

95-79302

Prepared by:

Alan Y. Lowcher
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Attorney at Law of New Jersey

19-
2000

**ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.
AMENDMENT TO ADMINISTRATION RESOLUTION No. 91-1
(COLLECTION OF DELINQUENT ASSESSMENTS)
ADMINISTRATIVE RESOLUTION 95-4
ACCELERATION OF DELINQUENT ASSESSMENTS**

WHEREAS, the Governing Documents create an assessment obligation of all Owners and charge the Board with the assessment and collection of such assessment; and

WHEREAS, paragraph 14 of the Declaration of Restrictive and Protective Covenants and Agreements and Easement Grants provides that the Association has the right to pursue any remedy available at law or equity to collect unpaid assessments, charges or expenses; and

WHEREAS, Article IV, Section 3 and Section 5 of the Bylaws requires each member of the Association to pay their share of these assessments, charge or expenses; and provides that the Association has the right to pursue any remedy available at law or equity to collect unpaid assessments, charges or expenses; and

WHEREAS, in order to avoid a multiplicity or collection lawsuits to collect unpaid assessments, charge or expenses from members who are habitually in arrears;

IT IS THEREFORE RESOLVED THAT, the Administration Resolution No. 91-1 (Collection of Delinquent Assessments) should be amended to include the following language: under paragraph II and should be designated as subparagraph 2. If a Unit Owner shall be in default in the payment of an installment upon a Common Expense assessment, the Board may accelerate the remaining installments of

the assessment upon notice to the Unit Owner, and the then unpaid balance of the Common Expense assessment shall come due upon the date stated in the notice, but not less than five (5) days after delivery of the notice to the unit owner, or not less than ten (10) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur. If such default shall continue for a period of thirty (30) days, then the Board may (i) accelerate the remaining installments of the assessment; (ii) file a lien for such accelerated assessment as permitted by the Condominium Act; (iii) pursue any remedy available under law including the Association's governing documents and resolutions, and (iv) notify the mortgagee of the unit affected by such default.

AND IT IS FURTHER RESOLVED THAT, Administration Resolution 91-1 remains in full force and effect as initially adopted except as specifically amended by this resolution.

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 11/13/95, 1995.

Dated: November 13, 1995



Michael Bellerio, President

Attest:



John Mateychick, Secretary

BY: Michael Beller
Michael Beller, President

Attest:

John Mateychick
John Mateychick, Secretary

STATE OF NEW JERSEY)
COUNTY OF SUSSEX) SS:

I CERTIFY that on November 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 November 13, 1995.

Alan Y. Lowcher
~~NOTARY PUBLIC~~ ALAN Y. LOWCHER, Esq.
An Attorney at Law of New Jersey

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

NEWTON, N.J.
SUSSEX COUNTY CLERK
JEROME BERGMAN

95 NOV 20 PM 12:35

RECORDED & INDEXED

JEROME BERGMAN
SUSSEX COUNTY CLERK
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95 NOV 20 AM 11:17

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