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KENNETH R. SAUTER
AN ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY

Record and Return to:
Kenneth R. Sauter, Esq.
Hill Wallack LLP
60 Washington Street, Suite 1050
Morristown, NJ 07960

BOOK # _____
PAGE # _____
OF PAGES _____

EDISON GLEN CONDOMINIUM ASSOCIATION, INC. (the "Association")

AMENDED RESOLUTION REGARDING LEASING ADMINISTRATIVE CHARGES

PREAMBLE

A. The Master Deed of the Edison Glen Condominium Association, Inc. (the "Master Deed") and the Bylaws were re-recorded in the Office of the Clerk of Middlesex County on March 31, 1987 in Book 3605 at Page 052, et seq. (The Master Deed and Bylaws, as the same may have been lawfully amended, may be hereinafter collectively referred to as the "Governing Documents".)

B. Pursuant to Article IV, Section I 0, paragraph L of the Bylaws, the Board is empowered to promulgate, adopt, amend and publish rules and regulations covering the details of the operation and use of the Units and Common Elements.

C. The Governing Documents provide that each owner or occupant of a Unit shall comply with, and shall assume ownership or occupancy subject to the provisions of the Governing Documents. Unit Owners, therefore, hold title subject to all provisions of the Governing Documents (including subsequent adopted rules and regulations).

D. Responsibility concerning, generally, the management and administration of the Edison Glen Condominium development (the "Community") is determined pursuant to the Governing Documents. Pursuant to a Resolution dated November 17, 2010 and captioned "Resolution Regarding Leasing of Units and Administrative Charges (Revises Resolution Number 1-99" (the "2010 Resolution"), the Board adopted certain rules, regulations and restrictions regarding leasing of units within the Community and now wishes to revise and/or clarify the 2010 Resolution.

E. Except as expressly provided herein, the Governing Documents and any rules and regulations previously adopted by the Association shall not be otherwise amended and shall remain in full force and effect.

F. The Board has deemed it necessary and appropriate, and in the best interest of the Unit Owners and residents to adopt this Resolution regarding leasing of units.

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

NOW, THEREFORE, be it resolved on this 6 day of JANUARY, 2016 that the Board hereby establishes and adopts the following rules and regulations regarding parking restrictions.

1. Section 2.3 of the 2010 Resolution is modified to reflect that the fee shall be \$300.00.

2. Except as otherwise expressly set forth in this Resolution, the 2010 Resolution remains in full force and effect.

3. **Notice and Recording.** This Resolution shall be effective as of FEBRUARY 1, 2016. The Association's attorney is authorized and directed to record this Resolution in the Middlesex County Clerk's office. The Middlesex County Clerk is also authorized, requested and directed to note, in the margin (and/or such other appropriate place) on the Master Deed Reference to this Resolution (and to any other amendment or Resolution pertaining thereto) which has been adopted in accordance with the terms of the Governing Documents.

ATTEST:

Edward Wheel
Edward Wheel, Secretary TRUSTEE

EDISON GLEN CONDOMINIUM
ASSOCIATION, INC.

By: Udel Degazon
UDEL DEGAZON, President

STATE OF NEW JERSEY)
COUNTY OF MIDDLESEX) SS.:

On the 6 day of JANUARY, 2016 before me personally came UDEL DEGAZON to me known, who, being by me duly sworn, did depose and say that he/she is the **PRESIDENT** of **EDISON GLEN CONDOMINIUM ASSOCIATION, INC.**, the corporation described in and which executed the above instrument, and that he/she signed his/her name thereto by authority of the Board of said corporation.

Guadalupe Patino

I

Guadalupe Patino
Notary Public of New Jersey
My Commission Expires:
October 7, 2019

EDISON GLEN CONDOMINIUM ASSOCIATION, INC.
(the "Association")

**RESOLUTION REGARDING LEASING OF UNITS
AND ADMINISTRATIVE CHARGES**
(Revises Resolution Number 1-99)

P R E A M B L E

A. The Master Deed of the Edison Glen Condominium Association, Inc. (the "**Master Deed**") and the Association's Bylaws (the "**Bylaws**") were re-recorded in the Office of the Clerk of Middlesex County on March 31, 1987 in Book 3605 at Page 052, et seq. (The Master Deed and Bylaws, as the same may have been lawfully amended, may be hereinafter collectively referred to as the "**Governing Documents**.")

B. Pursuant to Article IV, Section 10, paragraph L of the Bylaws, the Board is empowered to promulgate, adopt, amend and publish rules and regulations covering the details of the operation and use of the Units and Common Elements.

C. The Governing Documents provide that each owner or occupant of a Unit shall comply with, and shall assume ownership or occupancy subject to the provisions of the Governing Documents. Unit Owners, therefore, hold title subject to all provisions of the Governing Documents (including subsequent adopted rules and regulations).

D. Except as expressly provided herein, the Governing Documents and any rules and regulations previously adopted by the Association shall not be otherwise amended and shall remain in full force and effect.

E. The Board has deemed it necessary and appropriate, and in the best interest of the Unit Owners, to ratify, confirm, establish, and more clearly set forth certain matters and provisions regarding the leasing of Units within the Edison Glen condominium development (the "**Community**").

F. On October 25, 1999, the Board adopted Resolution Number 1-99 regarding the leasing of Units within the Community (the "**Original Resolution**"), which Original Resolution may not have been recorded in the Office of the Middlesex County Clerk. In order to document in the chain of title, confirm and supplement the procedures regarding leasing of Units within the Community, this resolution is being recorded and a copy of the Original Resolution has been attached in its entirety.

G. This Resolution was duly introduced and thereafter adopted pursuant to the terms and conditions of the Bylaws.

NOW, THEREFORE, BE IT RESOLVED, on the ___ day of _____, 2011, as follows:

1. In the event any term or provision of this Resolution contradicts the terms and provisions of the Master Deed or Bylaws, the terms and provisions of the Master Deed or Bylaws shall control. In the event any term or provision of this Resolution contradicts the terms and provisions of any prior resolution, this Resolution shall control. This Resolution shall, however, be construed to afford the greatest amount of power, authority, latitude, and discretion to the Board, provided same does not violate the Master Deed, the Bylaws, or applicable laws. This Resolution is intended to supplement the Governing Documents and the Original Resolution and is not intended to replace the provisions, terms, or conditions set forth in the Governing Documents or in the Original Resolution.

2. Supplemental Requirements Regarding Leasing of Units and Assignments of Leases.

2.1. Each Unit Owner which leases a Unit shall be required to provide a true and complete copy of the fully executed lease regarding the Unit and such copy shall be provided to the Board, through its designated management agent, within seven (7) days following the complete execution of the Lease and, in any event, prior to the commencement date pursuant to the lease.

2.2 It shall be the affirmative obligation of the Unit Owner to advise the tenant of the tenant's obligations with respect to the Association and the occupancy of the Unit. This shall include, by way of example, an obligation on the part of the Unit Owner to provide a copy of any rules, regulations, and restrictions with respect to the Unit. In addition, the lease shall specifically and clearly state that the tenant confirms that the tenant shall abide by the terms and conditions of the Master Deed, the Bylaws, and any rules or regulations of the Association and, further, that the failure to abide by the Master Deed, Bylaws, or rules and regulations of the Association shall deemed to be a default under the lease.

2.3. Simultaneous with the submission of the copy of the lease pursuant to paragraph 2 above, the Unit Owner shall also remit a fee in the amount of \$150.00. This fee shall also apply and be imposed and collected in for each assignment of a lease. Subleases are not permitted, but if undertaken, shall result in the imposition of an addition \$150.00 for each such sublet. This fee is subject to change from time to time by the Board without the necessity of amending or re-recording this Resolution. This fee is intended to cover the Association's costs in connection with the administration, record keeping, and bookkeeping resulting from the change in occupancy. This fee shall also cover the photocopying costs incurred by the Association in connection with providing copies of the appurtenant restrictions, rules and regulations concerning the use and occupancy of the Unit.

2.4. The Association shall maintain a record keeping system which shall provide for registration of occupants of Units under the Leases.

2.5. No lease may be assigned unless the owner (landlord), assignor (sublandlord), and assignee (subtenant) comply with the provisions of this Resolution, including the remittance of the administrative fee.


2.6. Failure to comply with any of the terms or conditions of this Resolution shall be deemed a violation of the Association's Governing Documents and shall be enforceable in the same manner as any other violation, including but not limited to the imposition of fines for noncompliance.

3. **Notice and Recording.** This Resolution shall be effective as of the 25th day of April, 2011. The Association's attorney is authorized and directed to record this Resolution in the Middlesex County Clerk's Office. The Middlesex County Clerk is also authorized, requested, and directed to note, in the margin (and/or such other appropriate place) on the Master Deed reference to this Resolution (and to any other amendment or resolution pertaining thereto) which has been adopted in accordance with the terms of the Governing Documents.

4. **Distribution to Members.** A copy or outline of this Resolution shall be provided to all Unit Owners (via inclusion in the newsletter or otherwise). In addition, upon request, a copy of this Resolution shall be provided to all Unit Owners and shall be included or summarized in any new Unit Owner informational booklets or similar printed material. (However, failure to provide a copy or to include or summarize the information shall not void or otherwise diminish the enforceability of this Resolution.)

ATTEST:

By:


Print Name: Linda Stone
Secretary

EDISON GLEN
CONDOMINIUM ASSOCIATION, INC.

By:


Uder DeGazon, President

STATE OF NEW JERSEY : SS
COUNTY OF MIDDLESEX :

I CERTIFY that on April 25th, 2011, Udel DeGazon
personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of Edison Glen Condominium Association, Inc., a nonprofit corporation of the State of New Jersey, named in this document;
- (b) this person signed this document as attesting witness for the proper corporate officer who is UDEL DeGAZON, the President of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Trustees; and
- (d) this person signed this acknowledgment to attest to the truth of these facts.
- (e) this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board of Trustees, at which a quorum was present, by a majority vote of the members of the Board of Trustees eligible to vote on this matter.

Signed and sworn to before me
on April 25th, 2011

Kathleen Suzumura
My Commission Expires
4/3/2012

Linda Stone
Print Name: Linda Stone
Secretary

RESOLUTION 1-99 (the Original Resolution)

[To be attached prior to recording]