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INSTR # 2013005989
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RECORDED 01/31/2013 10:10:10 AM
PAULA SOLLAMI COVELLO, COUNTY CLERK
MERCER COUNTY, NEW JERSEY

RESOLUTION 2012-07

WELLINGTON MANOR HOMEOWNERS' ASSOCIATION, INC., RESOLUTION
REGARDING THE FILING OF 2011-2012 RESOLUTIONS ADOPTED BY THE
ASSOCIATION

WHEREAS, the Declarations of Covenants, Conditions, Easements and Restrictions for Wellington Manor and the By-Laws of the Association empower the Board of Trustees with all powers necessary for the proper conduct and administration of the Association; and

WHEREAS, various Resolutions have been adopted by the Board of Trustees between 2011 and 2012; and

WHEREAS, these Resolutions have not been filed with the Mercer County Clerk; and

WHEREAS, the Board of Trustees has determined that it is proper to adopt this Resolution, encompassing and incorporating by reference all of those prior Resolutions previously adopted by the Board of Trustees and attached hereto.

NOW THEREFORE BE IT RESOLVED:

i. Upon adoption, the Board of Trustees shall have this Resolution filed with the Mercer County Clerk including copies of the following Resolutions adopted between 2011 and 2012:

a. Resolution 2011-02, Regarding Private Lots, 1, 3 & 5
Lexington Drive, Pennington, NJ;

b. Resolution 2011-04, Asset Accounting Signatories (Non-Operating Accounts);

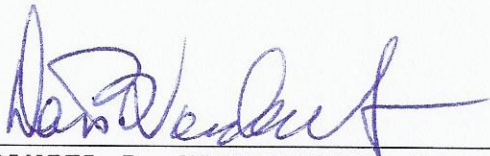
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- c. Resolution 2011-05, Defer Revenue Over Expense Funds to Future Years;
- d. Resolution 2012-01, Tree and Landscaping Planting and Dedication Request;
- e. Resolution 2012-03, Defer Revenue Over Expense Funds to Future Years;
- f. Resolution 2012-04, Use of Alcohol in the Clubhouse;
- g. Resolution 2012-05, Board Signatories, Checks for Deferred, Reserve, and/or Transition Money Market Accounts.

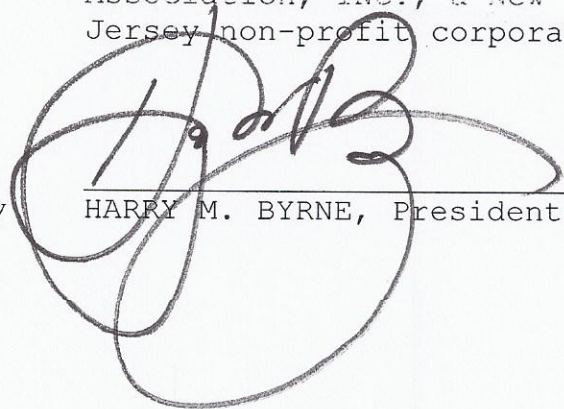
IN WITNESS WHEREOF, the Wellington Manor Homeowners' Association, Inc. has caused these presents to be signed and attested by its proper officers this 20th day of November, 2012.

ATTEST:

Wellington Manor Homeowners' Association, INC., a New Jersey non-profit corporation



DANIEL B. VANDERGAST, Secretary



HARRY M. BYRNE, President

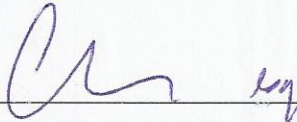
STATE OF NEW JERSEY:

: ss

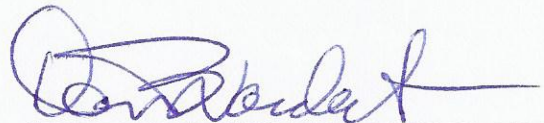
COUNTY OF :

BE IT REMEMBERED, that on the 20th day of November, 2012, before me, the subscriber, a notary public of the State of New Jersey, personally appeared DANIEL B. VANDERGAST, who being by duly sworn on her oath, deposes and makes proof to my satisfaction that she is the Secretary of the Association named in the within Instrument and HARRY M. BYRNE, is the President of said Association; the execution, as well as the make of this Instrument, has been duly authorized by a proper resolution of said Association; that the deponent well knows the corporate seal of said Association; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President and Secretary and for the voluntary act and deed of said Association, in presence of deponent, who thereupon subscribed her name thereto as attesting witness.

Sworn and subscribed
to before me on the above date.



Christopher J. Lowe, Esquire
Attorney at Law
State of New Jersey



DANIEL B. VANDERGAST,
Secretary


RECORD AND RETURN TO:

Michael Fedun, Esquire
SINGER & FEDUN, L.L.C.
Attorneys at Law
P.O. Box 134
Belle Mead, NJ 08502

RESOLUTION 2011-02

Prepared by:

WELLINGTON MANOR HOMEOWNERS ASSOCIATION, INC.


Michael Fedun
Attorney at Law
State of New Jersey

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, NJ 08534

3 Lexington Drive
Pennington, NJ 08534

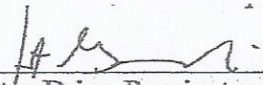
and

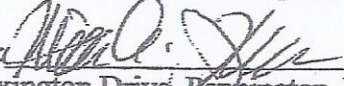
5 Lexington Drive
Pennington, NJ 08534


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

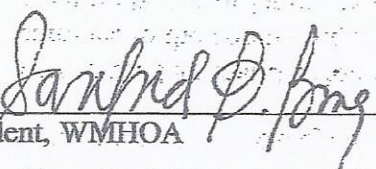
It is hereby resolved that:

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

* Sign:  Date: 2/19/11 Print Name: ARSHAD JILANI
3 Lexington Drive, Pennington, NJ 08534

Sign: Bill Giancola  Date: 5/16/11 Print Name: _____
Name: _____
5 Lexington Drive, Pennington, NJ 08534

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

Prepared by:



Michael Fedun
Attorney at Law
State of New Jersey

RESOLUTION 2011-04

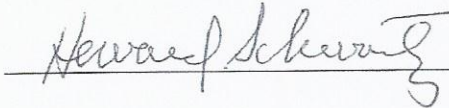
WELLINGTON MANOR HOMEOWNERS ASSOCIATION, INC

ASSET ACCOUNT SIGNATORIES (Non-Operating Accounts)

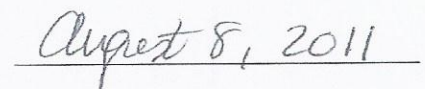
WHEREAS, the Board and the Finance Committee agree that only duly elected Board members shall be authorized signatories on any of the Association's Reserve, Deferred and Transition Accounts, and

RESOLVED, the Board establishes the following policy:

- Only duly elected Board members shall be permitted to be authorized signatories on any of the Association's accounts.
- Former Board members shall be removed as signatories, and new Board members added within 60 (sixty) days subsequent to the first official meeting of the Board following an Annual or Special Election.




Howard Schwartz, Secretary



Date

Prepared by:


Michael Fedun
Attorney at Law
State of New Jersey

RESOLUTION 2011-05

WELLINGTON MANOR HOMEOWNERS ASSOCIATION, INC

DEFER REVENUE OVER EXPENSE FUNDS TO FUTURE YEARS

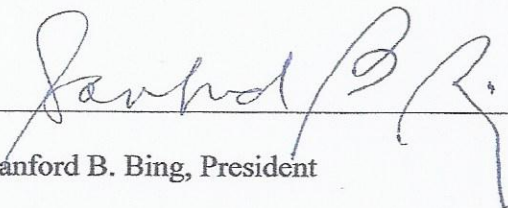
WHEREAS, Wellington Manor Homeowners Association, Inc. is a New Jersey Corporation duly organized and existing under the laws of the State of New Jersey and;

WHEREAS, the Board desires that the Corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

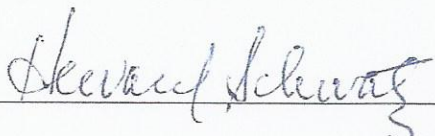
NOW, Therefore the Board hereby adopts the following resolution by and on behalf of the Wellington Manor Homeowners Association, Inc.;

RESOLVED, that any excess membership income over membership expenses for the year ending December 31, 2011 shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made part of the minutes of the October 10, 2011.


Sanford B. Bing, President


October 10, 2011
Date


Howard Schwartz, Secretary

October 10, 2011
Date

Prepared by:

RESOLUTION 2012-01


Michael Fedun
Attorney at Law
State of New Jersey

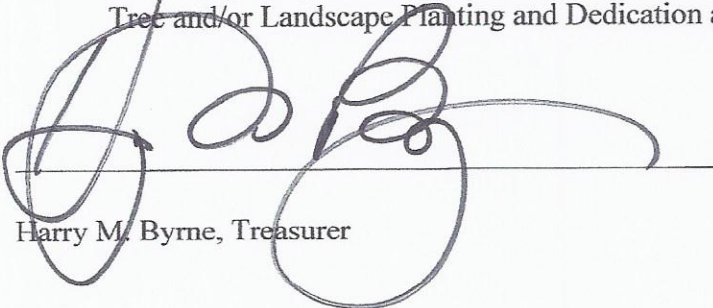
WELLINGTON MANOR HOMEOWNERS ASSOCIATION, INC.

TREE AND LANDSCAPE PLANTING AND DEDICATION REQUEST

WHEREAS, the Board wishes to confirm its policy regarding the Tree Planting and Landscape Dedication Program,

RESOLVED, that the Board confirms the following policy:

- Homeowners may request an approval to have a tree and/or landscaping planted on the Common Property as a memorial to a deceased resident, or to honor a significant event in the resident's family.
- Homeowners must complete the attached Tree and Landscape Planting and Dedication Request form published in 2008, and revised in January 2012
 - Homeowners are required to use one of the Association's Landscape Contractors
 - The choice and location of the Tree and/or Landscaping shall be as determined by the Grounds Committee
 - The Grounds Committee will ensure that the trees and/or landscaping are compatible with other landscaping in the area and located in selected common areas around the site
 - Once planted, the tree and/or landscaping will become the property of the Association and will be maintained in accordance with existing landscape care policy
 - The Board will approve the Grounds Committee recommendation via phone or email majority vote
- Trees may be sponsored and planted by one or any number of Homeowners seeking to contribute to the Tree and/or Landscape Planting and Dedication at the discretion of the Sponsoring Homeowner


Harry M. Byrne, Treasurer


Date



Wellington Manor Homeowners Association
PO Box 6622 Lawrenceville, New Jersey 08648
Voice: 609-896-0660 Fax: 609-896-9329
Judith Green Quinn, CMCA
judith@qsincweb.com

GROUNDS COMMITTEE

TREE AND LANDSCAPE PLANTING AND DEDICATION REQUEST

HOMEOWNER INFORMATION

Name _____	Home phone _____
Address _____	Work phone _____
Email _____	Cell Phone _____

EXACT NAME ON PLAQUE (2 Lines allowed, 20 Characters per line)

SUBMISSION REQUIREMENTS

- Tree must be purchased and installed by one of the Association's Landscape Contractor or Forever in Bloom
- Choice of Tree will be determined by the Grounds Committee
- Location of Tree will be determined by the Grounds Committee
- Dedication marker shall be one of the two standards shown below


PLAQUE CHOICE (Must attach check in the amount of \$ 50.00)

- In Memory Of _____
- In Honor Of _____
- No Plaque

SIGNATURES/APPROVAL

Homeowner Signature	_____
Grounds Committee Approval	_____
Board of Trustees Approval	_____

Prepared by:


Michael Fedun
Attorney at Law
State of New Jersey

RESOLUTION 2012-03

WELLINGTON MANOR HOMEOWNERS ASSOCIATION, INC

DEFER REVENUE OVER EXPENSE FUNDS TO FUTURE YEARS

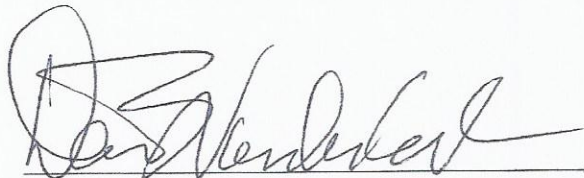
WHEREAS, Wellington Manor Homeowners Association, Inc. is a New Jersey Corporation duly organized and existing under the laws of the State of New Jersey and;

WHEREAS, the Board desires that the Corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, Therefore the Board hereby adopts the following resolution by and on behalf of the Wellington Manor Homeowners Association, Inc.;

RESOLVED, that any excess membership income over membership expenses for the year ending December 31, 2012 shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

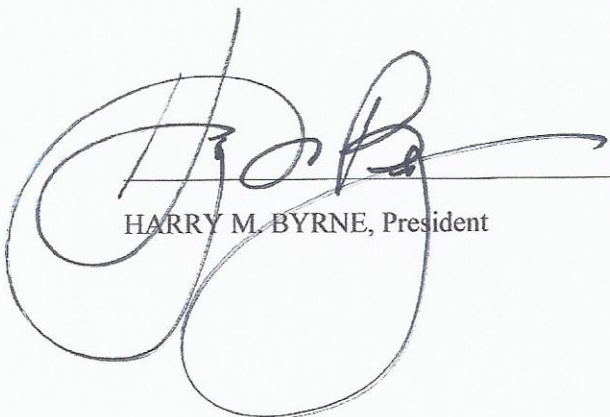
This resolution is adopted and made part of the minutes of the July 16, 2012 Board Meeting.



DANIEL VANDERGAST, Secretary

7/16/2012

DATE




HARRY M. BYRNE, President

7.16.2012

DATE

Prepared by:


Michael Fedun
Attorney at Law
State of New Jersey

RESOLUTION 2012-04

WELLINGTON MANOR HOMEOWNERS ASSOCIATION, INC.

USE OF ALCOHOL IN THE CLUBHOUSE

WHEREAS, As a result of discussions with the Association's Insurance Broker and Attorney, the Board of Trustees feels that it is proper to establish and promulgate a resolution governing the use of alcohol in the clubhouse of the Wellington Manor Homeowners Association, Inc.; and

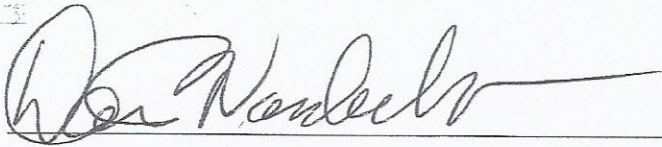
WHEREAS, The Board of Trustees has adopted the following provisions.

Use Of Alcohol In The Clubhouse By The Social Committee and/or Board

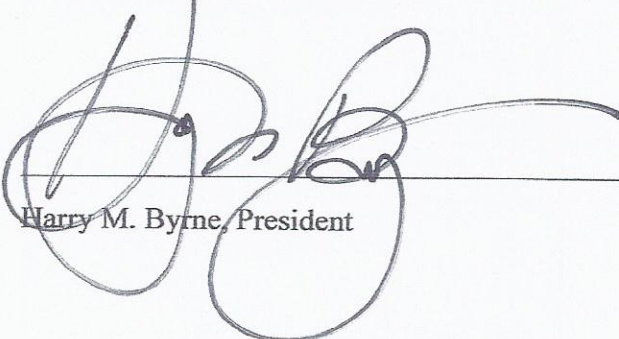
- A. *For a Social Committee or any Board Sponsored Activity for which there is No Charge to attend:*
 - *The Association's Insurance will cover the use of alcohol when there is no charge for attendance*
 - *Current 2012 examples are: Board Meetings, Annual Holiday Party, Memorial Day*

- B. *For Social Committee or any Board Sponsored Activity for which there is an Admittance - Ticket Charge For Attendance:*
 - *Due to the Association's Insurance restrictions, the Association will not provide alcohol at these events*
 - *However, Alcohol can be donated for the event by a member or a group of members, or attendees can "BYOB"*
 - *Current 2012 examples are: Summer Barbecue and Puttin' on the Ritz event*

NOW THEREFORE BE IT RESOLVED: That this Resolution was adopted on July 25, 2012 and memorialized and be made part of the minutes of the October 15, 2012 Board Meeting.


Daniel B. VanderGast, Secretary

7/25/12
Date

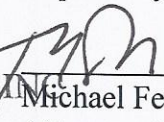

Harry M. Byrne, President

7.25.12
Date

RESOLUTION 2012-05

Prepared by:

WELLINGTON MANOR HOMEOWNERS ASSOCIATION, INC.


Michael Fedun
Attorney at Law
State of New Jersey

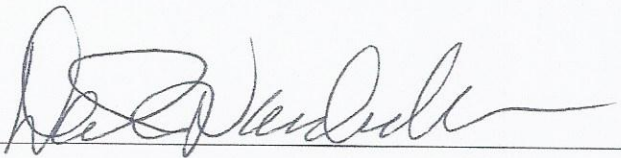
**BOARD SIGNATORIES
CHECKS FOR DEFERRED, RESERVE, AND/OR TRANSITION
MONEY MARKET ACCOUNTS**

WHEREAS, the Board of Trustees believes that it is proper to establish and promulgate a resolution governing the number of Board Signatories required on checks for Deferred, Reserve, and/or Transition Accounts of the Wellington Manor Homeowners Association, Inc.; and

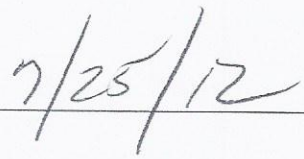
WHEREAS, The Board of Trustees has adopted the following requirements:

1. Checks for the Deferred, Reserve, and/or Transition Accounts of the Wellington Manor Homeowners Association, Inc. are held offsite at the office of the Property Manager
2. When a check is required by the Property Manager from one of the above accounts:
 - a. The Property Manager will prepare the check and deliver to one of the Board member signatories.
 - b. When complete, the Board member will deliver the check to the second Board member signatory for signature
 - c. When the check is complete, it will be returned to the Property Manager for the appropriate action and documentation

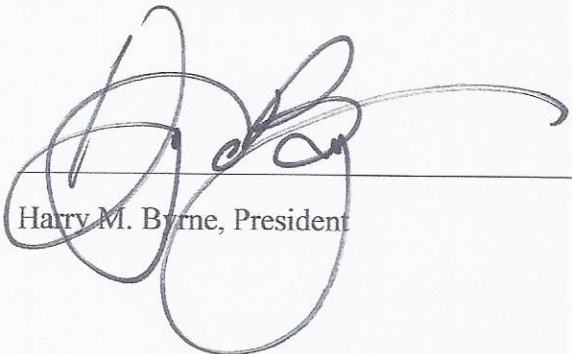
NOW THEREFORE BE IT RESOLVED: That this Resolution was adopted on July 25, 2012 and memorialized and be made part of the minutes of the October 15, 2012 Board Meeting.



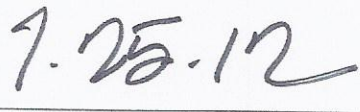
Daniel B. VanderGast, Secretary



Date



Harry M. Byrne, President



Date