

COPY

**FOXCHASE IV, PHASE I CONDOMINIUM ASSOCIATION, INC.
RESOLUTION REGARDING INSPECTION AND CLEANING OF
DRYER VENTS**

WHEREAS, a Master Deed for the Foxchase IV, Phase I Condominium Association, Inc. ("Association") dated January 28, 2003 was recorded in the Monmouth County Clerk's Office on June 29, 2003 in Deed Book OR-8185 at Page 6465; and

WHEREAS, the New Jersey Condominium Act, at N.J.S.A. 46:8B-13, provides that the By-laws of an Association may provide for a method of enforcing reasonable administrative rules and regulations pertaining to the operation, use, maintenance and enjoyment of the units and of the common elements including limited common elements; and

WHEREAS, Article V, Section 13 of the By-laws of the Association (the "By-laws") provides that the Board of Trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the Condominium and may do or cause to be done all such other lawful acts and things as are not by law, by the By-laws or otherwise, directed or required to be done or exercised by members of the Association or owners of units, or by others; and

WHEREAS, Section 12.24 of the Master Deed states that the owner or co-owner of each Unit is bound to promptly furnish, perform and be responsible for, at his own expense, all of the maintenance repairs, and replacements within his own Unit; and

WHEREAS, Section 4 of the Master Deed states that each Unit includes all immediately visible fixtures, mechanical systems and equipment installed and for the sole and exclusive use of the Units, commencing at the point of disconnection from the structural body of the Condominium and from the utility lines, pipes or systems serving the Unit; and

WHEREAS, the Units at the Association have dryer vents leading from their clothes dryers to the outside of the Units; and

WHEREAS, the Board deems it necessary for the safety and well being of the members of the community to implement a regulation whereby each Unit Owner must have its Unit's dryer vent cleaned on a regular basis to prevent the possibility of a fire in the system due to build-up within the said system.

NOW, THEREFORE, BE IT RESOLVED, that the following procedures are adopted and established by the Board to enhance the safety of the members of the Association and for the general welfare of the members of the Association:

1. Owners of each Unit in the Association that is equipped with a dryer vent must have the duct inspected and cleaned every two (2) years, by no later than May 15th of each scheduled year, beginning in calendar year 2012.

2. All dryer ducts must be inspected and cleaned by a fully insured, certified, licensed, and otherwise qualified professional. All Unit Owners must submit a certification of inspection and cleaning to the Association's property manager by May 15th of each year that cleaning is required, beginning with May 15, 2012. Any Unit Owner who does not maintain clothes dryer shall submit a certification stating that he/she does not maintain a clothes dryer in the same manner as described above.

3. Unit Owners are wholly responsible for the cost associated with the cleaning, maintenance and/or repair of the clothes dryer vent.

4. Any Unit Owner who fails to comply with the requirements set forth above shall be deemed in violation thereof. The Association will first notify the Unit Owner of its failure to comply. Should the violation continue for thirty (30) days after receipt of the notice of violation, the Association may assess a fine, or take other measures as set forth in the Association Master Deed and/or By-laws.

5. All monies due hereunder shall be collected by the Association in the same manner as Association assessments.

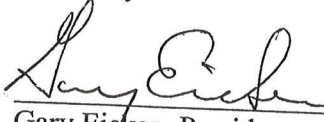
6. Any provision contained within any previously adopted Resolution of the Association, which conflicts with any provisions set forth herein shall be deemed void and the provision contained herein shall govern.

7. Notwithstanding the above, the Association may exercise all rights and remedies available to it at law, in equity, and/or pursuant to the Master Deed, By-laws, and all amendments, resolutions and/or Rules and Regulations.

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

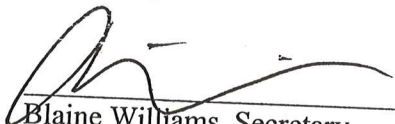
ADOPTED BY RESOLUTION OF THE BOARD OF DIRECTORS OF
FOXCHASE IV, PHASE I CONDOMINIUM ASSOCIATION, INC.

Signed by:


Gary Eicken, President
Foxchase IV, Phase I
Condominium Association, Inc.

Dated: JAN 18, 2012

Attested by:


Blaine Williams, Secretary
Foxchase IV, Phase I
Condominium Association, Inc.

Dated: JAN 18, 2012

STATE OF NEW JERSEY, COUNTY OF MONMOUTH: SS.

I CERTIFY that on JAN 18, 2012

GARY EICKEN

personally came before me and this person acknowledged under oath, to my satisfaction,
that:

- I. this person signed, sealed and delivered this Resolution as President of the Board of Trustees of Foxchase IV, Phase I Condominium Association, Inc., the corporation named in this document;
- II. the proper corporate seal was affixed; and
- III. this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors.


(Notary Public)

AUGUST M. MEITZNER
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/6/2014

RECORD AND RETURN TO:
LOREN ROSENBERG LIGHTMAN, ESQ.
LOMURRO, DAVISON, EASTMAN & MUNOZ, P.A.
100 WILLOW BROOK ROAD, SUITE 100
FREEHOLD, NJ 07728

MONMOUTH COUNTY, NJ
CLARE FRENCH, CLK
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