

CLEARBROOK COMMUNITY ASSOCIATION, INC.
("CCA")

**RESOLUTION REGARDING THE USE OF AMENITIES AND FACILITIES BY
OWNERS LEASING THEIR UNITS**

P R E A M B L E

A. The Amended Bylaws of the CCA were recorded in the Middlesex County Clerk's office on March 24, 2006 in Deed Book 5647 at Page 171, et seq. (hereinafter, the "Amended Bylaws").

B. The Bylaws empowers the Board of Trustees (the "Board") to exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of a residential condominium project.

C. Article III, Section 3.15(e) of the Bylaws provides that the Board has the power and authority to make and amend rules and regulations.

D. Article III, Section 3.15(b) of the Bylaws provides that the Board is responsible for the operation, care, upkeep, and maintenance of the Common Property, which includes the amenities and facilities within the community.

E. The Board has determined that when Owners lease a Unit, thereby allowing the tenants to make full use of the common area amenities and other facilities of the Clearbrook Community Association, some Landlord Owners continue to use the amenities and facilities thereby increasing intensity of use beyond what they were designed to accommodate.

F. Except as expressly provided herein, the rules and regulations previously adopted by the Association and the restrictions, covenants, rules and regulations contained in the Governing Documents, as they may have previously been amended, shall not be otherwise amended and shall remain in full force and effect.

G. This Resolution was duly introduced and was thereafter adopted by the Board in accordance with the Bylaws at a regularly scheduled meeting of the Board, at which a quorum was present, by a vote of the members of the Board eligible to vote on this matter.

NOW, THEREFORE, BE IT RESOLVED, on this 28th day of June 2017, that the CCA hereby established and adopts the following rules concerning the use of the common areas by Owners who lease their Unit:

1. **Definitions.** Unless specifically defined otherwise, all capitalized terms used in this resolution have the same meaning as in the Master Deed and Bylaws.

2. **Suspension of Privileges While Leasing a Unit.** Any Unit Owner who leases his/her Unit ("Landlord Owner") shall not be permitted to use the swimming pool, clubhouse, or any other recreational amenity or room of the Association that is part of the Common Property. Tenants will retain the right to make use of the common area amenities and other facilities of the Clearbrook Condominium Association.

3. **Persons Included Under Term "Landlord Owner".** Wherever the term "Landlord Owner" is used in this Resolution it shall include all prior residents of a Unit owned by a Landlord Owner, including, without limiting the generality of the foregoing, any spouse, significant other or family member of the Landlord Owner, unless such person is the Tenant under the lease agreement with the Landlord Owner.

4. **Fines.** Landlord Owners in violation of this Resolution will be fined pursuant to the terms of the CCA Bylaws. Fines for a violation of this Resolution shall not exceed the maximum amount permitted by law, provided that each incident resulting in a violation of the terms of this Resolution, including each day a similar violation occurs, shall be treated as separate violations. Collection may be enforced by the Board in the same manner as the Board is entitled to enforce collection of the common expenses.

5. **Authority.** In the event any term or provision of this Resolution contradicts the terms and provisions of the Amended Bylaws, the terms and provisions of the Master De Bylaws shall control. This Resolution shall, however, be construed to afford the greatest amount of power, authority, latitude and discretion to the Board, provided same does not violate the Master Deed, the Bylaws or applicable laws.

NOTICE AND RECORDING. The Association's managing agent is authorized and directed to prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Resolution, to all Unit Owners. The Association also authorizes and directs its legal counsel to arrange for recordation of a copy of this Resolution with the County Clerk's Office in order to establish the recording of this Resolution in the chain of title.

This Resolution shall be effective as of the 28th day of June, 2017.

ATTEST:

CLEARBROOK COMMUNITY ASSOCIATION, INC.

Guarita Ludwig
Secretary

By: Anne V. Corey
President

STATE OF NEW JERSEY }
}

COUNTY OF MIDDLESEX }

I CERTIFY that on June 28th, 2017, Juanita Ludwig personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Secretary of **Clearbrook Community Association, Inc. ("CCA")**, 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 Anne Corey, President of the CCA;

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

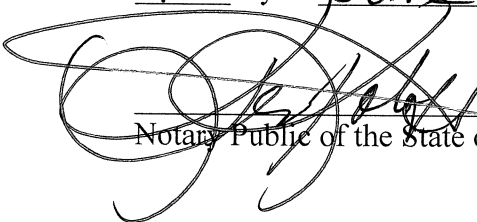
(d) this document was signed and delivered by the CCA as its voluntary act and deed by virtue of authority from its Board of Directors (the "Board");

(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 regular 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.

Juanita Ludwig, Secretary

Signed and sworn to before me on the 28th day of June, 2017.



Notary Public of the State of New Jersey

KRISTINE KOTOFF
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2326223

MY COMMISSION EXPIRES APRIL 14, 2020

Record and Return To:
J. David Ramsey, Esq.
Becker & Poliakoff, LLP
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Morristown, NJ 07960