

95-63583

ROLLING HILLS CONDOMINIUM OWNERS ASSOCIATION

POLICY RESOLUTION NUMBER 92-1

LIABILITY FOR FINES, PENALTIES AND OTHER CHARGES

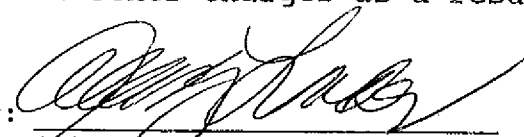
WHEREAS, Article V, Section 1 of the By-Laws states in pertinent part that "the Affairs of the Association shall be governed by a Board of Trustees"; and

WHEREAS, Article V, Section 10 of the By-Laws states in pertinent part that "the Board of Trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration 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"; and

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

WHEREAS, the Board of Trustees is advised and believes that the Association may, from time to time, be subjected to fines, penalties and other charges as a result of violations cited by

Prepared by:


ALAN Y. LOWCHER, An Attorney
at Law of New Jersey

governmental authorities which violations are due to the negligent, and/or intentional actions and/or inactions of unitowners and/or their tenants, guests, agents, servants and employees; and

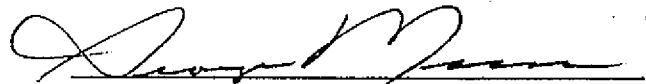
WHEREAS, the Board of Trustees deems it necessary to implement a mechanism to secure the unitowners liability for such fines, penalties and charges;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees, by a vote of a majority of its members, hereby resolves that:

1. All fines, penalties and other charges which are assessed to the Association as a result of violations cited by governmental authorities which violations are due to the negligent, and/or intentional actions and/or inactions of any unitowner and/or the unitowner's tenants, guests, agents, servants and employees shall be assessed to the unitowner.
2. The unitowner shall have ten (10) days from receipt of notice from the Association within which to pay the fine, penalty and/or charge by remitting payment to the Association.
3. If the unitowner fails to make payment within the ten (10) day period, a \$25.00 fine shall be assessed to the unitowner in addition to all additional fines, penalties and charges incurred by the Association as a result of the unitowner's nonpayment. An additional \$25.00 fine shall be assessed for each thirty (30) day

period, or any part thereof, that the unitowner fails to make payment.

4. In addition, the unitowner shall be responsible for all administrative costs incurred by the Association with respect to the matter. The administrative costs shall be a minimum of \$25.00 per violation. Each day the conduct continues shall constitute a separate violation.


GEORGE MAASS, PRESIDENT

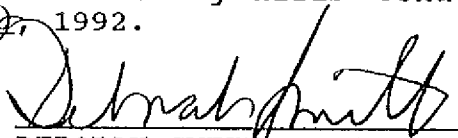
ATTEST:


DEBORAH SMITH, 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 October 12, 1992.

10/12/92
DATED


DEBORAH SMITH, SECRETARY

BY: Michael Beller
Michael Beller, President

ATTEST:

BY: John Mateychick
John Mateychick, Secretary

STATE OF NEW JERSEY)
COUNTY OF SUSSEX) SS:

I CERTIFY that on February 13, 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 Beller 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
John Mateychick, Secretary

Signed and sworn to before me on February 13, 1995.

Alan Y. Lowcher
NOTARY PUBLIC

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

HELEN C. ACKERMAN
SUSSEX COUNTY CLERK
OFFICE-NEWTON, N.J.

95 MAR 27 AM 11:13

REC'D & RECORDED

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

95 MAR -3 AM 9:54

RECEIVED