

RESOLUTION OF THE  
BOARD OF DIRECTORS OF  
LONDON COURT CONDOMINIUM ASSOCIATION, INC.  
Administrative Resolution # ~~205B~~  
Pertaining to Maintenance of Dryer Ducts and Chimney Cleaning

The undersigned, being all of the members of the Board of Directors (the "Board") of London Court Condominium Association, Inc., a New Jersey non-profit corporation (the "Association"), do hereby authorize and approve the actions set forth in the following resolution, By unanimous consent pursuant to the New Jersey Non Profit Corporation Law and the Bylaws Of the Association, and do hereby adopt the following as the official actions of the Association, All of that are deemed effective as of the date set forth herein below.

**WHEREAS**, the Master Deed and Declaration of Restrictive and Protective Covenants, Easements, Charges and Liens (the "Master Deed") establishes the Board as the 'Governing body' of the Association, as that term is referred to in the New Jersey Condominium Act (N.J. S.A. 46:8B-12) (the "Act") and as the governing body, it is expressly vested with the Rights, powers, privileges and duties necessary to or incidental to the proper administration of the London Court Condominium in accordance with the provisions of the Master Deed, the Bylaws Of the Association and the Association's certificate of Incorporation, and further in accordance With the Act, and all supplements and amendments thereto; and

**WHEREAS**, the Bylaws vests in the Board of Director the powers And duties necessary for the administration of the affairs of the Association and authorize to the Board to do all such things and take all such action as may be necessary to carry out the affairs Of the Association; and

**WHEREAS**. The Bylaws vests in the Board the responsibility For the operation, care upkeep, repair and replacement of the common elements, of personal Property of the Association, if any, and to protest the general health safety and welfare of the Community; and

**WHEREAS**, the Master Deed further provides that the Board of Directors Of the Association shall have the power to make such rules and regulations as may be necessary To carry out the intent of the Master Deed, Bylaws and the Act (the "Condominium Documents"), And shall have the right to bring lawsuits to enforce the rules and regulations so promulgated, and To the extent there are infractions of such rules and regulations, the Board of Directors shall Further, have the right to levy fines and impose penalties for violations of the Condominium Documents; and

**WHEREAS**, the Bylaws also gives the Board the right to adopt and amend rules and regulations covering the operation and use of the Condominium property and in particular the Common Elements; and

**WHEREAS**, it has come to the attention of the Board that a severe health and safety risk is present due to unit owners not attending to regular maintenance of their Chimney & Fireplaces and dryer ducts, which when not properly maintained could cause harm to the residents, including death; and destruction of property.

**WHEREAS**, the Chimneys, fireplaces and dryer ducts are private property belonging to the Homeowner and;

**WHEREAS**, for the health, safety, welfare, comfort and convenience of all owners, the Board believes it to be in the best interest of the community to establish a formal policy addressing Chimneys, fireplaces and dryer duct maintenance;

**THEREFORE**, the Board hereby adopts the following policy:

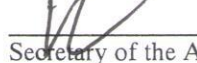
**RESOLVED**, that commencing on September 1, 2004, and every 2 years thereafter, each homeowner must submit to the Association, a written certification from a professional chimney sweep, proof that the fireplace and chimney has been cleaned and meets satisfactory fire & safety requirements. The cost of this inspection and any repairs shall be borne by the homeowner. In the event the Association does not receive certification by September 1, 2004, and by September 1, every 2 years thereafter, the Association shall make arrangements to have a professional clean and inspect your fireplace and chimney and all costs involved shall be assessed against said unit owner, and due and payable to the Association.

**RESOLVED**, that commencing on September 1, 2004, and every 2 years thereafter, each homeowner must submit to the Association, a written certification from a professional, proof that the Dryer Ducting has been cleaned and meets satisfactory fire & safety requirements. The cost of this inspection and any repairs shall be borne by the homeowner. In the event the Association does not receive certification by September 1, 2004, and by September 1, every 2 years thereafter, the Association shall make arrangements to have a professional clean and inspect your dryer ducting and all costs involved shall be assessed against said unit owner, and due and payable to the Association.

**RESOLVED**, that violation of this policy may result in the imposition of fines and/or Penalties after notice, hearing, and shall be enforced in accordance with the Association rules Enforcement procedures.

**RESOLVED**, that this policy shall be deemed effective thirty (30) days after adoption.

The undersigned, hereby affirms that the forgoing is a true and correct copy of the Resolution of the Board of Directors adopted by unanimous Consent at a duly called meeting of the Executive Board held on,

BY:   
Secretary of the Association

Receipt acknowledged by the Property Manager for submission into the recorder of the Association.

BY: Paul C. Mazzone

Paul Mazzone, Property Manager