

Prepared by: _____

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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 MAINTENANCE RESPONSIBILITIES

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 Maintenance Responsibility policy:*

"It shall be the responsibility of the unit owner to pay the expenses incurred by the Association in making repairs or replacement of the balcony or patio which he has the exclusive easement to use caused or permitted by his negligence, misuse or neglect..."

Section 10, Para C (iv). Bienvenue Condominium Association Master Deed

Decks and Patios: Deck boards, railings, cement patio are the responsibility of the Unit owners to repair and replace as deemed necessary by the Bienvenue Association. The Owner's exclusive use of such "Limited Common Elements", requires that they maintain them after normal wear and tear of the materials. Replacement of an entire deck or patio must be similar to the original in style and color, and have prior Board approval.

Roofs: Damaged shingles and leaks will be repaired by Bienvenue Association. Interior damage resulting from leaks such as wall or ceiling discoloration is the responsibility of the Unit owners. Replacement of the entire roof shingles when needed, will be accomplished by Bienvenue Association in accordance with the established Reserve Fund Policy.

Gutters, Down Spouts and Soffits: Repair and/or replacement are Bienvenue's responsibility. Gutter cleaning is Unit owner's responsibility. Replacement of all gutters, down spouts and soffit when needed, will be accomplished by Bienvenue Association in accordance with the established Reserve Fund Policy.

Exterior Bricks: Cracks in bricks, loose mortar, water seepage, etc. will be repaired by Bienvenue Association. Interior damage resulting from leaks such as wall or ceiling discoloration is the responsibility of the Unit owners.

Exterior Light Fixtures: When it becomes necessary to replace all condo exterior lighting fixtures because of age and normal deterioration Bienvenue Association will be responsible for the new fixtures in accordance with the established Reserve Fund Policy. Replacing light bulbs in the entrance and rear light fixtures is the Unit owner's responsibility.

Entrance & Storm Doors: Unit owners are responsible for the repair, maintenance and/or replacement of both interior/exterior, and storm doors. Interior/exterior door must be painted

with the specified color for each court as established in the Governing By-Laws. Storm doors must be white in color. Unit owners are responsible for the screens, glass, and all door hardware such as locks, handles and door closers, for all doors identified above.

Utility Room & Door: Unit owners are responsible for the repair, maintenance and/or replacement of their respected utility room doors. Any damage to the utility room door by an animal (i.e., squirrel, racoon, mice, etc.,) is the responsibility of the unit owner. Any and all damage to the heating and cooling systems in the utility room are the responsibility of the Unit owner. Replacement of the utility door must be similar to the original in style and color, and have prior Board approval.

Windows: Unit owners are responsible for the repair, maintenance and/or replacement of all windows. Exterior wood of windows must be painted and maintained by Unit owner. Replacement of all windows must match as closely the original windows, and have prior Board approval. The paint color of the wood should match as close as possible the original paint color of the exterior window wood, prior to repair, maintenance and/or replacement

Water Leaks: Any and all water leaks caused by common area piping issues within the walls and ceiling of Unit owners is the responsibility of the Bienvenue Association to repair. Any and all damaged caused to the interior of the units from said common area piping water infiltration is the responsibility of the Unit owner. Any and all leaks caused by piping coming off of the common area pipe to Unit is the responsibility of the Unit owner, and not the Bienvenue Association. Overflowing toilet, sink and/or tub is the responsibility of the Unit owner. Any leaking pipe within the unit is the responsibility of the Unit Owner. Any and all water leaking from another Unit is the responsibility of the Unit owner causing the problem, as well as the repairs to the Unit who suffered said damage.

Sewage Backups: All sewage backups caused by items (i.e.,) which are not to be disposed of by Unit owners in their sinks, and or toilets, will be the responsibility of all Unit owners in said building. All other sewage backups will be the responsibility of the Bienvenue Association. Any and all damage from all sewer backups is the responsibility of the Unit owner.

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*