

RESOLUTION NO. 9-2013

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE COUNTRY PLACE CONDOMINIUM ASSOCIATION, INC.

APPROVAL OF A CHANGE TO THE RULES AND REGULATIONS WITHHOLDING ASSOCIATION PROVIDED SERVICES (*WATER*) TO HOMEOWNERS WHO OWE THE ASSOCIATION IN EXCESS OF \$1,000.00

WHEREAS, the State of New Jersey has provided in New Jersey State Statutes Annotated 46:8B-1 et seq. (New Jersey Condominium Act) for the creation and operation of Condominiums in the State of New Jersey, and

WHEREAS, the Country Place Condominium Association has been organized under New Jersey Statutes Annotated 46:8B-1 et seq., and

WHEREAS, the Board of Directors of the Country Place Condominium Association has been provided the authority under its By Laws and Declaration as established in the act, to create an annual budget and corresponding annual assessments against each of its property owners to pay for common expenses of the Association, and

WHEREAS, the monthly assessments to pay those common expenses have not been paid by certain homeowners thus creating a financial hardship for the Association by those homeowners who have not paid their monthly common expense assessments, and

WHEREAS, the Country Place Condominium Association has been unsuccessful in its collection efforts to force the delinquent homeowner to pay their delinquent assessment, and

WHEREAS, Section 19(f)(ii) of the Master Deed and Article IV, Section 2 of the By-Laws provide for a remedy for those owners that are in default of payment on their common expenses by the Association withholding services that have been paid for by the Association.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Country Place Condominium Association hereby establishes a policy of temporarily removing services that it provides through the monthly common expenses.

Beginning June 15, 2013, those homeowners that owe the Country Place Condominium Association \$1,000.00 or more will have their **water service** to their unit shut off until all of the delinquent amounts due to the Association have been paid.

Those Units in which the water service for the building reside, shall provide reasonable access to a representative of the Country Place Condominium Association for the purpose of accessing the water service for each of the Units in the building. Should reasonable access be denied by the Unit owner in which the water service for the building resides, the Country Place Condominium

Association shall assess a fine on a monthly basis to the Unit owner. A fine of \$50.00 per month will be levied until reasonable access has been granted.

There will be a fee of \$120.00 associated with the turning off of the water and also another \$120.00 when the water is to be turned back on upon full payment.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE COUNTRY PLACE CONDOMINIUM ASSOCIATION, INC. THIS 29 DAY OF May, 2013.

COUNTRY PLACE CONDOMINIUM
ASSOCIATION, INC.

By: Joseph Bottino,
President

By: Timothy Couder
Secretary