

The Law Offices of
JUDITH A. FALLAT
MEMBER NJ AND NY BAR



February 27, 2024

VIA EMAIL ONLY

Erin Cautero
Matrix Property Management Group, LLC
50C Main Street
Succasunna, NJ 07876

Re: Mountainview Manor Condominium Association, Inc., Amendment to Policy
Resolution Amending Rules and Regulations Prohibiting Washing Machines
and Dryers in Units.

Dear Erin:

Enclosed please find the amended Amendment to Policy Resolution to include the required dryer vent and submission form, for review by the Board. If same meets with their approval kindly have the Resolution executed in front of a Notary Public and return the original to my office for filing.

Very truly yours,

Judith A. Fallat

Judith A. Fallat

JAF/pwp
Encl.
File 7103

Prepared By: _____
Judith A. Fallat, Esq.

Master Deed Recorded October 29, 1986
Book 2897, Page 348

MOUNTAINVIEW MANOR CONDOMINIUM ASSOCIATION, INC.

AMENDMENT TO POLICY RESOLUTION

AMENDING RULES AND REGULATIONS PROHIBITING WASHING

MACHINES AND DRYERS IN UNITS

WHEREAS, by Resolution dated July 26, 2023 and recorded August 14 2023 in the Morris County Clerk's Office in Book 24640 Page 1586, Mountainview Manor Condominium Association, Inc. adopted a Policy Resolution Amending Rules and Regulations Prohibiting Washing Machines and Dryers in Units; and,

WHEREAS, the Association Board has determined that it is necessary to revise the terms of the Resolution to comply with municipal requirements.

NOW, THEREFORE, BE IT RESOLVED as follows:

Paragraph 7 of the Amendment to Policy Resolution Amending Rules and Regulations Prohibiting Washing Machines and Dryers in Units is deleted and replaced with the following:

7. Dryers must be properly vented by a licensed professional in accordance with all applicable state and municipal codes. Prior to work being done, Unit Owners must submit the application form attached hereto and receive approval from the Association. Dryers may not vent into a common area or exhaust through a Common Element, or exhaust through a window or door opening. Dryer vent must be vented using the indoor dryer vent kit, the Everbilt Model SKU 612 928 depicted in the attached hereto.

All other terms of the original Policy Resolution remain in full force and effect.

I hereby certify that the foregoing was duly adopted at a regular meeting of the Governing Board of the Mountainview Manor Condominium Association, Inc., held on November 28, 2023.

ATTEST:

**MOUNTAINVIEW MANOR
CONDOMINIUM ASSOCIATION, INC.**

, Secretary

, President

STATE OF NEW JERSEY)

)ss:

COUNTY OF MORRIS)

I CERTIFY THAT on _____, 2024, _____ personally came before me and this person acknowledged under oath, to my satisfaction, that:

- a) this person is the Secretary of the Mountainview Manor Condominium Association, Inc., the corporation named in the attached document;
- b) this person is the attesting witness to the signing of this document by the proper corporate officer who is _____, the President of the corporation;
- c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board Directors;
- d) this person signed this proof to attest to the truth of these facts.

A Notary Public of New Jersey

Record & Return to:
Judith A. Fallat, Esq.
92 Broadway, Suite 201
Denville, NJ 07834
(973) 586-2120



50C Main Street, Succasunna, NJ 07878
Phone: 908-852-0656

APPLICATION FOR MODIFICATIONS TO UNIT/LOT

UNIT OWNER: _____

UNIT ADDRESS: _____ Phone: _____

DATE OF APPLICATION: _____ Association: _____

I/We understand that pursuant to the Association's Governing Documents the grounds and structures within the Association are common or limited common elements. As such those elements are under the control of the Association's Board. Any changes or modifications to any unit or lot require the prior written consent of the Board of Trustees. I/We wish to undertake certain changes to my unit/lot as more specifically described herein and on the attached plans or drawings, and do hereby request that the Board consider my application for these changes.

I/We understand and agree that...

- any proposed modification shall substantially conform with the existing characteristics of the community to the extent possible.
- the Board may take up to forty-five (45) days to review my application.
- **NO WORK** may begin before I receive written approval from the Board.
- My contractor shall be licensed in the State of New Jersey as required and dictated by the work anticipated
- My contractor shall supply a copy of his current/valid State license
- My contractor shall provide a certificate of insurance naming me, the Association and Managing Agent as additional insured
- If I start modifications before receiving approval a **STOP WORK** order may be issued
- If the modifications implemented do not conform with the plans the Board may take action
- The action may require restoration of the property to its original appearance
- I/We may be fined for not complying with the plans or specifications as approved
- It is the unit owner's responsibility to check with the municipality to determine if permits are required
- I/We will obtain all permits and inspections as may be required by the municipality

I also understand and agree that certain permits, licenses or other governmental requirements may be necessary for my proposed changes and hereby agree and warrant that I shall obtain all necessary permits, licenses, inspections and approvals or fulfill any other requirement set forth by any Governmental agency.

By affixing my signature to this document, I hereby represent and affirm that no work contemplated to the unit will change the appearance of any portion of the exterior other than as specifically stated herein; and that nothing shall be done to the unit, lot or common or limited common elements which will impair the structural integrity of any building or which will structurally change a building. The proposed modifications will not include any additions, alterations or improvements that will affect the structure of the building in any way or impair any easement.

In order to have the Board consider your application please provide a detailed description of your intended change or modification. Also attach a diagram or plans to illustrate your request. For extensive projects (i.e. finished basement) please be sure to include a drawing for each department (building, electrical, plumbing, etc.). Any attachments become a part of the application.

**PLEASE NOTE THAT BOARD APPROVAL IS REQUIRED
PRIOR TO APPLYING FOR ANY MUNICIPAL PERMITS.**

Description of work:

Signature of homeowner(s): _____

Signature of homeowner(s): _____

- OTHER ITEMS THAT SHOULD BE SUBMITTED FOR PROMPT REVIEW:
• Plans depicting the proposed project, if appropriate
• Product brochures, including pictures, as available
• Copy of Contractor's NJ Contractor's license
• Certificate of insurance from contractor's insurance company

BOARD APPROVAL:

President _____ Date _____
V. Pres. _____ Date _____
Secretary _____ Date _____
Treasurer _____ Date _____
Member _____ Date _____

Approval/Denial letter sent: _____

If you have ANY questions or need ANY assistance in submitting your request please feel free to contact the Management Office at any time - 908-852-0656.

Thank you

INDOOR DRYER VENT KIT

Kit para ventilación de secadoras en interiores

SKU 612 928

EVERBILT

TRAPS LINT WHEN OUTDOOR
VENTING IS NOT POSSIBLE



INCLUDES HEAVY DUTY ALUMINUM FOIL DUCT

NOT FOR USE WITH GAS CLOTHES DRYERS



4 in x 5 ft Duct /Ducto de 10.2 cm x 1.5 m

9843 612 928



INSTRUCTIONS FOR USE

1. Use of mounting ring is optional. Attach mounting ring to a stud or directly to drywall using screws of correct length (not included).
2. Cut to the bottom of the reservoir with utility knife to center.
3. Slide one end of the ducting over the top collar of the reservoir and secure with adjustable clamp.
4. Slide other end of the ducting over dryer outlet and secure with adjustable clamp.
5. Empty and replace water after every use.

INSTRUCCIONES DE USO

1. Es opcional el uso del anillo de montaje. Sujete el anillo al muro o al estuco a través de un tornillo de la longitud adecuada (no incluido).
2. Corte hasta el fondo del reservorio con un cuchillo de mano para centrarlo.
3. Deslice un extremo del ducto sobre el collar superior del reservorio y asegurelo con una abrazadera ajustable.
4. Deslice el otro extremo del ducto sobre el conducto de escape y asegurelo con una abrazadera ajustable.
5. Vacíe y reemplazé el agua después de cada uso.

CONTENTS

- PLASTIC LINT RESERVOIR (2 PIECES)
- 4 IN X 5 FT HEAVY DUTY ALUMINUM FOIL DUCT
- PLASTIC MOUNTING RING FOR INSTALLATION
- (2) PLASTIC ADJUSTABLE CLAMPS

CONTENIDO:
 RESERVOIR PLASTICO PARA PIELAS (2 PIEZAS)
 DUCTO DE ALUMINIO PESADO DE 1 1/2" X 5' X 4"
 ANILLO PLASTICO DE MONTAJE PARA LA INSTALACION
 (2) ABRAZADERAS PLASTICAS AJUSTABLES

MADE IN CANADA
 HECHO EN CANADA
 IMPORTED BY THE
 MANUFACTURER OF THE
 BRAND NAME
 PRODUCT
 100% RECYCLED PAPER
 100% RECYCLED PAPER

