

Morris County Recording Cover Sheet



Honorable Ann F. Grossi, Esq.
Morris County Clerk



MORRIS COUNTY, NEW JERSEY
ANN F. GROSSI, COUNTY CLERK
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Date of Document:
August 8, 2019

Type of Document:
Amendment to Master Deed

First Party Name:
Morristown Square Condominium Assoc., Inc.

Second Party Name:
MORRISTOWN SQUARE CONDOMINIUM ASSN. INC.

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

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WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

Prepared By: Carole R
Caroline Record, Esq.

MORRISTOWN SQUARE CONDOMINIUM ASSOCIATION, INC.
(the "Association")

**RESOLUTION REGARDING FIRE SUPPRESSION SYSTEM
AND DRYER VENT INSPECTIONS**

P R E A M B L E

A. The Master Deed of the Morristown Square Condominium Association (the "Master Deed") dated January 9, 2013 was recorded in the Morris County Clerk's Office on January 9, 2013 in Deed Book 2222, Page 1591, et seq. The By-Laws of the Association (the "By-Laws") were recorded as Exhibit "E" to the Master Deed.

B. Article VI, Section 6.1(F) of the By-Laws of the Association sets forth that the Board of Trustees of the Association (the "Board") is responsible to secure full performance by Members of all items of maintenance for which they are responsible.

C. Article 4, Section 4.2 of the Master Deed provides that the fire suppression systems and clothes dryers are part of the Unit.

D. The maintenance and repair responsibility for fire suppression system and clothes dryers is imposed upon the Unit Owners, as part of the Unit, according to Article 8, Section 8.16(a) of the Master Deed.

E. It is in the best interest of the Unit Owners, as well as the entire Community, that fire suppression systems and clothes dryer vents be inspected and cleaned, if necessary, on a regular basis.

F. The Board has determined that the following rules and regulations concerning the maintenance and cleaning of fire suppression systems and clothes dryer vents within the Units are in the best interest of the members of the Association and are in furtherance of the Board's powers and duties to minimize the possibility of fires, protect the health, safety and general welfare of the Unit Owners and residents of the Association, and are necessary and proper to promote the common health, safety, enjoyment and welfare of the Unit Owners.

G. This Resolution was duly introduced and thereafter adopted at a regular scheduled meeting of the Board, at which a quorum was present, by a majority vote of the members of the Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED on this 8 day of August, 2019, that the Board hereby adopts the following rules, regulations and requirements to enhance the safety of the members and residents of the Community from fire hazards and for the general welfare of the members and residents of the Community.

(a) The Unit Owner(s) of each Unit in the Community shall be required to have the fire suppression system inspected and maintained by August 1 of each year, commencing on August 1, 2019.

(b) The Unit Owner of each Unit in the Community shall be required to have the clothes dryer vent inspected and cleaned by August 1 of alternating years commencing August 1, 2020.

(c) All inspections and cleaning must be performed from within the unit. If access to the roof is necessary any damage to the roof or exterior of the Unit shall be the responsibility of the Unit Owner to address.

(d) The fire suppression systems and clothes dryer vent shall be inspected by a qualified inspector.

(e) If the fire suppression systems and/or clothes dryer vent requires maintenance/repairs/cleaning, such work shall occur prior to August 1 of that year, and a receipt shall be submitted to the Association by that date.

(f) Enforcement of the rules, regulations and requirements set forth in this Resolution shall occur in accordance with the procedures established by the Association with regard to the enforcement of rules and regulations generally.

(g) **Unit Owners who fail to comply with this Resolution on or before the completion deadline will be subject to enforcement proceedings and may be fined in accordance with Article 9, Section 9.4 of the Master Deed in the amount of \$50.00 initially, and up to \$10.00 per day, until a certificate of inspection or cleaning receipt is provided to the Association without further notice, unless the Unit Owner requests a hearing. The fine shall be collected in the same manner as provided for in the governing documents for the collection of delinquent assessments.**


(h) If a Unit Owner fails to inspect/clean his or her fire suppression systems and/or clothes dryer vent as required by this Resolution, the Association may, but is not obligated to, inspect/clean a Unit Owner's fire suppression system and/or clothes dryer vent and charge the costs to the Unit Owner. Any costs incurred by the Association in connection with the enforcement of the terms of this Resolution shall be collectible against a Unit Owner in the same manner as a common expense assessment. Further, the Unit Owner will be prohibited from using any recreational facilities while any monies are owed to the Association.

NOTICE AND RECORDING. The Association's Managing Agent is authorized and directed to prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Resolution, to all Unit Owners. The Association also authorizes and directs its legal counsel to arrange for recordation of a copy of this Resolution with the Morris County Clerk's Office in order to establish the recording of this Resolution in the chain of title. The Morris County Clerk is authorized and requested to annotate the Master Deed (for example, by reference in the margin) to reference the recording of this Resolution.

ATTEST:


LISA VENTOLA, Secretary

MORRISTOWN SQUARE
CONDOMINIUM ASSOCIATION, INC.

By: 
SCOTT KAMLER, President

