

LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.

POLICY RESOLUTION NO. 06-02

**REGARDING RE-INSPECTION FEES AND/OR FINES ASSOCIATED WITH
DEPARTMENT OF COMMUNITY AFFAIRS INSPECTIONS OF 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, 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, the Board believes it is desirable, necessary and in the best interest of the Association to impose responsibility on all unit owners for any and all re-inspection fees or fines going forward.

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

1. In the event that any inspections by the Department of Community Affairs ("DCA") is required of any unit, all owners and/or occupants who reside within the Association shall cooperate with all requests to support said inspection, including ensuring access to the units;
2. Any and all re-inspection fees and/or fines charged by the DCA shall be the sole responsibility of the unit owner incurring the fee.

3. 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.

4. 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.

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

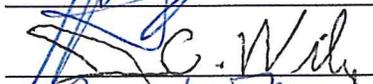
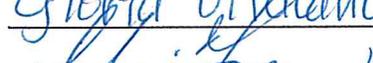
The foregoing Resolution was adopted by the Board of Directors of Longview at Montville Condominium Association at its meeting on MARCH 13th, 2006.

LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.

Resolution Type: Policy No.

Pertaining To: Regarding Re-inspection Fees And/or Fines Associated with Department of Community Affairs Inspections of Units

Duly adopted at a meeting of the Board of Directors of Longview at Montville Condominium Association, held this 13th day of MARCH, 2006.

<u>Officer</u>	Vote:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
 Trustee		—	—	—	—
 Trustee		—	—	—	—
 Trustee		—	—	—	✓
<u>RUTA HOCHMAN</u> , Trustee		—	—	—	—
<u>SURESH RAJA</u> , Trustee		—	—	—	—
<u>LOUIS J JENSEN</u> , Trustee		—	—	—	—
<u>GLORIA VITALANO</u> , Trustee		—	—	—	—
 Trustee		—	—	—	—
 Trustee		—	—	—	—

Attest:


_____, Secretary

3/13/06

Date

File: