

95-63588

ROLLING HILLS CONDOMINIUM ASSOCIATION
ADMINISTRATIVE RESOLUTION NO. 95-1
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

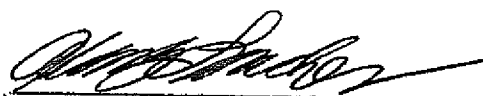
WHEREAS, the Governing Documents authorize the Board in administering the affairs of the Association to determine rules and regulations covering the use and occupancy of the development; and

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

Prepared by:


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

Board.

NOW, THEREFORE, BE IT RESOLVED THAT, a Judiciary Committee be 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. Any action, ruling or decision of the Judiciary Committee may be appealed to the Board by any party deemed by the Board to have standing as an aggrieved party and a vote of the majority of full authorized membership of the Board may modify or reverse any such action, ruling or decision.

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 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.

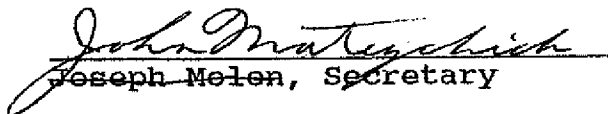
VI. EFFECTIVE DATE:

At the present time, the Board of Trustees performs the duties of this Committee and shall continue to do so until such time as there is sufficient unit owner participation that the Board may, in its own discretion, staff the Judiciary Committee.

Adopted at a regular meeting of the Board of Trustees of the Rolling Hills Condominium Association, Inc.


Michael Beller, President

Attest:


Joseph Melen, Secretary

Dated: 2/13/95

0-2065-006

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 officer 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 Esq.
NOTARY PUBLIC

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

HELEN S. ACKERMAN
SUSSEX COUNTY CLERK
OFFICE NEWTON, N.J.

95 MAR 27 AM 11:14

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95 MAR -3 AM 9:54
HELEN S. ACKERMAN
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