

10/23/23

RECORD AND RETURN TO:
HUESTON MCNULTY, P.C
256 Columbia Turnpike, Ste. 207
Florham Park, New Jersey 07932

Prepared by: _____
Robert J. Hueston, Esq.

<p><u>RESOLUTION</u></p> <p>No. <u>04</u>-23</p> <p>LEISURE KNOLL AT MANCHESTER ASSOCIATION, INC. (Relating to Revisions to the System of Fines)</p>

WHEREAS, by multiple Declarations of Restrictive and Protective Covenants (the "Governing Documents") in the Office of the Ocean County Clerk and Amended and Restated Bylaws recorded 6/24/11 in Deed Book 14916 at Page 1724 et seq., **LEISURE KNOLL AT MANCHESTER** ("Property") and **LEISURE KNOLL AT MANCHESTER ASSOCIATION, INC.** (the "Association") were established; and

WHEREAS, the Governing Documents empower the Association's Board with all duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the community property and to do or cause to be done all such other lawful acts and things as are permitted by the Governing documents and by law; and

WHEREAS, the Bylaws at Article V, Section 11(o) empower the Board with the duty "to make and enforce compliance with such reasonable Rules and Regulations relative to the operation, use

and occupancy of the Lots and/or Dwelling Units and Common Properties"; and

WHEREAS, the Bylaws also define "Member in Good Standing" and eligibility to vote in elections as one who is current in all payments of assessments, including fines and penalties; and

WHEREAS, the Board of Trustees had previously adopted Resolution No. 26, recorded 8/22/2012 in OR BK 15290, Page 169 establishing a system of fines with the minimum fine set at \$25.00 and a maximum fine of \$50.00, with the right to impose successive fines for each day that a violation persists unabated; and

WHEREAS, the Board of Trustees amended the System of Fines by Resolution No. 03-22 recorded in Ocean County Clerk OR BK 19258, page 1517; and

WHEREAS, various other resolutions have established the process for addressing violations reported by the Compliance Committee, including the number of warnings/requests to correct to be given prior to the issuance of a fine; and

WHEREAS, the member who becomes subject to a fine may still exercise the right to dispute the imposition of a fine by requesting an ADR hearing.


NOW THEREFORE, BE IT RESOLVED that the Board of Trustees adds to the list of possible violations, a failure by an owner to seek ACC review and approval of modifications to the property prior to

beginning said modification. The fine for this violation is \$150.00.

IN WITNESS WHEREOF, the Association has duly enacted this Resolution this 11 day of OCTOBER, 2023.

LEISURE KNOLL AT MANCHESTER
ASSOCIATION, INC.

By:


Karen Ferone, President

LEISURE KNOLL AT MANCHESTER ASSOCIATION, INC.

Resolution Type: Policy No.

Regarding: Updating the System of Fines

Duly adopted at a meeting of the Board of Trustees of Leisure Knoll at Manchester Association, Inc., held on this 11th day of OCTOBER, 2023.

<u>Officer</u>	Vote:			
	Yes	No	Abstain	Absent
<u>David Glenn</u> <i>David Glenn</i> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Andrew Passman</u> <i>Andrew Passman</i> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Karen Ferone</u> <i>Karen Ferone</i> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Kenneth Wiseman</u> <i>Kenneth Wiseman</i> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Peter Marottoli</u> <i>Peter Marottoli</i> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Vladimir Kowaliwskyj</u> <i>Vladimir Kowaliwskyj</i> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Linda Murray</u> <i>Linda E Murray</i> , Trustee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Attest:

Linda E Murray
Linda Murray, Secretary

10/12/23
Date

File:

Book of Minutes - 2023.
Book of Resolutions - 2023.

Resolution Effective: DECEMBER 1, 2023.

LEISURE KNOLL AT MANCHESTER ASSOCIATION, INC.

STATE OF NEW JERSEY)
 : ss
COUNTY OF OCEAN)

I certify that on the 23rd day of October, 2023, Linda Murray personally came before me and these persons acknowledged under Oath, to my satisfaction, that:

- (a) this person is the Secretary for Leisure Knoll at Manchester Association, Inc. the corporation named in this document.
- (b) This person is the attesting witness to the signing of this document by the proper corporate officer Karen Ferone, who is 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 Trustees;
- (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

Signed and sworn to before me on this 23rd day of October, 2023.

[Signature]
Notary Public of
the State of New Jersey

