



TOWNHOUSE ASSOCIATION INC.

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September 25, 2013

Homeowners  
TMTA  
Tuckerton, NJ

RE: Resolution No. 2013-1

**IMPORTANT ASSOCIATION DOCUMENT ENCLOSED**

Dear Owner:

Attached please find a copy of the Association filed Resolution No. 2013-1 Insurance Coverage for all Homeowners.

The Association adopted the Resolution in July of this year. The purpose of this Resolution is to insure that all homeowners have necessary insurance coverage in order to promote increased safety and security for you and your neighbors in the community.

The Resolution mandates that proof of insurance must be submitted to the Association (via IMPAC) no later than January 30<sup>th</sup> of each year. In order to do this, you should contact your insurance agent or company and request that a declaration (or certificate) of proof of insurance be sent to:

Tuckerton Meadows Townhouse Association  
c/o IMPAC  
440 Beckerville Road  
Manchester, NJ 08759  
Attn: CJ Tharp, Reg. Mgr.

Please take a moment to review the Resolution. If you have any questions regarding it, please feel free to contact our offices at 732 408 2525 ext. 212 (Debbie). Once reviewed, this document needs to be included with your copy of Association documents (Public Offering Statement, By-Laws, R&R's, etc.) so it may be passed along to future owners. The Resolution will also be posted on the Association's web-site.

Reminder notices will be sent on an annual basis but the deadline for submission is January 30<sup>th</sup> of each year.

Sincerely,

CJ Tharp  
Regional Manager

cc: web-site  
file



INSTR # 2013080685  
OF BK 15401 PG 310  
RECORDED 08/07/2013 09:08:10 AM  
SCOTT M. COLABELLA COUNTY CLERK  
OCEAN COUNTY, NEW JERSEY

**Tuckerton Meadows Townhouse Association  
Resolution No. 2013-1  
Insurance Coverage for All Homeowners**

**WHEREAS**, the Tuckerton Meadows Townhouse Association, Inc. is a non-profit corporation of the State of New Jersey and is governed by a Declaration of Covenants and Restrictions dated December 4, 1987, and recorded with Ocean County Clerk in Deed Book 4618, Page 874; and

**WHEREAS**, the By-Laws provide that the Board of Directors shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the property and may do or cause to be done all such other lawful acts and things as are now by law and by the By-Laws directed or required to be done by members of the Association; and

**WHEREAS**, the By-Laws bestow upon the Board of Directors the authority and power to make and amend reasonable regulations respecting the use of the property in the development in the manner provided by the Declaration; and

**WHEREAS**, for the benefit and protection of the Association and the individual unit owners the Board of Directors deems it necessary, advisable and desirable to establish policies and procedures to implement the terms of the Declaration and By-Laws so that all owners are treated fairly and consistently, and to establish a uniform method to establish all homeowners have insurance coverage to protect against claims which may impact other homeowners, and otherwise; and

*(Handwritten signature and initials)*

**WHEREAS**, the Board of Directors of the Tuckerton Meadows Townhouse Association

recognizes the need for all homeowners to have insurance coverage on the townhouse units within the Association; and

**WHEREAS**, the Board of Directors further is cognizant of the potential complications and costs of uninsured homeowners; and

**WHEREAS**, the Board of Directors, after careful consideration and deliberation, believes it appropriate to require a proof of insurance by January 30<sup>th</sup> from every unit owner every year; and

**WHEREAS**, the Board of Directors believes it to be in the best interests of the Association to ensure that owners and occupants are made aware of the critical need to be insured and a acknowledgement of compliance is deemed by the Board to be an effective yet nonintrusive method to promote increased safety and security for the community.

**NOW THEREFORE, be it RESOLVED** on this 23 day of July, 2013 that the Association adopt this insurance coverage requirement for all homeowners as specifically set forth within this Resolution.

The Policy requiring proof of insurance coverage for all homeowners of the Tuckerton Meadows Townhouse Association, Inc., is as follows:

1. All unit owners or other designee shall provide a declaration of proof of insurance coverage with minimum liability limits of at least \$250,000/\$500,000 no later than January 30, 2014 and every year thereafter.

2. All unit owners or other designee shall provide a signed acknowledgement to the Association that the property is insured together with the name, address and policy number of

the insurance company, upon request of the Association upon purchase or such other time as the Association may require.

3. Any unit owner found to be in violation of the requirement as expressed herein shall be subject to a fine of Twenty Five (\$25.00) per week until such time as compliance with the herein requirement is achieved.

**BE IT FURTHER RESOLVED** that a copy of this duly authenticated Resolution shall be made available to any interested party upon request and shall be recorded with the Master Deed so as to serve as notice to all present and future residents of the community.

ATTEST:

TUCKERTON MEADOWS TOWNHOUSE  
ASSOCIATION, INC.

Lorie Olsen

, Secretary

By: Michael C. Banks

MICHAEL BANKS, President

MOVED BY: Michael C. Banks

SECONDED BY: Lorie Olsen

**ROLL CALL**

Those In Favor: Josh Lacko, Kristy Taddeo, JOANNA

Those Opposed: ABRUSCATO

None

Those Absent:

Sim Rawls, Lena Gray

Those Not Voting:

N/A

STATE OF NEW JERSEY

SS.

COUNTY OF OCEAN

I CERTIFY that on 23, 2013, July personally came before me and this person acknowledged under oath, to my satisfaction, that:

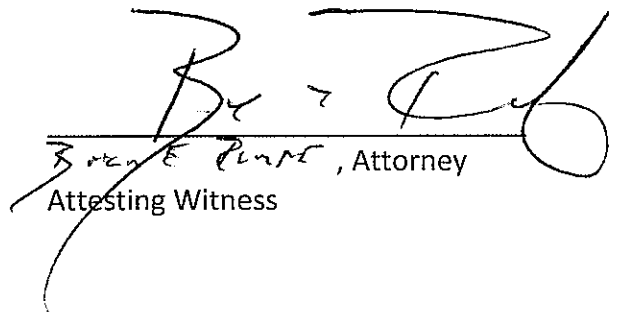
- (a) this person is the Secretary of the Tuckerton Meadows Townhouse Association, Inc., the corporation named in the attached document;
- (b) this person is the attesting witness to the signing of this document by the property corporate officer who is Michael Bonus, the President of the corporation;
- (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 July 23, 2013



NOTARY PUBLIC

**LEAH MYERS**  
ID # 2423087  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires July 24, 2017



Fran E. Rumpf, Attorney  
Attesting Witness

Record & Return to:  
RUMPF RUMPF & KITRICK, P.C.  
830 RADIO ROAD, SUITE A  
LITTLE EGG HARBOR, NJ 08087