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ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.
RESOLUTION NO. 4-14-14
RELATING TO THE IMPOSITION OF SPECIAL ASSESSMENT

WHEREAS, this Resolution is made this 4th day of April, 2014, by **ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.**, a New Jersey non-profit corporation, located in the Township of Andover, County of Sussex, and State of New Jersey.

WHEREAS, by the Master Deed dated December 15, 1982 and recorded May 31, 1983, in the Office of Sussex County Clerk in Deed Book 1114, Page 109, et seq.; said Master Deed was re-recorded on December 20, 1983, in Deed Book 1155, Page 201, and as amended, the condominium has been established upon certain lands 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.; and

WHEREAS, the Board of Directors believes it in the best interest of the Association to add this Resolution as an **Addendum to its Master Deed and By-Laws**; and

WHEREAS, Section 46:8B-13d of the Condominium Act of New Jersey provides that the By-Laws of an Association may provide a method for the “enforcement of reasonable administrative rules and regulations relating to the operation, use, maintenance and enjoyment of the Units and of the common elements including limited common elements”; and

WHEREAS, the Governing Documents empower the Board with all 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 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, Article V, Section 10 of the By-Laws provides that the Board has the power to “adjust or increase the amount of any annual assessment. . . and to levy and collect in addition thereto, special assessments in such amounts as the Board may deem proper. . .” and

WHEREAS, the beginning of 2014 saw an extraordinary amount of snow fall causing the budget for snow removal costs to be far in excess of the budgeted amount through the end of March, 2014 and which will result in a budget shortfall of \$68,244.00; and

WHEREAS, the Board of Directors recognizes the need to charge a special assessment to cover the costs associated with the increased snow expenses through March, 2014.

NOW, THEREFORE BE IT RESOLVED THAT, the Board of Directors hereby resolves that the budgetary shortfall caused by the excessive snow removal costs shall be collected from the Members as follows:

1. Each unit shall be assessed \$282.00 to fund a portion of the budget shortfall due to increased snow removal costs through March, 2014. The Unit Owners of record as of February 1, 2014, shall be responsible for this payment.
2. The above Special Assessment shall be due on or before July 1, 2014. However, each Unit Owner may pay the Special Assessment in six (6) equal monthly installments of \$47.00, due on July 1, 2014, August 1, 2014, September 1, 2014, October 1, 2014, November 1, 2014 and December 1, 2014. The Special Assessment is in addition to the regular monthly assessment.

CERTIFICATION

I hereby certify that the foregoing was duly adopted at a regular meeting of the Board of Directors of **ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.**, held on April 14, 2014.

ATTEST:

**ROLLING HILLS CONDOMINIUM
ASSOCIATION, INC**

, Secretary

, President

STATE OF NEW JERSEY)
COUNTY OF SUSSEX) ss.:

BE IT REMEMBERED, that on this _____ day of _____, 2014, before me, the subscriber, an Attorney at Law or Notary Public of the State of New Jersey, personally appeared _____, who being by me duly sworn on his/her oath, deposes and makes proof to my satisfaction, that he/she is the _____ of the Corporation named in the within instrument; that _____ is the _____ of said Association; that the execution as well as the making of this Instrument, has been duly authorized by a proper resolution of the governing board of the said Corporation; and that said Instrument was signed and delivered by the aforementioned Board Members as and for the voluntary act and deed of said Corporation, in the presence of deponent, who thereupon subscribed his/her name thereto as attesting witness.

Sworn to and Subscribed before me,
the date aforesaid.

Notary Public of the State of New Jersey