

## **RESOLUTION ESSEX PLACE CONDOMINIUM ASSOCIATION**

**WHEREAS**, the Essex Place Condominium was created by the filing of a Master Deed in the Office of the Clerk of Burlington County; and

**WHEREAS**, the Board of Directors of the Essex Place Condominium Association (hereinafter the "Board") is given the authority and responsibility in Article IX of the Association's Master Deed to administer and operate the common element of the Association; and

**WHEREAS**, the Board is authorized in Article V of the Association's By-Laws to adopt and enforce compliance with Rules and Regulations relative to the use and occupancy of the common element; and

**WHEREAS**, pursuant to the Master Deed, a unit owner has the right to lease their unit, provided that the Lease is made subject to the covenants and restrictions contained in the Master Deed, By-Laws and the other governing documents referred to in the Master Deed; and

**WHEREAS**, the process of new tenants moving in and tenants leaving the community continues to cause the Association added expenses in maintaining and administering the common element; and

**WHEREAS**, the Association presently charges a fee to purchasers of units to compensate the Association for its added expense by the move in of a resident; and

**WHEREAS**, the Board has determined that the present fee does not adequately compensate the Association for the cost and expense incurred when a new tenant moves into the community.

**NOW, THEREFORE, BE IT RESOLVED** this 20<sup>th</sup> day of September, 2018 that the following amendment regarding the fee charged by the Association when a unit is leased to a new

tenant is hereby adopted as part of the Association's Rules and Regulations and shall take effect immediately:

Any Unit Owner wishing to rent his/her Unit shall pay to the Association a one time fee due each time a new tenancy is created. The fee shall be \$150.00 and shall constitute reimbursement for the added expense incurred by the Association caused by the change of resident in the Unit.

ADOPTED:

BOARD OF DIRECTORS

ESSEX PLACE CONDOMINIUM ASSOCIATION

DATE: 9/20/18

By: Ron Brown  
Ron Brown, President

Sharon Kaufman  
Secretary  
VICE PRESIDENT