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**LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.
POLICY RESOLUTION NO. 07-03
REGARDING THE REPLACEMENT AND COSTS ASSOCIATED WITH
REPLACEMENT OF SKYLIGHTS**

WHEREAS, Article VI, Section 2 of the Longview at Montville Condominium Association, Inc.'s (the "Association") By-Laws (the "By-Laws") states that the Board of Trustees (the "Board") "shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things except as by law or by the Master Deed or by these By-Laws, may not be delegated to the Board of Trustees by Unit Owners";

WHEREAS, Article VI, Section 2 of the By-Laws states that the Association "shall discharge its powers in a manner that protects and furthers the health, safety and general welfare of the condominium residents";

WHEREAS, Section 24 of the Association's Master Deed (the "Master Deed") states that "each unit owner shall be responsible for, at his own expense, all of the maintenance, repairs and replacements within its Unit..."

WHEREAS, Section 4 of the Master Deed provides that windows, and therefore skylights, are a part of the unit;

WHEREAS, the roof and the skylights in the units are in need of repair;

WHEREAS, the Association has contracted with National Contractors Incorporated of 145 Fifth Street, Ewing, New Jersey 08638 ("Contractor") to perform both roof and skylight replacement;

WHEREAS, Contractor will warranty the new skylights for the length of the new roof, which will be approximately twenty (20) years;

WHEREAS, the Board deems it in the best interest of the Association that unit owners be

required to replace all skylights.

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures shall be adopted:

1. All skylights in all units will be replaced by Contractor.
2. The Association will pay for the initial costs for the replacement of the skylights.

Pursuant to Paragraph three (3), the Association will require all unit owners to reimburse the Association for the costs associated with the replacement of the skylights in their respective unit.

3. The costs will be \$221.00 for the smaller size skylights, \$225.00 for the mid-size skylights and \$265.00 for the larger size skylights.

4. Each owner shall pay back his or her share, which will depend on how many skylights are in his or her unit and what size each are, in six(6) equal installments, to be added to their monthly assessments beginning on OCT 1 8007.

5. The replacement(s) may cause the need for a small amount of interior finishing work which will be the sole responsibility of the homeowner to arrange and pay for.

6. Any monies due hereunder shall be collected by the Association in the same manner as Association assessments.

7. Any provision contained in any previously adopted Resolution of the Association, which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern.

8. Notwithstanding the above, the Association may exercise all rights and remedies available to it at law, in equity, in addition to those rights as set forth by the Master Deed, By-Laws, all amendments thereto, resolutions and/or the Rules and Regulations.

9. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.

[Signatures on next page]

LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.

Resolution Type: Policy No. 07-03

Pertaining To: The Replacement and Costs Associated with the Replacement of the Skylights

Duly adopted at a meeting of the Board of Directors of Longview at Montville Condominium

Association, held this 11th day of JUNE, 2007.

<u>Officer</u>	<u>Vote:</u>			
	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<u>ROB SIGNORILE</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>JIM WILEY</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>JIM TOMEROS</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>MIK KINIDA</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>MARION COSTANZO</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>RUTH HOCHMAN</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>SURESH RAJIA</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>GLORIA VITULANO</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest:

JRK

, Secretary

6/18/07

Date

File:

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY)

) ss:

COUNTY OF MORRIS)

On the 18th day of JUNE, 2007, Mr. James Tombros personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the foregoing document as the Secretary of Longview at Montville Condominium Association, Inc. (the "Corporation"), named in this document; and

(b) this document was signed and delivered by the Corporation as its voluntary act and deed by virtue of authority from its Board of Directors.



Notary

CAROLE POST PAVELCHAK
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 9/19/2008

Morris County Clerks Office, Joan Bramhall
Administration and Records Building
P.O. Box 315
Morristown, New Jersey 07963-0315
Phone: 973-285-6130
www.morriscountyclerk.com

DATE:07/11/2007
TIME:02:06:12 PM
RECEIPT:170224

CASH

ITEM -01 RESD 02:06:12 PM
FILE:2007062461 BK/PG:020864/1555
LONGVIEW AT MONTVILLE CONDOMINIUM
RECORDING FEE 70.00 70.00
Sub. Total 70.00

AMOUNT DUE: \$70.00
PAID CHECK: \$70.00
TOTAL PAID: \$70.00

Thank You!