



Joanne Rajoppi, Union County Clerk
 Union County, New Jersey
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Deed-1
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Official Use Only

Date of Document September 7, 2019	Type of Document <i>Resolution</i>
First Party Name The Highlands at Berkeley Heights Condominium Association, Inc.	Second Party Name
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block	Lot
Municipality	Consideration
Mailing Address of Grantee	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

Original Book	Original Page
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UNION COUNTY, NEW JERSEY RECORDING DATA PAGE

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 Forms available at clerk.ucnj.org

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Prepared By: Caroline Record
Caroline Record, Esq.

**THE HIGHLANDS at BERKELEY HEIGHTS CONDOMINIUM ASSOCIATION, INC.
(the "Association")**

RESOLUTION REGARDING DRYER VENT INSPECTIONS

P R E A M B L E

A. The Master Deed of The Highlands at Berkeley Heights Condominium Association (the "Master Deed") was recorded in the Union County Clerk's Office on January 20, 1993 in Deed Book 3920, Page 60, et seq. The By-Laws of the Association (the "By-Laws") were recorded as Exhibit "E" to the Master Deed.

B. Article V, Section 5.01(f) of the By-Laws of the Association sets forth that the Board of Directors of the Association (the "Board") is responsible to secure full performance by Members of all items of maintenance for which they are responsible.

C. Section 4.02 of the Master Deed provides that clothes dryers are part of the Unit.

D. The maintenance and repair responsibility for clothes dryers is imposed upon the Unit Owners, as part of the Unit, according to Section 8.01 of the Master Deed.

E. It is in the best interest of the Unit Owners, as well as the entire Community, that 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 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 Directors.

NOW, THEREFORE, BE IT RESOLVED on this 3rd day of September, 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.

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UNION COUNTY CLERK

(a) 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, 2021.

(b) 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.

(c) The clothes dryer vent shall be inspected by a qualified inspector.

(d) If the 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.

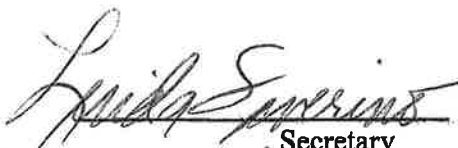
(e) Enforcement of the rules, regulations and requirements set forth in this Resolution shall occur in accordance with the procedures established by the Association with regard to the enforcement of rules and regulations generally.

(f) 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 XI, Section 11.02 of the By-Laws in the amount of \$25.00 initially, and up to \$25.00 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.


(g) If a Unit Owner fails to inspect/clean his or her clothes dryer vent as required by this Resolution, the Association may, but is not obligated to, inspect/clean a Unit Owner's 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 Union County Clerk's Office in order to establish the recording of this Resolution in the chain of title. The Union 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:


Linda Saverino, Secretary

**THE HIGHLANDS at BERKELEY HEIGHTS
CONDOMINIUM ASSOCIATION, INC.**

By: 
Susan Bull, President

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