



TOWNHOUSE ASSOCIATION INC.

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October 31, 2017

Homeowners  
TMTA  
Tuckerton, NJ

**IMPORTANT ASSOCIATION DOCUMENT ENCLOSED**

RE: Resolution No. 2016-1

Dear Owner:

Attached please find a copy of the Association filed Resolution No. 2016-1 relating to non-Association owned sheds.

Please take a moment to fully review the Resolution. Briefly, the Resolution says:

1. A PMF (property modification form) must be completed, and written approval received, before any shed may be installed.
2. Only 1 shed is permitted per unit
3. All sheds must be located on, or within, the owner's ground area, which is 20 feet from the rear of the owner's unit.
4. If there is a deck or enclosed porch at the back of the unit, shed placement must start at the back of the deck or porch.
5. The shed may not extend further than 18 feet from the rear of the unit.
6. Sheds are not permitted to be installed on Association property or on any property that is not owned by the unit owner.
7. Sheds are not permitted to be larger than 8 feet in length, 8 feet in width and 8 feet in height.
8. The color of the shed must be neutral and approved by the Association, prior to installation.
9. Sheds must be constructed of wood, vinyl or metal.
10. The owner is responsible for any costs associated with modification of irrigation heads or lines related to shed installation.
11. Any changes to the landscaped area, including removal of shrubs or trees, etc., must be indicated on the PMF and any costs associated with said work is the responsibility of the owner.

**All sheds that are not in compliance with this resolution, must be in compliance no later than December 31, 2018 (the compliance date in the Resolution was extended). Monthly reminders will be sent via webblast until December, 2018. Owners who are not in compliance as of January 1, 2019, will be subject to Association fines.**

If you have any questions regarding them, please feel free to contact our offices at 732 408 2525, ext. 215 or via email to [cjtharp@impac1.com](mailto:cjtharp@impac1.com) (please put "Tuckerton Meadows" in the subject line). The Resolution is also available on the Association's website.

This document should be included with your copy of Association documents (Public Offering Statement, By-Laws, R&R's, etc.

Sincerely,

  
CJ Tharp  
Regional Manager

cc: file

C/O IMPAC • 440 BECKERVILLE ROAD • MANCHESTER • NEW JERSEY • 08759  
PHONE: 800.624.4294 • FAX: 732.408.2535

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**Tuckerton Meadows Townhouse Association  
Resolution No. 2016-1  
(Supersedes Resolution No. 2009-2)  
Non-Association Owned Sheds**

INSTR # 2016054977  
OR BK 16414 PG 134  
RECORDED 06/08/2016 08:58:55 AM  
SCOTT M. COLABELLA, COUNTY CLERK  
OCEAN COUNTY, NEW JERSEY

**WHEREAS**, the Tuckerton Meadows Townhouse Association is committed to the goal of maintaining all Association property in the best manner possible; and

**WHEREAS**, the Board of Directors (hereinafter the "Board") recognizes that prior boards may have directly or indirectly authorized the placement of non-Association owned sheds on Association property with such restrictions as said prior boards may have deemed to be within the best interest of the Association; and

**WHEREAS**, it is now apparent that for the benefit of the Association and for the betterment of the grounds of the Association and the surrounding individual unit owners, the Board deems it necessary and desirable to establish a new uniform and consistent policy with regard to any type of shed or structures designed for storage which belong to a unit owner; and

**WHEREAS**, the Board has the power to, on its own behalf, and on behalf of all unit owners, to enforce all of the restrictions, duties and powers as set forth within the homeowners documents including the bylaws and Declaration of Covenants and Restrictions regarding use of Association property; and

**WHEREAS**, the Board, consistent with its powers as set forth above, desires to immediately implement an amended rule and/or regulation governing Association property while recognizing the need for reasonableness and fairness in connection with past practices of the Association;

**NOW THEREFORE BE IT RESOLVED** by the Board of Directors of the Tuckerton Meadows Townhouse Association that the following Rule shall apply to all sheds located within Tuckerton Meadows:

1. Only one (1) shed is permitted per unit.
2. All sheds must be located on or within a unit owner's ground area, which extends twenty feet (20') from the rear of the owner's dwelling.

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- a. For units with a deck or enclosed porch installed, the footprint of the shed shall commence immediately adjacent to the unit's rear deck or enclosed porch. Based on the approval of decks and porches extending no further than ten feet (10') from the rear of the unit and the approved size of the shed being eight feet (8') in length by eight feet (8') in width by eight feet (8') in height. In no event may a shed extend further than eighteen feet (18') from the rear of the unit.
- b. For units that do not have a deck or enclosed porch installed, the footprint of the shed extends no further than eighteen feet (18') from the rear of the unit.

2. No shed may be permitted to be installed upon Association property or any property not owned in fee simple by the unit owner who wishes to have a shed.

3. Prior to the installation of any new shed, the unit owner shall complete a property modification form and submit a drawing indicating where the request for shed placement is on the unit owner's ground area to the Association through its Management Company with respect to the request for modification and shall not proceed with any work until written approval is obtained from the Association. Any new or replacement shed placed upon any property without compliance with this requirement shall be deemed to be in violation and subject to removal. If removal of an unapproved shed is necessary by the Association, the unit owner will be responsible for all costs incurred in said removal; the costs shall be billed directly to the unit owner's maintenance account.

4. The unit owner shall provide the Association with a copy of any permit(s) obtained regarding the installation of any new shed.

5. Any such shed must be no larger than eight feet (8') in length by eight feet (8') in width by eight feet (8') in height. The peak of the shed roof shall not extend more than nine and a half feet (9.5') in height.

6. Any shed must be neutral in color and the color shall be submitted, prior to installation, to the Association for approval.

7. Any such shed must be constructed of wood, vinyl or metal.

8. If the unit owner utilizes a contractor for shed installation, a copy of the contractor's license and insurance coverage must be provided to the Association prior to the installation commencing.

9. If, during the course of shed installation, the irrigation system is affected (head blocked, etc.) it is the responsibility of the unit owner to inform the Management Company. The Association's Irrigation Contractor will then be responsible to adjust the irrigation system as necessary. All costs associated with any adjustment made by the Association's Irrigation Contractor will be unit owner's responsibility and will be billed directly to the unit owner's maintenance account.

10. If any plantings, i.e. shrubs or trees, within the twenty feet (20') distance from the rear of the said unit need to be removed, it is the responsibility of the unit owner to indicate such alterations of plantings on the submitted drawing. The cost for such work will be the responsibility of the unit owner.

11. Non-compliant sheds, which include all sheds not located pursuant to this policy, must become compliant no later than one (1) year from the date of passage of this Resolution or be subject to Association procedures regarding violations as well as removal and destruction of said shed with all costs incurred to be assessed against the unit owner and treated as an unpaid assessment.

12. All other rules or regulations or resolutions to the contrary are hereby superseded.

**BE IT FURTHER RESOLVED** that a copy of this duly executed Resolution shall be made available to any interested party upon request and shall be recorded with the Office of the Ocean County Clerk to serve as notice to all property owners within the Tuckerton Meadows Townhouse Association.

ATTEST:

Lorie Olsen  
Lorie Olsen, Secretary

TUCKERTON MEADOWS TOWNHOUSE  
ASSOCIATION, INC.

By: Michael C. Banks  
Michael C. Banks, President

MOVED BY: K. Dzienis

SECONDED BY: m. Banks

**ROLL CALL**

Those In Favor: M. Banks, L. Gray, D. Swelling, K. Dzienis

Those Opposed: L. Olsen

Those Absent: J. Abrusca to

Those Not Voting:

STATE OF NEW JERSEY

ss.

COUNTY OF OCEAN

I CERTIFY that on January 27, 2016, Michael Bonis personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of the Tuckerton Meadows Townhouse Association, Inc., the corporation named in the attached document;
- (b) this person is the attesting witness to the signing of this document by the property corporate officer who is Michael Bonis, the 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 knows the proper seal of the corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Sworn to and subscribed before me on January 27, 2016

Sheryl DeGregorio  
NOTARY PUBLIC

Brian E. Rumpf, Attorney  
Attesting Witness

**SHERYL DEGREGORIO**  
NOTARY PUBLIC OF NEW JERSEY  
ID # 2451577  
My Commission Expires 2/10/2020

**Record & Return to:**  
**BRIAN E. RUMPF, P.C.**  
**11 LEIFRIED LANE**  
**TUCKERTON, NJ 08087**