

THE LAW OFFICES OF
JUDITH A. FALLAT

MEMBER NJ AND NY BAR

JAMES F. KANE, OF COUNSEL
CERTIFIED BY THE SUPREME COURT OF NEW JERSEY
AS A CIVIL TRIAL COUNSEL ATTORNEY
MEMBER NJ AND CA BAR



June 12, 2019

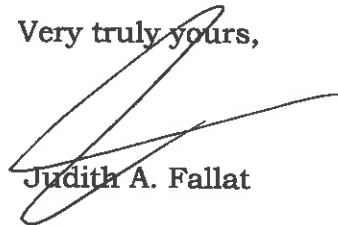
Samantha Regner, Property Manager
Mountainview Manor Condominium Association
c/o Matrix Property Management Group
50-C Main Street
Succasunna, NJ 07876

Re: Mountainview Manor Condominium Association-
Policy Resolution Amending Rules and Regulations Regarding Pets

Dear Samantha:

Enclosed please find recorded copy of Policy Resolution for the above Association for your file.

Very truly yours,



Judith A. Fallat

JAF/clc
Encl.
File 7103
cc: Donna Wilner
Via Email Only



Morris County Recording Cover Sheet



**Honorable Ann F. Grossi, Esq.
Morris County Clerk**

MORRIS COUNTY, NEW JERSEY
ANN F. GROSSI, COUNTY CLERK
AMND-OR BOOK 23549 PG 892
RECORDED 06/06/2019 14:22:55
FILE NUMBER 2019028389
RCPT #: 1444983; RECD BY: SMOJICA
RECORDING FEES \$70.00

Official Use Only - Realty Transfer Fee

Official Use Only - Barcode

Date of Document: May28, 2019.	Type of Document: Policy Resolution
First Party Name: Mountainview Manor Condominium Association, Inc.	Second Party Name: N/A
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee:	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:	Original Page:
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MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

Prepared By:

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


JUDITH A. FALLAT, ESQ.

MOUNTAINVIEW MANOR CONDOMINIUM ASSOCIATION, INC.

POLICY RESOLUTION

AMENDING RULES AND REGULATIONS REGARDING PETS

WHEREAS, pursuant to the Association's By-Laws the property, affairs and business of the Association shall be managed by the Board of Directors, which shall have all those powers granted to it by the Certification of Incorporation, the Master Deed, (the) By-Laws, and by law; and

WHEREAS, the Governing Documents of the Mountainview Manor Condominium Association, Inc. at Article VI, Section 1 (Sic) of the Bylaws empower the Board to promulgate rules and regulations for the health, benefit and welfare of all members of the Mountainview Manor Condominium Association, Inc.; and

WHEREAS, the New Jersey Condominium Act at N.J.S.A. 46:8B-14(j) states that the Association, acting through its Board of Directors shall exercise its powers and discharges its functions in a manner that protects and furthers the health, safety and general welfare of the residents of the community; and

WHEREAS, the New Jersey Condominium Act at N.J.S.A. 46:8B-14 (c) states that the Association, acting through its officers or governing board, shall be responsible for the performance of the adopting, distribution, amendment and enforcement of rules governing the use and operation of the Condominium and the Condominium property and the use of the Common elements; and

WHEREAS, the Board of Directors has determined that it is in the best interest of the health, safety and general welfare of the residents of the community to implement certain Rules and Regulation; and.

WHEREAS, By Resolution adopting certain rules and regulations recorded on June 8, 1998 in the office of the Morris County Clerk in Deed Book 4777 Page 269, The Board of Directors adopted rules and regulations which prohibited all pets except for birds, fish, and up to two cats to be housed within any unit. All other pets including dogs, were strictly prohibited; and

WHEREAS, the Board of Directors deems it desirable and in the best interest of the membership to amend this rule to permit unit owners to additionally house one dog within their units as a pet, subject to the restrictions set forth herein.

NOW, THEREFORE, BE IT RESOLVED THAT the following policy regarding pets is hereby adopted:

1. Unit owners may harbor the one dog which does not exceed 25 pounds within their unit.
2. American Staffordshire Terriers or Pitbulls whether purebred or mixed breed are strictly prohibited. These breeds include, but are not limited to, American Pitbull Terriers, American Staffordshire Terriers, American Bully and Staffordshire Bull Terriers, American Bulldogs, and any other dog that has the substantial physical characteristics and appearance of these breeds.
3. All cats currently residing in a unit at Mountainview Manor must be registered with the Association Management Company within 30 days of mailing of this recorded Resolution to the Membership. All dogs and cats obtained after mailing of this recorded Resolution to the Membership must be registered with the Association's Management Company within 30 days of obtaining the animal.
4. Registration shall include submission of the pet's name and sufficient identification of the breed, size and color of the pet for Association identification purposes. It must also include documentation of licensing with the municipality and proof from a veterinarian of all required vaccines.
5. Any animal with a history of aggressive behavior is prohibited. The Association reserves the right to require removal of any animal which disrupts the quiet enjoyment of other residents (for example through excessive barking) or displays any vicious or threatening behavior.
6. All pets must be leashed when outside of the unit and may not be left unattended.
7. All pets must be leashed when transported through any common areas.
8. Pets are not permitted to roam the property.
9. Dogs must be walked on paved areas only or other areas designated by the Board of Directors.
10. All solid waste must be immediately picked up and disposed of properly.

11. Residents shall take whatever steps are necessary to insure that their pets do not make excessive or untimely noise.

12. No bird houses and/or feeders are permitted anywhere in the community.

13. All pets which the Township of Rockaway requires to be licensed must be so licensed. Tags are to be worn at all times.


BE IT FURTHER RESOLVED THAT enforcement of this Resolution shall occur in accordance with the procedures established by the Association with regard to due process. Pursuant to the Association documents, the Board shall have the power to levy fines against any owner who fails to comply with the terms of this Resolution. Collection of fines may be enforced against any owner as if the fine were a common expense, and such fines shall constitute a Lien upon the subject unit.

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 May 28, 2019.

ATTEST:


Marilyn Wechselblatt, Secretary

**MOUNTAINVIEW MANOR
CONDOMINIUM ASSOCIATION, INC.**

By: 
Thomas McNeel, President
Andrew Boettcher

STATE OF NEW JERSEY :

:SS

COUNTY OF MORRIS:

I CERTIFY that on May 28, 2019, Marilyn Wechselblatt 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 ~~Thomas McNeel~~, President of the corporation;

Andrew Boettcher

(c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person signed this proof to attest to the truth of these facts.

[Handwritten Signature]
A Notary Public of New Jersey
SAMANTHA REGNER
Notary Public - State of New Jersey
My Commission Expires Jul 10, 2023

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