LONGVIEW AT MONTVILLE ASSOCIATION, INC.
(the "Association")

Resolution Regarding the Replacement of Skylights and the Costs Associated Therewith

PREAMBLE

A. The Master Deed for Longview at Montville, a Condominium, as it may have been amended (collectively the "Master Deed") was originally recorded in the office of the Morris County Clerk on June 2, 1989, in Deed Book 3137, Page 29, et seq.

B. The Bylaws of Longview at Montville Association Inc., as the same may have been amended (collectively, the "Bylaws") were recorded as Exhibit "E" to the Master Deed.

C. Article VI, Section 2 provides that the Board of Trustees ("Board") has "the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things except as by law or by the Master Deed or these By-Laws, may not be delegated to the Board of Trustees by Unit Owners. The Association shall discharge its powers in a manner that protects and furthers the health, safety and general welfare of the condominium residents."

D. Section 24 of the Master Deed provides that "each unit owner shall be responsible for, at his own expense, all of the maintenance, repairs and replaces within its Unit…"

E. Section 4 of the Master Deed provides that windows, and therefore skylights, are part of the unit.

F. The Board has contracted with KPI2 Contractors, Inc., (the "Contractor") for the removal and disposal of existing roofing materials and the installation of new roofing materials to (12) buildings in Phase 3 at the Longview at Montville Association.

G. The Board has determined that it is in the best interest of the Association and its members, for the Association to pay for the initial costs for the replacement of all the skylights in Phase 3 during the replacement of the roofs and have all unit owners whose skylights are replaced reimburse the Association for the costs associated therewith.

H. This Resolution was duly introduced and thereafter adopted pursuant to the terms and conditions of the Bylaws.

NOW, THEREFORE, BE IT RESOLVED on this 9th day of DECEMBER 2013, as follows:

1. Replacement of Skylights by Contractor. All skylights in all units in Phase 3 consisting of (12) buildings, will be replaced by the Contractor during the removal and disposal of existing roofing materials and the installation of new roofing pursuant to the terms of the DECEMBER 2ND, 2013 Agreement entered by and between the Association and the Contractor.

2. Reimbursement by Owners. The Association will pay for the initial costs for the replacement of skylights, which are the responsibility of the Owner to maintain. Therefore, the Association will require each unit Owner in Phase 3 whose skylights will be replaced by the Contractor to reimburse the Association for the costs associated therewith in accordance with the terms of this Resolution.

3. Costs. The costs associated with the replacement of skylights will be as follows:

(a) Velux FS106 D06	$522.00 per skylight
(b) Velux FS106 D26	$456.00 per skylight

4. Payment by Owners. Each Owner shall pay back their share, which will depend on how many skylights are in their Unit and what size each are, in six (6) equal installments, to be added to their monthly assessments beginning on January 1, 2013.

5. Interior Work. The replacement of the skylight(s) may cause the need for a small amount of interior finishing work (such as, but not limited to, painting) which will be the sole responsibility of the homeowner to arrange and pay for.

6. Enforcement. All monies due hereunder shall be collected by the Association in the same manner as an assessment. In the event any owner shall fail to pay the assessment installments when due, the same late fees and enforcement procedures for the collection of delinquent assessments shall be implemented.

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 Morris County Clerk's Office in order to provide notice of this Resolution to each purchaser of a Unit.

This Resolution shall be effective as of the 9th day of DECEMBER, 2013.

ATTEST:

LONGVIEW AT MONTVILLE ASSOCIATION, INC.

By: _____ Ted Hochman, Secretary

By: _____ Robert Signorile, President

MORRIS COUNTY, NEW JERSEY
JOAN BRAMHALL, COUNTY CLERK
AMND-OR BOOK 22472 PG 1787
RECORDED 12/20/2013 12:29:05
FILE NUMBER 2013096403
RCPT #: 928709; RECD BY: MStehr
RECORDING FEES $50.00

STATE OF NEW JERSEY :
: SS.
COUNTY OF MORRIS :

I CERTIFY that on DECEMBER 9th, 2013, THEODOR HOCHMAN personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the _____ Secretary of the LONGVIEW AT MONTVILLE ASSOCIATION, INC., 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 ROB SIGNORILE, the President of the corporation;

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

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

(e) this person signed this acknowledgment to attest to the truth of these facts.

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

Ted Hochman, Secretary

Signed and sworn to before me
on DECEMBER 9th, 2013

Teresa A. Rolston
ID# 2248535
Notary Public of New Jersey

TERESA A. ROLSTON
NOTARY PUBLIC OF NEW JERSEY
I.D. # 2248535
My Commission Expires 9/21/2016

RECORD AND RETURN TO:
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