

Morris County Recording Cover Sheet



**Honorable Ann F. Grossi, Esq.
Morris County Clerk**

MORRIS COUNTY, NJ
Ann F. Grossi
AMND-OR BOOK 23428 PG 417
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RECORDING FEES 70.00
INDEX FEE

Official Use Only - Realty Transfer Fee

Official Use Only - Barcode

Date of Document:
07/24/2018

Type of Document:
AMENDMENT TO MASTER DEED

First Party Name:
LONGVIEW AT MONTVILLE ASSOC. INC.

Second Party Name:
LONGVIEW AT MONTVILLE ASSOC. INC.

ADDITIONAL PARTIES

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 0

Lot: 0

Municipality: MONTVILLE TWP

Consideration: \$0.00

Mailing Address of Grantee:
3 CONKLIN DRIVE , MONTVILLE, NJ 07045

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN
ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE**

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

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

Resolution Regulating Estate, Moving or Garage Sales

P R E A M B L E

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. The Bylaws were recorded as Exhibit "E" to the Master Deed (collectively the "Bylaws"). The Master Deed and Bylaws being collectively referred to herein as the "Governing Documents."

B. 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."

C. Article VI, Section 2(e) of the Bylaws empowers the Board of Trustees to adopt rules and regulations covering the details of the operation and use of the Common Elements.

D. The Governing Documents provide that the Board is responsible for the operation, care, upkeep, and maintenance of the Common Property, which includes the control and maintenance of the common areas within the community.

E. For the benefit and protection of the Association and the use and enjoyment of the individual Owners, the Board has determined that it is necessary and desirable to regulate estate, moving or garage sales within the community.

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 be amended and shall remain in full force and effect.

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

NOW, THEREFORE, BE IT RESOLVED on this 24th day of July, 2018 as follows:

1. **Definitions.** Unless specifically defined below, all capitalized terms used in this Resolution have the same meaning as set forth in the Governing Documents.

- a. "Estate Sale" – an estate sale (also known as a tag sale) is a way of liquidating the belongings of a family or estate.
- b. "Garage Sale" – a garage sale is a sale of miscellaneous household goods.
- c. "Moving Sale" – a moving sale is an event for the sale of used goods by a unit owner incidental to the sale of the unit.

All of these terms are interchangeable, but are typically events in which sellers are not required to obtain business licenses or collect sales tax.

2. **Regulation of Estate, Moving or Garage Sales.** Residents shall be permitted to have an estate, moving or garage sale within the Longview community, subject to the following conditions and restrictions:

- a. The sale must be held inside of the home.
- b. Garage doors must remain closed.
- c. Visiting cars must be monitored and must be parked legally based on the Longview at Montville Rules & Regulations and the Montville Township parking rules.
- d. There can be no signage on the Longview property or on any vehicles on the Longview property.
- e. The proposed sale must be registered with the Longview Management Office and approved by the Longview Board of trustees prior to the sale.

3. **Enforcement/Fines.** In addition to any other remedies, upon notice with an opportunity to be heard, the Association may levy fines against any Unit Owner who violates or whose resident, tenant, licensee, invitee or guest violates, this Resolution. Fines for a violation of this Resolution shall not exceed the maximum allowable by the Governing Documents or at law, but each day the violation continues, after receipt of written notice to the Unit Owner, shall be considered a separate offense and incur an additional fine per day. Collection may be enforced by the Board in the same manner as the Board is entitled to enforce collection of common expenses. Without negating the opportunity to be heard, if the sale of a unit is imminent (defined as less than 10 days from the date of the offense), the fine(s) shall be effective immediately upon receipt by Management of the notice of the fine. If, after receipt of notice, a Unit Owner requests a hearing and the Judicial Committee vacates the fine, any funds collected shall be promptly refunded to the Unit Owner or other designated party who may have paid the fine(s) on behalf of the Unit Owner.

4. **Enforcement Costs.** Any costs incurred by the Association in connection with the enforcement of this Resolution, including reasonable legal fees, shall be the responsibility of the Unit Owner. All costs are collectible against the offending Unit Owner in the same manner as a common expense assessment. If and to the extent applicable and permitted, enforcement may include the issuance of a "cease and desist" order regarding the violation.

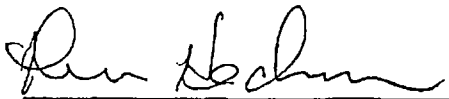
5. **Modifications.** The Board reserves the right to change or modify any and/or all parts of the above policy at any time by resolution of the Board.

This Resolution shall be effective as of the 24 day of July, 2018.

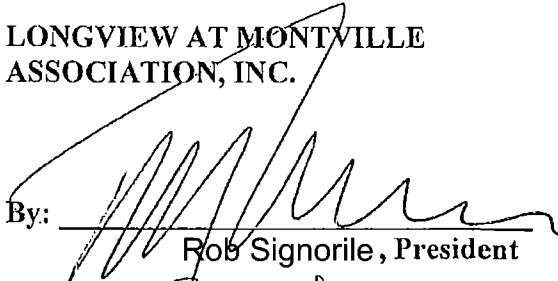
NOTICE AND RECORDING. The Association's managing agent is authorized and directed to prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Resolution, to all Unit Owners. The Association also authorizes and directs its legal counsel to arrange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

ATTEST:

**LONGVIEW AT MONTVILLE
ASSOCIATION, INC.**



Theodor Hochman, Secretary
Theodor Hochman

By: 

Rob Signorile, President
Rob Signorile

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

I CERTIFY that on July 24, 2018, Theodor Hochman personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the XXXXXXXXXX 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 Renz 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.


Theodor Hochman, Secretary

Signed and sworn to before me
on July 24, 2018



Notary Public of New Jersey

Record and Return To:
Martin C. Cabalar, Esq.
Becker & Poliakoff, LLP
67 Park Place East, Suite 702
Morristown, NJ 07960

Gale Braunstein
Notary Public
State of New Jersey
My Commission Expires
December 20, 2019