 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;
- (e) this person signed this proof to attest to the truth of these facts.



Frank Dusart, Acting Secretary

Signed and sworn to before me on March 17, 2005



ALAN Y. LOWCHER, ESQ.

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

**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.