

ROLLING HILLS CONDOMINIUM ASSOCIATION

ADMINISTRATIVE RESOLUTION NO. 95-1
AMENDED ADMINISTRATIVE RESOLUTION NO. 96-3
ESTABLISHMENT OF THE JUDICIARY COMMITTEE

WHEREAS, the Governing Documents empower the Board with the duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the Development and to do or cause to be done all such other lawful acts and things as are not by law, or by the Governing Documents directed or required to be done or exercised by members of the Association or unit owners, or by others; and

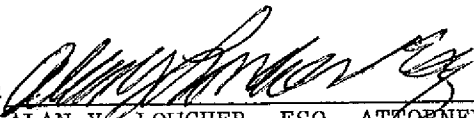
WHEREAS, the Governing Documents authorize the Board in administering the affairs of the Association to determine rules and regulations covering the use and occupancy of the development; and

WHEREAS, the Governing Documents mandate compliance by Owners with the Governing Documents, including rules and regulations; and

WHEREAS, the Board recognizes that a Judiciary Committee is needed to aid the Board in its work and to enable the Members of the Association to contribute towards the welfare and lifestyles of all Owners and residents; and

WHEREAS, the Board, recognizing the extensive nature of this task, wishes to establish a Judiciary Committee to assist the Board.

NOW, THEREFORE, BE IT RESOLVED THAT, a Judiciary Committee be

PREPARED BY: 
ALAN Y. LOWCHER, ESQ. ATTORNEY AT
LAW OF NEW JERSEY

formed, subject to the following;

I. DEFINITIONS

The Book of Resolutions will incorporate by reference all definitions contained in the enabling statute, applicable rules and regulations promulgated by the New Jersey Department of Community Affairs, and the Governing Documents, as the case may be. The terms below will also be used in the Book of Resolutions:

- A. "Board" means the Board of Directors or Trustees.
- B. "Association" means the Association provided for by the Declaration or Master Deed which shall be responsible for the administration and management of the property, including but not limited to the conduct of all activities of common interest to the Owners. The Association may be an entity recognized by the laws of New Jersey, including, but not limited to, a business corporation or a nonprofit corporation.
- C. The terms "Owner" or "Unit Owner" means the owner or owners of a unit, his family members, guests, tenants, employees and invitees, unless the context expressly indicates otherwise.
- D. "Act" means any applicable statutory enactment or rule or regulation promulgated thereunder.
- E. "Governing Documents" means the Declaration of Covenants, Easements and Restriction, Articles of Incorporation, By-Laws, Rules and Regulation and Book of Resolutions, collectively, as from time to time amended.

II. PURPOSE

The Judiciary Committee shall consist of three members appointed by the Board, each to serve for a term of one year, in order to assure that the Owners comply with the obligations imposed upon them by the Governing Documents as the same may be from time to time amended and to provide an alternative dispute resolution format.

III. POWERS:

The Judiciary Committee shall regulate the external design, appearance, use and maintenance of the common elements in accordance with standards and guidelines contained in the Declaration or By-Laws or otherwise adopted by the Board and to investigate and hear disputes regarding any Owner's violation of the Governing Documents. The Judiciary Committee shall have the power to issue a cease and desist request to a unit owner, his guests, or invitees, or lessees whose actions are inconsistent with the provisions of the Governing Documents pursuant to the intents, provisions and qualifications thereof when requested to do so by an Owner or the Board.

IV. AUTHORITY

The Judiciary Committee shall have such additional duties, power and authority as the Board may from time to time provide by resolution, including the power to suspend rights, fine or institute penalties pursuant to the Governing Documents or Board resolution. The Board may relieve the Judiciary Committee of any

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of its duties, powers and authority either generally or on a case by case basis by vote of majority of its full authorized membership thereof. The Judiciary Committee shall carry out its duties and exercise its powers and authority in the manner provided for in the Rules and Regulations or by the resolution of the Board. Notwithstanding the foregoing, no action may be taken by the Judiciary Committee without giving notice and affording the Owner the opportunity to be heard, with or without counsel, with respect to the violation(s) asserted.

V. VACANCY

In the event that a vacancy occurs on the Judiciary Committee, the Board shall appoint a replacement member to serve for the remainder of the unexpired term of the vacated member.

VI. MISCELLANEOUS:

A. The intent of this resolution is to provide an alternative means for resolving housing related issues in compliance with P.L. 1995, Chapter, 313.

B. No member of the Board of Trustees and no officer of the Board or Association may serve as a member of the Judiciary Committee.

Adopted at a regular meeting of the Board of Trustees of the

Rolling Hills Condominium Association, Inc. on May 13,
1996.

Joseph Molon D-2150-323
JOSEPH MOLON, President

Attest:

John Mateychick
JOHN MATEYCHICK Secretary

STATE OF NEW JERSEY)
COUNTY OF SUSSEX) SS:

I CERTIFY that on May 13, 1996, 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 Joseph Molon 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 May 13, 1996.

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

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

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DEED BOOK AND PAGE REFERENCES

WHEREAS, 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. 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 JUN 12 PM 12:50
HELEN B. KAUFMAN
SUSSEX COUNTY CLERK
NEWTON, N.J.