

**LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.**

**POLICY RESOLUTION NO. 07-02**

**REGARDING THE CLEANING AND MAINTENANCE OF CLOTHES DRYER VENTS LOCATED WITHIN THE UNITS**

WHEREAS, Article VI, Section 2 of the Longview at Montville Condominium Association, Inc.'s (the "Association") By-Laws (the "By-Laws") states that the Board of Trustees (the "Board") "shall have the powers and duties necessary for the administration of the affairs of the Association."

WHEREAS, Article VI, Section 2 of the By-Laws states that the Board "shall have the power to operate, care,...upkeep, repair and replacement of the common elements..."

WHEREAS, Article XIV of the By-Laws states that each unit owner "shall comply strictly with the By-Laws, Rules and Regulation adopted pursuant thereto, and all future amendments.";

WHEREAS, Section 24 of the Association's Master Deed (the "Master Deed") states that "each unit owner shall be responsible for, at his own expense, all of the maintenance, repairs and replacements within its Unit..."

WHEREAS, Section 3.01 of the Master Deed provides that "each unit shall be deemed to include "all the mechanical equipment, HVAC equipment, fixtures, appliances and hot water heater that services that particular unit."

WHEREAS, clothes dryer vents are fixtures located within units and/or are exclusively pertinent to units;

WHEREAS, lint and other build-up in clothes dryer vents can be a fire hazard;

WHEREAS, for the safety of all unit owners, the Board deems it in the best interest of the

**RECORD AND RETURN TO  
STARK AND STARK  
PO BOX 5315  
PRINCETON, NEW JERSEY 08543-5315**

Association that unit owners be required to clean and maintain clothes dryer vents every year and to present proof of same to the Association each year.

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures shall be adopted:

1. Unit owners shall clean and maintain the clothes dryer vents that service their particular unit every two years by a licensed or certified person or business.
2. Cleaning and inspection must be completed by no later than September 1<sup>st</sup> of each even-numbered year, beginning in 2008.
3. Resolution Number 06-01 required the initial maintenance/cleaning to be completed no later than September 1, 2006.
4. Unit owners without clothes dryers shall complete where indicated and return to the Association office by September 1, 2008 a certification in the form attached hereto as Exhibit A, confirming that they do not maintain a clothes dryer in the unit. In the event a clothes dryer is thereafter installed in the unit, it shall be the obligation of the owner to comply with paragraph one (1) above (a copy of the certification which must be completed and returned to the Association is attached hereto as Exhibit "A").
5. Certification and a receipt of clothes dryer vent cleaning/maintenance shall be submitted to the Association no later than September 1<sup>st</sup> of every even numbered year.
6. Unit owners are wholly responsible for the cost associated with the cleaning, maintenance and/or repair of the clothes dryer vent.
7. Failure by a unit owner to perform the required clothes dryer vent cleaning/maintenance in the manner stated above or to submit the certification that a clothes

dryer vent does not exist in the unit by September 1, 2008 shall result in one (1) or more of the following:

- a) The Association may provide the required clothes dryer vent cleaning and maintenance and charge the cost of same to the unit owner's account; and/or
- b) The Association may initiate any enforcement actions against the unit owner as it is authorized to do so under the Master Deed, By-Laws, all amendments thereto, resolutions and/or the Rules and Regulations.

8. Any monies due hereunder shall be collected by the Association in the same manner as Association assessments.

9. Any provision contained in any previously adopted Resolution of the Association, which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern.

10. Notwithstanding the above, the Association may exercise all rights and remedies available to it at law, in equity, in addition to those rights as set forth by the Master Deed, By-Laws, all amendments thereto, resolutions and/or the Rules and Regulations.

11. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.

**record and return to  
stark and stark  
po box 5315  
princeton, new jersey 08543-5315**

LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.

Resolution Type: Policy No. 07-02

Pertaining To: Cleaning and Maintenance of Clothes Dryer Vents

Duly adopted at a meeting of the Board of Directors of Longview at Montville Condominium Association, held this 9th day of APRIL, 2007.

<u>Officer</u>	<u>Vote:</u>			
	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<u>ROB SIGNORILE</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>JIM WILEY</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>JIM TOMBROS</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>SURBIT RAINA</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>LOW JENSEN</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>RUTH HOCHMAN</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>MARION COSTANZO</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>GLORIA VITULLANO</u> , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest:

  
\_\_\_\_\_  
Secretary

4/24/07  
\_\_\_\_\_  
Date

File:

**LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.  
CERTIFICATION OF CLOTHES DRYER VENT CLEANING AND MAINTENANCE**

Name of Unit Owner(s): \_\_\_\_\_

Address of Unit: \_\_\_\_\_

Date of Cleaning and Maintenance: \_\_\_\_\_

Date of Next Cleaning and Maintenance: \_\_\_\_\_

\*Attach receipt(s) of cleaning and maintenance work completed.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

-----

\_\_\_\_\_ There is **no** clothes dryer in my Unit and therefore, this certificate is not applicable.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



MORRIS COUNTY, NEW JERSEY  
JDAN BRAMHALL, COUNTY CLERK  
RESO-OR BOOK 20851 PG 0432  
RECORDED 06/22/2007 10:44:49  
FILE NUMBER 2007057370  
RCPT #: 164179; RECD BY: sally  
RECORDING FEES 80.00  
MARGINAL NOTATION CO 0.00 ST 0.00

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY )  
                                  ) ss:  
COUNTY OF MORRIS        )

On the 24<sup>th</sup> day of April, 2007, Mr. James Tombros 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 Secretary of Longview at Montville Condominium Association, Inc. (the "Corporation"), named in this document; and
- (b) this document was signed and delivered by the Corporation as it voluntary act and deed by virtue of authority from its Board of Directors.

Notary **CAROLE POST PAVELCHAK**  
**NOTARY PUBLIC OF NEW JERSEY**  
**Commission Expires 9/19/2008**

Morris County Clerks Office, Joan Bramhall  
Administration and Records Building  
P.O. Box 315  
Morristown, New Jersey 07963-0315  
Phone: 973-285-6130  
[www.morriscountyclerk.com](http://www.morriscountyclerk.com)

DATE:06/22/2007  
TIME:10:44:49 AM  
RECEIPT:164179

CASH

ITEM -01 RESD 10:44:49 AM  
FILE:2007057370 BK/PG:020851/0432  
LONGVIEW AT MONTVILLE CONDO ASSOC INC  
RECORDING FEE  
Sub. Total 80.00 80.00

-----  
AMOUNT DUE: \$80.00  
PAID CHECK: \$80.00  
TOTAL PAID: \$80.00  
Thank You!