



INSTR # 2014004175
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RECORDED 02/04/2014 09:11:13 AM
PAULA SOLLAMI COVELLO, COUNTY CLERK
MERCER COUNTY, NEW JERSEY

Block: 78 Lot: 7.52, 9.40 & 9.41
Township of Hopewell
County of Mercer

RESOLUTION 2014-01

Wellington Manor Homeowners Association

RESOLUTION REGARDING RESERVE STUDIES

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, including the buildings, property, amenities, and lands which comprise the holdings of the Association; and

WHEREAS, the Board of Trustees wishes to have adequate monies reserved to make necessary repairs to the Association's property; and

WHEREAS, the Board uses the results of a periodic Reserve Study conducted by the Board's engineering consultants to allocate assets and predict future expenses; and

WHEREAS, the Board has determined that the Reserve study should be undertaken and conducted on a regular and frequent basis so as to ensure that it is up to date and that it accurately reflects the condition of the buildings, lands, property and amenities of the Association; and

WHEREAS, the Board of Trustees has determined that it is proper to establish and formally adopt this Resolution which provides for a Reserve Study to be conducted every four years.

NOW THEREFORE BE IT RESOLVED:

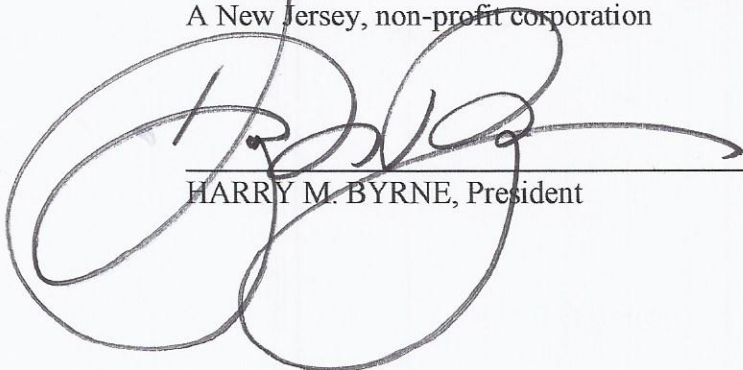
That the Board of Trustees shall cause to be conducted a Reserve Study no less frequently than every four year, commencing December 2013.

IN WITNESS WHEREOF, the Wellington Manor Homeowners' Association, Inc., has caused these presents to be signed and attested by its proper offices this 20th day of January, 2014.

ATTEST:

Wellington Manor Homeowners' Association, Inc.
A New Jersey, non-profit corporation


STEPHEN J. KUPPE, Treasurer


HARRY M. BYRNE, President

RECEIVED

JAN 10 2014

STATE OF NEW JERSEY:

: SS

COUNTY OF MERCER :

BE IT REMEMBERED, that on the 20 day of January, 2014, before me, the subscriber, a notary public of the State of New Jersey, personally appeared STEPHEN J. KUPPE, who being by duly sworn on his oath, deposes and makes proof to my satisfaction that he is the Treasurer 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 Treasurer and for the voluntary act and deed of said Association, in presence of deponent, who thereupon subscribed his name thereto as attesting witness.

Sworn and subscribed
to before me on the above date.

Christal J. Lowe NJ Attorney

COUNSEL

STEPHEN J. KUPPE, Treasurer

RECORD AND RETURN TO:

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SINGER & FEDUN, L.L.C.
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Belle Mead, New Jersey 08502