


Prepared By:


Brian E. Rumpf, PC

TUCKERTON MEADOWS TOWNHOUSE ASSOCIATION

POLICY RESOLUTION

DRYER VENT CLEANING


INSTR # 2011020342
OR BK 14834 PG 0394
RECORDED 03/01/2011 09:22:00 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

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

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treated fairly and consistently, and to establish a uniform method by which the cleaning of dryer vents may be regulated; and

WHEREAS, the Board of Directors of the Tuckerton Meadows Townhouse Association recognizes the need for safety with respect to dryer vent cleaning within the townhouse units within the Association; and

WHEREAS, the Board of Directors further is cognizant of the dangers inherent in combustion of materials in unclean dryer vent units and further recognizes the potential dangers of fires affecting not only an individual unit but adjacent townhome units as well; and

WHEREAS, the Board of Directors, after careful consideration and deliberation, believes it appropriate to require a certification from every unit owner every two years that their dryer vents have been appropriately cleaned; 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 safety need to clean their dryer vents 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 25th day of January, 2011 that the Association adopt this dryer vent policy as specifically set forth within this Resolution.

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

1. All unit owners or their tenant or other designee shall provide a certification that the dryer vent within their unit has been appropriately cleaned by the unit owner, tenant, designee

no later than March 31, 2011 and every two years thereafter.

2. All unit owners or their tenant or other designee shall provide a signed acknowledgement to the Association that the dryer vent within their unit was inspected and cleaned of any debris.

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
CURTIS LEE, President

MOVED BY: Mike Banks

SECONDED BY: Joanna Abruscato

ROLL CALL

Those In Favor: Mike Banks, Joanna Abruscato, LORIE OLSEN, KEARI POTTERE, SHANNON PURCELL

Those Opposed: Curtis Lee, LANA GRAY

Those Absent:

Those Not Voting:

STATE OF NEW JERSEY

SS.

COUNTY OF OCEAN

I CERTIFY that on Jan 25, 2011, Curtis Lee + Lorie Olson 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 Jan 25, 2011

[Signature]

NOTARY PUBLIC
BRIAN E. RUMPF
Attorney At Law
State Of New Jersey

[Signature]
Lorie Olsen, Secretary
Attesting Witness

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