

TRENDMAKER HOMES NORTH CONDOMINIUM ASSOCIATION, INC.
RESOLUTION NO. _____
REGARDING LEASE ADMINISTRATION FEES

THIS RESOLUTION (the "Resolution") is made on this 19th day of September 2019, by the Trendmaker North Homes Condominium Association, Inc. (the "Association"), by and through its Board of Trustees (the "Board"), having a current address in the care of Somerset Management, 1215 Livingston Avenue, Suite 306, North Brunswick, New Jersey 08902; and

WHEREAS, the Trendmaker Homes North Condominium Association, Inc. (the "Association") was created by a **Master Deed dated March 18, 1986, and recorded in Deed Book 1575, Page 781, et seq.**, in the Office of the Clerk of Somerset County; and

WHEREAS, By-Laws, Article IV, Section 1, provides. "The property, affairs and business of the Association shall be managed by the Board of Directors, which shall have those powers granted to it by the Certificate of Incorporation, the Master Deed, these By-Laws, and by law"; and

WHEREAS, By-Laws, Article V, Section 1(f) empowers the Board to, "...adopt, amend, and publish rules and regulations covering the details of the operation and use of the Common Elements..."; and

WHEREAS, Master Deed, Section 11(h), provides. "...each Unit Owner shall give the Secretary of the Association timely notice of his intent to list his Unit for sale or lease, and upon closing of title, or execution of the lease, as the case may be, shall forthwith notify such Secretary of the names and home addresses of the purchasers or lessees"; and

WHEREAS, Master Deed, Section 11(r), provides leases must be in writing and "...subject to all provisions of this Master Deed, the By-Laws of the Association and other documents referred to herein..."; and

WHEREAS, By-Law, Article XI, Section 2 provides, in pertinent part, that, "The Board shall . . . have the power to levy fines against any Unit Owner(s) for violation(s) of any rule or regulation of the Association or for any covenants or restrictions contained in the Master Deed or By-Laws, except that no fine may be levied for more than \$10.00 for any one violation; provided, however, the [sic] for each day a

violation continues after notice it shall be considered a separate violation”;

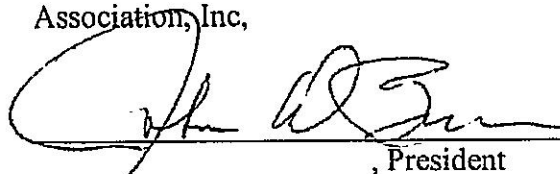
WHEREAS, the Association has determined that it is in the best interest of the Association to update and revise the rules, regulations and procedures with regard to leasing units to ensure compliance with the Master Deed and By-Laws;

NOW, THEREFORE, BE IT RESOLVED that the following sets forth the rules, regulations and procedures for leasing units:

1. All Unit Owners who lease their Units shall provide a copy of the current lease to the Association’s property manager. Copies of any addendums, amendments or renewals of said lease shall also be provided.
2. To cover the Association’s cost of maintaining updated records with regard to tenant occupants and ensuring Unit leases comply with the Master Deed and By-Laws, Unit Owners shall be charged a Lease Administration Fee, which amount may be adjusted by the Board from time to time.
 - a. The Lease Administration Fee shall be \$125.00 each time there is a change of tenant for a Unit.
 - b. The Lease Administration Fee shall be \$75.00 per year when a Unit’s tenant remains the same. The relevant year shall run from the first day of a tenant’s tenancy.
3. Should any provision hereof be determined to be invalid by a court of competent jurisdiction, the remaining provisions hereof shall remain in full force and effect.
4. Any provision contained within any previously adopted resolution of the Association, which conflicts with any provision(s) set forth herein, shall be deemed void and the provision herein shall govern.

NOW THEREFORE, JOHN W. BREMER, the President of the Trendmaker Homes North Condominium Association, Inc. based on the authority granted by the Association's Master Deed, By-Laws and the vote reflected above, hereby submits this resolution for recordation in the Somerset County Clerk's Office.

Trendmaker Homes North Condominium
Association, Inc,


, President

ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) ss.
COUNTY OF SOMERSET)

On the 19th day of September 2019, JOHN BREMER personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the foregoing document as the President of Trendmaker Homes North Condominium Association, Inc. (the "Association") and

(b) this document was signed and delivered by the Association as its voluntary act and deed by virtue of authority from its Board of Directors.

Signed and sworn to before me on
9/19, 2019


NOTARY PUBLIC OF
NEW JERSEY

