

INSTR # 2011051536 OR BK 14905 PG 0241 D6/07/2011 09:06:24 AM  
SCOTT M. COLABELLA COUNTY CLERK, OCEAN COUNTY NEW JERSEY

Prepared By: Brian E. Rumpf  
Brian E. Rumpf, PC

**TUCKERTON MEADOWS TOWNHOUSE ASSOCIATION**  
**POLICY RESOLUTION**  
**RENTAL RESOLUTION**

**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

*Handwritten signature/initials*

treated fairly and consistently, and to establish a uniform method by which to ensure the safety of all its residents; and

**WHEREAS**, the Board of Directors is cognizant that there are units within the Association which are leased and /or rented by their respective owners; and

**WHEREAS**, the Board of Directors of the Tuckerton Meadows Townhouse Association recognizes that a Certificate of Occupancy is necessary to certify a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy.; and

**WHEREAS**, the Board of Directors, after careful consideration and deliberation, believes it appropriate to require unit owners and/or landlords who rent and/or lease their units to provide a current copy of the Certificate of Occupancy to the Association ; and

**WHEREAS**, the Board of Directors believes it to be in the best interest of the Association to ensure that owners and occupants are residing in a unit that is in compliance with applicable building codes.

**NOW THEREFORE, be it RESOLVED** on this 24<sup>TH</sup> day of May, 2011 that the Association adopt this rental policy as specifically set forth within this Resolution.

The rental policy of the Tuckerton Meadows Townhouse Association, Inc., is as follows:

1. All unit owners who lease their respective unit(s) shall provide a copy of the Certificate of Occupancy to the Association within seven days of the lease start date or move in

date whichever is earlier.

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:

*Lorie Olsen*

LORIE OLSEN, Secretary

TUCKERTON MEADOWS TOWNHOUSE  
ASSOCIATION, INC.

By: 

CURTIS LEE, President

MOVED BY:

SECONDED BY:

ROLL CALL

Those In Favor: *C. Lee, M. Banks, L. Gray, S. Purcell, J. Abruscato, L. Olsen*

Those Opposed: *none*

Those Absent: *K. Potter*

Those Not Voting: *none*

STATE OF NEW JERSEY

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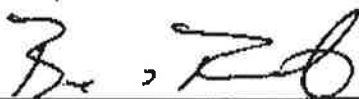
COUNTY OF OCEAN

I CERTIFY that on May 24, 2011, Curtis Lee 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 Curtis Lee, 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 May 24, 2011



NOTARY PUBLIC

Brian E Rumpf  
Att. at Law  
ST OF NJ

  
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Lorie Olsen, Secretary  
Attesting Witness

Record & Return to:  
BRIAN E. RUMPF, P.C.  
960 RADIO ROAD  
LITTLE EGG HARBOR, NJ 08087