

Prepared by: _____

Augustine D. Altieri, CPA
Bienvenue Property Manager & Accountant
1 Mulhouse Drive
West Berlin, New Jersey 08091
Tel: (215) 920-4329

Property Known as Block 102.15, Lot 2.02 On the Township of Burlington Tax Map and Master Deed Dated January 17th, 1973 And Recorded in Deed Book 1833 At Page 1 And Following of The Burlington County Clerk's Office, As Well As, All Amendments Thereto, Also Known As 1102 Sunset Road, Burlington, New Jersey, 08016.

RESOLUTION OF BIENVENUE CONDOMINIUM FOR RULES AND REGULATIONS REGARDING FINES AND LATE FEES

WHEREAS, Bienvenue Condominium Association, Inc. (hereinafter referred to as "Bienvenue") is a non-profit corporation incorporated under the laws of the State of New Jersey which was formed to administer, manage and preserve the condominium community as Bienvenue: and

WHEREAS, pursuant to Article IV, Section 10, Par. (L) of the Bienvenue Condominium By-Laws the Bienvenue Board of Directors is empowered, "To amend the Rules and Regulations from time to time as the Board shall deem necessary and appropriate, which Rules and Regulation when approved by appropriate resolution shall be binding on the Unit Owners, tenants and occupants of Units, their successors in title and assigns."; and

WHEREAS, pursuant to Article IV, Section 10, of the Bienvenue Condominium By-Laws the Bienvenue Board of Directors is empowered, "To exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and the administration and management of the Condominium and the Condominium Property, and may do or cause to be done all such lawful acts and things as are not by law, by these By-Laws or otherwise, directed or required to be done or exercised by Members of the Association, or Unit Owners, or by others.

WHEREAS, this Resolution was duly introduced and was thereafter adopted in accordance with the By-laws of Bienvenue at a regular scheduled meeting of the

Bienvenue Board of Directors, at which a quorum was present, by a majority vote of the Bienvenue Board of Directors present and eligible to vote on this matter.

NOW THEREFORE, effective this _____ day of _____, 2018, upon motion duly made and seconded, the Bienvenue Board of Directors resolves the following Fine and Late Fee Schedule policy:

BIENVENUE CONDOMINIUM HOA
Fine & Late Fee Schedule

Architectural Violation Failure to submit plans for review and Board approval before beginning work	Fine \$250.00 per occurrence + \$10.00 each day delinquent. Maximum cap of \$1,000.00 per violation
Landscaping Violations Removing existing plants, trees, bushes, and/or adding plants, flowers or bushes to common area	Fine 1 st violation courtesy notice, 2nd violation \$25.00 and thereafter + \$10.00 each day delinquent
Parking Violations Illegally parked vehicles, no inspection sticker, vehicle with flat tire on street exceeding 72 hours, etc.,	Fine 1 st violation courtesy notice, 2nd violation \$50.00 fine and vehicle towed from property.
Vehicle Information Improper vehicle and registration information	Fine \$125.00
Trash Violations Improper disposal of trash, trash left out and not placed in proper containers, etc.,	Fine 1 st violation courtesy notice, 2nd violation and thereafter \$25.00 per occurrence + \$10.00 each day delinquent
Leasing Failure to provide Association with notice of tenant by a legible copy of the lease	Fine \$50.00 per occurrence + \$10.00 each day delinquent
Delinquent Dues Dues paid after the required due date	Late Fee \$20.00 per month until paid in full
Non-Sufficient Fund (NSF) Checks All NSF checks	Fine All NSF checks shall be charged the applicable bank charge, plus the \$20.00 delinquent dues late fee + \$25.00

Pet Violations

Annoyance issues, unleashed dog, un-scooped Poop, etc.,

Fine

1st violation courtesy notice, 2nd violation and thereafter \$25.00 per occurrence + \$10.00 each day delinquent

Hanging Clothing

Drying clothing on porches, and/or outside of Unit

Fine

1st violation courtesy notice, 2nd violation and thereafter \$25.00 per occurrence + \$10.00 each day delinquent

Items on exterior of Unit

No radio, TV antenna, or AC, or wiring for any Purpose may be installed on exterior of the Building, or protruding through the walls, Windows or roof

Fine

1st violation courtesy notice, 2nd violation and thereafter \$100.00 per occurrence + \$25.00 each day delinquent

Annual Owner Information Form

Annual owner information form is required to be filled out each year by the 15th day of February and returned to the Bienvenue office

Fine

\$25.00 per occurrence + \$5.00 each day delinquent. Maximum fine \$125.00.

Rules & Regulation

Conduct of Board of Directors

Fine

Imposing a fine not to exceed \$500.00

Rules & Regulations

Conduct of Unit Owners, guests, and/or tenants

Fine

Imposing a fine not to exceed \$500.00

BE IT FURTHER RESOLVED THAT the Bienvenue Condominium HOA Board of Directors shall afford Unit owners the opportunity to request a hearing as provided by the Association documents to contest any late fee or fined assessed; and

BE IT FURTHER RESOLVED THAT the Bienvenue Condominium HOA Board of Directors shall afford Unit owners the opportunity to initiate a time-payment plan in order to reduce or eliminate their outstanding debt to the Association as is specified in writing and mutually agreed to by the Unit owner and the Bienvenue Condominium HOA Board of Directors; and

BE IT FURTHER RESOLVED THAT the Board shall retain the right to amend or repeal this resolution.

NOTICE AND RECORDING. Bienvenue is authorized and directed to circulate a copy of this Resolution to all Bienvenue unit owners. Bienvenue also authorizes and directs its property manager to arrange for recordation of a copy of this Resolution with the Burlington County Clerk's Office in order to establish the recording of this Resolution in the chain of title

ATTEST:

Bienvenue Condominium Association, Inc.

Virginia Carducci, Secretary

Carmelo Cruz, President

State of New Jersey :

:SS.

County of Burlington :

I certify that on this _____ day of _____, 2018, _____ personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of Bienvenue Condominium Association, Inc. named in this document;
- (b) this person signed this document as attesting witness for the proper officer who is Carmelo Cruz, President of Bienvenue Condominium Association, Inc.;
- (c) this document was signed and delivered by Bienvenue Condominium Association, Inc. as its voluntary act and deed by virtue of authority from its Board of Trustees (the "Board");
- (d) this person signed this acknowledgment to attest to the truth of these facts; and
- (e) this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board at which a quorum was present, by a majority vote of the members of the Board eligible to vote on this matter.

Virginia Carducci, Secretary

Sworn and subscribed to before
Me this _____ day of _____, 2018

(notary public seal)

Record and Return to:
Augustine D. Altieri, CPA
Property Manager & Accountant
1 Mulhouse Drive
West Berlin, New Jersey 08091
(215) 920-4329