

**LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.**  
**POLICY RESOLUTION NO. 07-05**  
**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

replace all skylights or be required to sign a hold harmless agreement provided by the Association which will be kept on file and which will require the owner to utilize Contractor to replace their skylights if owner decides in the next five (5) years for all aspects of the skylight replacement and at the cost charged by Contractor at that time to protect the integrity of the roof and the warranty regarding same.

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

1. If the owner opts to have their skylights replaced now, the Association will pay for the initial costs for the replacement of the skylights. Pursuant to Paragraph two (2), 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.

2. 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.

3. 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 JANUARY 1, 2008.

4. 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.

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

6. 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.

7. 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.

8. 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. 07-05

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 17<sup>th</sup> day of SEPTEMBER, 2007.

<u>Officer</u>	<u>Vote:</u>			
	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<u>ROB SIGNORILE</u> , Trustee	✓	—	—	—
<u>JIM WILEY</u> , Trustee	✓	—	—	—
<u>SURESH RATNA</u> , Trustee	✓	—	—	—
<u>MIKLOS KINOA</u> , Trustee	—	—	—	✓
<u>JIM TOMBROS</u> , Trustee	✓	—	—	✓
<u>RUTH HOCHMAN</u> , Trustee	—	—	—	✓
<u>MARION COSTANZO</u> Trustee	✓	—	—	—
<u>GLORIA VITULANO</u> Trustee	✓	—	—	—

Attest:

[Signature]  
Secretary

10/8/07  
Date

File:

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY )  
 ) ss:  
COUNTY OF MORRIS )

On the 8<sup>th</sup> day of OCTOBER, 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 it 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

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ITEM -01 RESD 01:47:18 PM  
FILE:2008018440 BK/PG:021036/0069  
LONGVIEW AT MONTVILLE CONDOMINIUM ASSN  
RECORDING FEE 70.00  
Sub. Total 70.00

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AMOUNT DUE: \$70.00  
PAID CHECK: \$70.00  
TOTAL PAID: \$70.00  
Thank You!