

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



May 16, 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-
Special Resolution Related to Maintenance & Inspection
of Hot Water Heaters

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 23534 PG 663
RECORDED 05/10/2019 10:07:33
FILE NUMBER 2019023093
RCPT #: 14377457 RECD BY: MStehr
RECORDING FEES \$50.00

Official Use Only - Realty Transfer Fee

Official Use Only - Barcode

Date of Document:
April 30, 2019

Type of Document:
Special Resolution - Amendment to
Master Deed

First Party Name:
Mountainview Manor Condominium Association,
Inc.

Second Party Name:
Same

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.

SPECIAL RESOLUTION

RELATED TO MAINTENANCE & INSPECTIONS OF HOT WATER HEATERS

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. 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 Board recognizes the potential safety hazard to persons and property as the result of leaking or ruptured hot water heater tanks; and

WHEREAS, the Board has determined that timely replacement of hot water heaters by home owners will serve to reduce potential risk to property and residents.

NOW, THEREFORE, BE IT RESOLVED THAT the following policy regarding maintenance, inspection and replacement hot water heaters is hereby adopted:

1. The Association will conduct inspections of hot water heaters every two years. Inspections will be conducted by a qualified and licensed professional ~~of the Association's choice~~ ^{AB 4/30} familiar with the operation of hot water heaters.
2. Upon receipt of notice from the Association, each owner shall be obligated to contact the contractor directly to schedule the inspection within the time period set forth in the notice.
3. Upon receipt of notice from the Association, each owner shall submit documentation to the Association verifying the date of installation and the anticipated shelf life of the hot water heater.
4. Owners with hot water heaters that are past the shelf life or show evidence of deterioration, leakage, or excessive rusting will be given twenty (20) days to replace their hot water heater and provide written confirmation in the form of a paid receipt that the replacement has been performed.
5. The Association may impose a continuing fine of \$50.00 per day for failure to replace the hot water heater as required, which fine if unpaid will constitute a lien on the unit and may be collected in the same manner as any other assessment. The Association may also access the unit and have the inspection and replacement performed, in which case the owner will be charged with all costs related to accessing the unit and performing the inspection and replacement.

6. In the event a unit owner fails to replace a hot water heater within the warranty period or twenty (20) days of notice from the Association, coverage by the Association's insurance carrier is not guaranteed and the owner will be solely responsible for the cost of repair of any damages to any unit caused by a ruptured tank or other malfunction of the heater.

7. Owners are prohibited from storing any items up against or on the tank.

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 April 30th, 2019.

ATTEST:

**MOUNTAINVIEW MANOR
CONDOMINIUM ASSOCIATION, INC.**

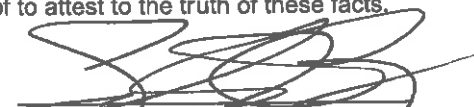

Marilyn Wechselblatt, Secretary

By: 
Thomas McNee, President

STATE OF NEW JERSEY :
:SS
COUNTY OF MORRIS:

I CERTIFY that on April 30, 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 McNee, 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 of 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

SAMANTHA REGNER
Notary Public - State of New Jersey
My Commission Expires Jul 10, 2023