

**CLEARBROOK STUART VILLAGE,
CONDOMINIUM ASSOCIATION NO. 18-A
RESOLUTION CONCERNING DELEGATION OF AUTHORITY
CONCERNING LAWN SEEDING
TO
THE CLEARBROOK COMMUNITY ASSOCIATION, INC.**

P R E A M B L E

A. The Master Deed (the "Master Deed") for the Clearbrook Stuart Village, Condominium Association No. 18-A (the "Association") was duly recorded in the Middlesex County Clerk's Office, and the Bylaws, as amended, of the Association (the "Bylaws"), were recorded as an Exhibit to the Master Deed.

B. Pursuant to the Master Deed, the Association has control over all those lands and premises described therein as the Common Elements.

C. Common Elements include all streets, sidewalks and lawn areas.

D. Article III, Section 1(b) of the Bylaws provides that the Association's Board of Directors (the "Board") has the duty to cause the Common Elements to be properly maintained, including lawn maintenance.

E. Pursuant to Article III, Section 1(s) of the Bylaws, the Board may "Subject to law, to irrevocably delegate any or all of its powers, duties and responsibilities to the Clearbrook Community Association, its successors or assigns".

F. Schedule A to the CCA Bylaws enumerates those delegated responsibilities earlier accepted by CCA. While many aspects of landscaping services have been previously delegated to and accepted by CCA, seeding (including all related services of aeration, slice-seeding, dethatching, etc.) ("seeding") of the common element lawns is not among those duties earlier delegated.

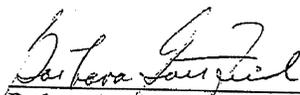
G. The Association has decided it is in the best interest of the Section to delegate to the CCA the obligation of seeding the lawn areas of the common elements of the condominium properties in accordance with the terms of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, on this 15th day of October 2007, that the Association hereby delegates the following duties and responsibilities to the CCA:

1. Seeding. The duty to undertake seeding (and all related seeding services, including but not limited to, aeration, slice-seeding, dethatching, etc.) all of the lawn areas of the common elements is hereby delegated to the CCA.
2. Contracts. The CCA shall be authorized to enter into such contracts with the vendors it selects in the exercise of its business judgment to provide such services to the Association in the name of the CCA.
3. Administration. The CCA shall supervise, administer and compensate the contract vendors it selects as it shall determine in accordance with the exercise of its business judgment and as may be determined by the CCA Board of Directors.
4. Release from Liability. The Association acknowledges that but for the CCA's agreement to accept this delegation, the Association would be responsible for undertaking all responsibility for seeding the lawns and further acknowledges that CCA will not realize any financial gain by undertaking the Association's duties and responsibilities as set forth in this Resolution, and as a result thereof, the Association agrees that except in the case of gross or willful negligence, the CCA shall have no liability whatsoever to the Association in connection with the delegation of duties referenced in this Resolution.
5. Revocation of Delegation. The Association agrees, as a condition of acceptance of this delegation by the CCA, the Association may not revoke the delegation of seeding services while any contract between the CCA and a vendor of such services is in effect. Any revocation issued by the Association shall not become effective until the termination or expiration of the then existing contract for seeding services.
6. Effective Date. This delegation shall become effective only upon adoption of a resolution by the CCA Board of Directors accepting the delegation set forth herein.

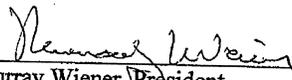
ATTEST:

CLEARBROOK STUART VILLAGE,
CONDOMINIUM ASSOCIATION NO. 18-A



Barbara Gottfried, Secretary

By:



Murray Wiener, President

STATE OF NEW JERSEY }
 }
COUNTY OF MIDDLESEX }

I CERTIFY that on January 10, 2008, personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Secretary of the **Clearbrook Stuart Village, Condominium Association No. 18-A**, a nonprofit corporation of the State of New Jersey, named in this document;

(b) this person signed this document as attesting witness for the proper corporate officer who is Barbara Stutzfeld, President of the Association;

(c) this person knows the proper corporate seal of the Association and the proper corporate seal was affixed;

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

(e) this person signed this acknowledgment to attest to the truth of these facts;
and,

(f) this Resolution was duly introduced and was thereafter adopted at a regularly scheduled meeting of the board at which quorum was present, by a majority vote of the members of the Board eligible to vote on this matter.

Barbara Stutzfeld, Secretary

Signed and sworn to before me on the
10 day of January, 2008

Daisy Henderson
Notary Public of the State of New Jersey

#225105v1--Clearbrook

DAISY HENDERSON
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCT 17, 2010