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ROLLING HILLS CONDOMINIUM OWNERS ASSOCIATION

POLICY RESOLUTION NUMBER 96-4

LIABILITY FOR FINES, PENALTIES AND OTHER CHARGES

WHEREAS, Article V, Section I of the By-Laws states that "the affairs of the Association shall be governed by the 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, Article V, Section 11 of the By-Laws require each member to comply strictly with the By-Laws and the administrative rules and regulations adopted pursuant thereto as either ; and

WHEREAS, Article V, Section 10, paragraph O of the By-Laws expressly authorize the Board of Trustees to make and enforce compliance with such Rules and Regulations relative to

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HELEN C. ACHERMAN
SUSSEX COUNTY CLERK
MILFORD, N.J.

operation, use and occupancy of the dwelling units, common elements and Association facilities, as the same may be amended lawfully from time to time; and,

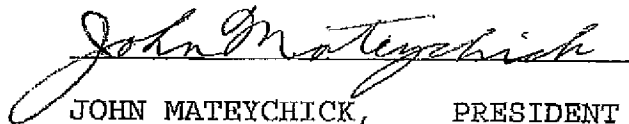
WHEREAS, Section 14 of the Condominium Act was amended to authorize community associations to impose reasonable fines, up to a maximum of \$500.00 per violation and \$5,000.00 for continuing violations;

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

1. The fine for violations of the governing documents and rules and regulations shall be \$25.00 for each violation, up to a maximum of \$5,000.00 for continuing violations. Each day the conduct continues shall constitute a separate violation.

2. In addition to imposing fines, the Association may suspend or otherwise restrict access to and use of the condominium association's recreational facilities for so long as the conduct complained of shall continue.

3. The effective date of this resolution is October 31, 1996.


JOHN MATEYCHICK, PRESIDENT

ATTEST:


MICHAEL BELLERO, SECRETARY

STATE OF NEW JERSEY)
COUNTY OF SUSSEX) SS:

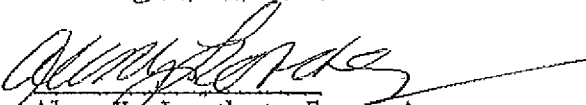
I CERTIFY that on December 9, 1996, Michael Bellerio personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (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 John Mateychick 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.



Michael Bellerio, Secretary

Signed and sworn to before
me on December 9, 1996.



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

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 [REDACTED] said Master Deed was re-recorded dated December 20, 1983 in Deed Book [REDACTED] 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 [REDACTED]. 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.