

Return to: Law Offices of Arnold J. Calabrese
A Professional Corporation
25B Hanover Road, Suite 120
Florham Park, NJ 07932

**ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.
AMENDED RESOLUTION NO.
REGARDING REPLACEMENT OF FRONT DOORS AND STORM DOORS**

WHEREAS, this Resolution is made this 9th day of December, 2013, 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 Trustees 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, 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 may 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, Paragraph B. 2. to the Master Deed and Declaration of Restrictive and Protective Covenants provides that the doors, including the glass contained therein, appurtenant to the Unit, are the part of the Unit and Article IV, Section 1 of the By-Laws, provides that it is the responsibility of the Unit Owner to perform all "maintenance and repair work with respect to the portion of each unit owned by him which does not comprise the common elements"; and

WHEREAS, the Board believes it in the best interest of the Association to establish guidelines for the installation and/or replacement of the front doors to the Units, for those Unit Owners who wish to replace their existing door(s) and/or install a new door, for the Units; and

WHEREAS, this Resolution supercedes and voids all prior resolutions, whether administrative, special, general or policy which may have been adopted regarding replacement of front doors.

NOW, THEREFORE, BE IT RESOLVED THAT the following Resolution be adopted to provide guidelines for the replacement and installation of front doors with all prior

door resolutions including Resolution No. 081213 replaced by this Resolution:

DOOR INSTALLATION AND REPLACEMENT GUIDELINES

1. At the Unit Owner's sole cost and expense, front doors, may be installed or replaced with a door subject to Board approval. The Board has pre-approved for the Mission Point Collection by Feather River Express Fiberglass Doors, which are special order doors as detailed in Schedule A, consisting of three (3) pages, or if not available, an alternative as approved by the Board. The door selection (either door without sidelights, door with one (1) sidelight or door with two (2) sidelights) must be the same as the existing door for that Unit.

Storm/screen doors must be Anderson brand full view Series 2500 and 2000 or a similar door as approved by the Board. The unit numbers must be brass and same font as presently in place in the Community, i.e. 3 1/2 inches wide by 4 1/4 inches tall. The unit numbers must be displayed 16 inches below the center of the window and installed straight across (not "up and down" or "on a slant") and must be 2 inches apart.

The Association in no way endorses the use of the doors which are referenced in this Resolution and/or Schedule "A" attached, or any contractor, nor does it warrant the door, or any work performed to install same. The Board merely approves the Unit Owners use of these doors, if the Unit Owner so chooses. It is the Unit Owner's responsibility and obligation to check into the quality of the door and the installer of his/her choosing.

3. The color of all front doors and the storm/screen door must be Benjamin Moore - Branchport Brown HC-72 or a similar color as approved by the Board.
4. Residents must contact the Association in writing if they are going to replace or install doors, per the above guidelines and fill out a property modification form available, from Management which shall be in the initial form as set forth in Schedule "B".
5. The Unit Owners are free to use any contractor they desire to install the doors. However, the unit owner must provide a copy of Contractor's certificate of insurance to the Association showing adequate coverage to cover any damages they may cause as a result of their services, prior to work commencing.
6. Should the Unit Owner, or his Contractor, cause damage to the Limited Common or Common Elements, in connection with his replacement/installation of a door that Unit Owner shall be responsible for any and all damage done to those Common Elements.
7. Upon notification by the Board of Trustees, that the Board intends to paint or otherwise maintain the door of the Unit(s), due to the unit owner's failure to maintain same, should

the Board so decide, the unit owner(s) shall allow access to the door to allow such necessary repair/maintenance, with all costs to maintain said door to be borne by the unit owner and may be assessed as a lien on the unit.

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 _____, 2013.

ATTEST:

**ROLLING HILLS CONDOMINIUM
ASSOCIATION, INC**

_____, Secretary

_____, President

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

BE IT REMEMBERED, that on this _____ day of _____, 2013, 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

SCHEDULE "A"

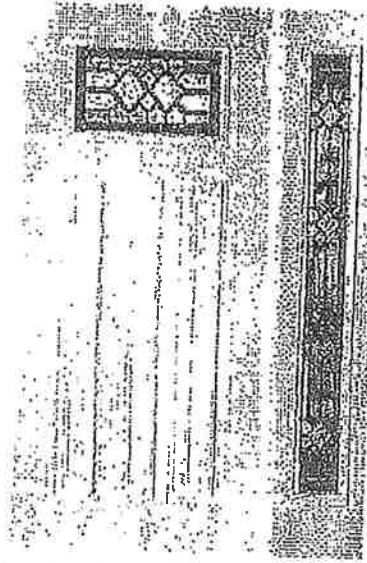


Home Depot- Special Order- Feather River Door Express Entry Door - Mission Pointe Craftsman Rectangle Fiberglass Door

#Door Width: 32", 36"

- Door Height: 6'8"
- Glass Privacy Rating: 8
- Available Caming: Zinc
- Available Finishes: Smooth White - Ready to Paint
- Pre-Paint Option: No

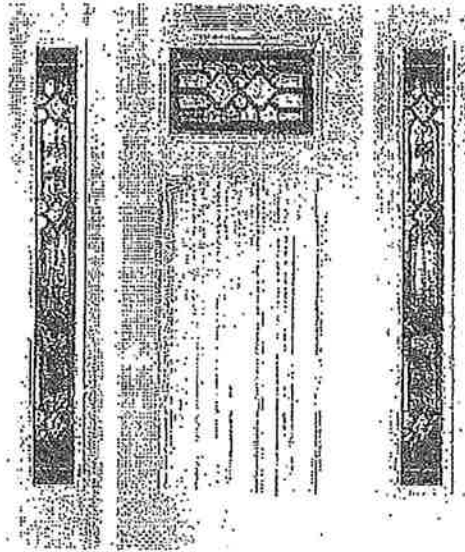
- Prehung Durable Fiberglass Door.
- Safety Tempered Glass with Elegant & Classic Designs.
- Energy Efficient.
- Limited Lifetime Warranty.
- Left or Right Hand Inswing.
- 4-9/16" Primed Jamb.
- Double Bore.
- Brickmold.
- All doors with sidelites will be continuous head & sill system.



**Home Depot- Special Order- Feather River Door Express Entry Door -
Mission Pointe Craftsman Rectangle Fiberglass Door w/ One Sidelite**

- Door Width: 36"
- Door Height: 6'8"
- Sidelite Width: 12", 14"
- Sidelite Height: 6'8"
- Glass Privacy Rating: 8
- Available Caming: Zinc
- Available Finishes: Smooth White - Ready to Paint
- Pre-Paint Option: No

- Prehung Durable Fiberglass Door.
- Safety Tempered Glass with Elegant & Classic Designs.
- Energy Efficient.
- Limited Lifetime Warranty.
- Left or Right Hand Inswing.
- 4-9/16" Primed Jamb.
- Double Bore.
- Brickmold.
- All doors with sidelites will be continuous head & sill system.



**Home Depot- Special Order- Feather River Door Express Entry Door -
Mission Pointe Craftsman Rectangle Fiberglass Door w/ Two Sidelites**

- Door Width: 36"
- Door Height: 6'8"
- Sidelite Width: 12", 14"
- Sidelite Height: 6'8"
- Glass Privacy Rating: 8
- Available Gaming: Zinc
- Available Finishes: Smooth White - Ready to Paint
- Pre-Paint Option: No

- Prehung Durable Fiberglass Door.
- Safety Tempered Glass with Elegant & Classic Designs.
- Energy Efficient.
- Limited Lifetime Warranty.
- Left or Right Hand Inswing.
- 4-9/16" Primed Jamb.
- Double Bore.
- Brickmold.
- All doors with sidelites will be continuous head & sill system