

# RESOLUTION 2011-02

WELLINGTON MANOR HOMEOWNERS ASSOCIATION, INC.

## RESOLUTION REGARDING PRIVATE LOTS: 1, 3 AND 5 LEXINGTON DRIVE, PENNINGTON, NJ

The Board of Trustees has determined that it is necessary and appropriate to adopt this Resolution as a supplement to the existing documents in order to clarify the obligations of the lot owners of:

1 Lexington Drive  
Pennington, N.J 08534

3 Lexington Drive  
Pennington, N.J 08534

and

5 Lexington Drive  
Pennington, N.J 08534

with respect to the 3 lots' sidewalk planting beds, and to formally articulate the policy with respect thereto.

It is hereby resolved that:

1. The 3 private Lot owners each are responsible for the maintenance and replacement obligations from the curb to the rear lot line, except as provided in this Resolution.
2. Due to the fact that the sidewalk planting bed which runs along the front of the 3 Lots is highly visible as the entrance to the community, it is appropriate for the Association to provide maintenance and upkeep of the planting bed in order to ensure its conformance with the other common area entrance beds and plantings.
3. Permission for the Association to maintain this sidewalk planting bed located on the 3 private Lots can be revoked by any of the 3 Lot owners and/or the Association. If any of the parties revoke this Resolution, then the 3 private Lot owners will assume the maintenance obligation of the sidewalk planting bed.
4. Each of the current 3 Lot owners will be asked to sign this document to agree that the Association may maintain the sidewalk planting bed on each respective Lot.

Sign: [Signature] Date 1/2/11 Print Name Jaref Gronczewski  
1 Lexington Drive, Pennington, NJ 08534

\* Sign: [Signature] Date 2/19/11 Print Name ARSITAO JILANI  
3 Lexington Drive, Pennington, NJ 08534

Sign: Bill Giancola [Signature] Date 5/16/11 Print  
Name \_\_\_\_\_  
5 Lexington Drive, Pennington, NJ 08534

Sign: [Signature] Date 6/3/11 Print Name SANFORD B. BING  
President, WMHOA