



OCEAN COUNTY CLERK'S OFFICE
RECORDING DOCUMENT
COVER SHEET

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OR BK 17249 PG 1684
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SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000)

08/07/2018

TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)

Deed

OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: (Enter Last Name, First Name)

Tuckerton Meadows Townhouse Association,
Inc.

SECOND PARTY NAME: (Enter Last Name, First Name)

Tuckerton Meadows Townhouse Association, Inc.

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

all @ cash

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK:

LOT:

MUNICIPALITY: (Select Municipality from Drop-Down Box)

TUCKERTON

CONSIDERATION:

MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)

Street Address 850 Carolier Lane Town North Brunswick State NJ Zip 08902

THE FOLLOWING SECTION IS FOR
ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES,
SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

ORIGINAL BOOK:

4618

ORIGINAL PAGE:

874

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

TUCKERTON MEADOWS TOWNHOUSE ASSOCIATION, INC.
POLICY RESOLUTION NO. _____
RESOLUTION ESTABLISHING CERTAIN RULES AND REGULATIONS
REGARDING FENCES

WHEREAS, Tuckerton Meadows Townhouse Association, Inc. (the "Association"), is a New Jersey non-profit corporation, having its offices in the care of MEM Property Management, 65 Challenger Road, Suite #320, Ridgefield Park, NJ 07660;

WHEREAS, the Association was created by certain documents including a Declaration of Covenants and Restrictions (the "Declaration"), which was recorded on December 4, 1987 in the Ocean County Clerk's Office in Deed Book 4618, Page 874, and as amended from time to time; and

WHEREAS, the Association's By-Laws (the "By-Laws"), Section 4.1 provides that "the affairs and business of the Association shall be managed by the Board of Directors" (the "Board"); and

WHEREAS, the Declaration, Article 5, Section 5.3 provides that "No Townhome Owner or occupant shall build, plant, or maintain any matter or thing (including, without limitation, any addition, alteration, or improvement to any Townhome) upon, in, over or under the Property without the prior written consent of the Covenants Committee..."; and

WHEREAS, Declaration, Article 5, Section 5.4 provides that "Owners shall not have any right to change the appearance of any portion of the exterior of any Townhome ... or construct anything or add anything on to the exterior of any Townhome without the prior written approval of the Covenants Committee"; and

WHEREAS, Declaration, Article 5, Section 5.21 provides that

The Board shall have the power to make such rules and regulations as may be necessary to carry out the intent of these restrictions and shall have the right to bring lawsuits to enforce the Rules and Regulations promulgated by it. The Board shall further have the right to levy fines for violations of such Rules and Regulations, provided that the fine for a single violation may not, under any circumstances, exceed \$100.00 for a first violation or \$250.00 for any violation subsequent to a first conviction. For each day a violation continues after notice it shall be considered a separate violation. Any fine so levied is to be considered as an assessment to be levied against the particular Owner involved, and collection may be enforced by the Board in the same manner as the Board is entitled to enforce collection of other assessments. Fines may be

levied against an Owner's tenant, and the Owner shall be jointly and severally liable with his tenant for the payment of same. In the event the Board institutes legal action for collection of any fines, then the defendant(s) shall be responsible for payment of reasonable attorneys' fees of the Association plus interest and costs of suit; and

WHEREAS, the Board has determined that it is in the best interest in the community to adopt rules and regulations relating to design, style, and location of fences; and

NOW, THEREFORE, BE IT RESOLVED that the following rules and regulations relating to fences are hereby adopted:

1. The following regulations apply to fences installed in the rear of a unit within the privacy fenced-in area.
2. If a deck is present and in-line with the privacy fence post, the fence must be installed on deck and not to exceed 11' from the siding on the back of the house.
3. The rear section of each fence must have a gate installed.
4. All fences must be made of white vinyl and match the style of the privacy fences.
5. The fence cannot exceed three (3') feet in height when installed on the deck floor. If a deck does not exist, the fence cannot exceed three (3') feet in height when installed on the ground.
6. Fences may not be attached to privacy fence sections or other units.
7. The fence posts, including post covers, cannot extend more than eight (8") inches above the top of the fence.
8. Only pyramid fence caps are permitted.
9. Solar lights may be installed on the fence post but must be pyramid in shape.
10. All existing fences must conform to these parameters no later than October 1, 2019
11. All new fences must conform to these parameters when installed.
12. Fences must be maintained regularly, which shall include repair and cleaning as needed, at the homeowner's sole responsibility and expense.

13. Any Unit found have a fence in violation of this Resolution shall be fined in accordance with the then-current fining policy. The homeowner will be fined for each week the fence remains in violation of this Resolution.
14. Notwithstanding any of the above, the Association may exercise all rights and remedies available to it at law, in equity and/or pursuant to the Governing Documents.
15. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.
16. Any provision contained within any previously adopted resolution of the Association, which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern.

TUCKERTON MEADOWS TOWNHOUSE ASSOCIATION, INC,

Resolution Type: Policy No.

Pertaining To: Regulations Relating to Fences

Duly adopted at a meeting of the Board of Directors of Tuckerton Meadows Townhouse Association, Inc. held this 24 day of July, 2018.

Officer

Vote:

YES NO ABSTAIN ABSENT

<u>[Signature]</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Kenneth M. Scam</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest:

[Signature]
Karen A. Dziemls, Treasurer

Date: _____

File:

Book of Minutes -

Book of Resolutions:

Book No. Page No.

Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective: Immediately.

