

Morris County Recording Cover Sheet

Honorable Ann F. Grossi, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
Ann F. Grossi
AMND-OR BOOK 23807 PG 57
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Date of Document:
2020-06-17

Type of Document:
AMENDMENT TO MASTER DEED

First Party Name:
Cherry Ridge Condominium Association

Second Party Name:
Cherry Ridge Condominium Association

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

Prepared By: Caroline Record
Caroline Record, Esq.

**CHERRY RIDGE CONDOMINIUM ASSOCIATION, INC.
(the "Association")**

RESOLUTION REGARDING DRYER VENT INSPECTIONS

P R E A M B L E

A. The Master Deed of Cherry Ridge Condominium Association (the "Master Deed") dated March 11, 2005 was recorded in the Morris County Clerk's Office on March 23, 2005 in Deed Book 6293, Page 95, et seq. The By-Laws of the Association (the "By-Laws") were recorded as Exhibit "E" to the Master Deed.

B. Article VI, Section 6.02 of the Master Deed of the Association sets forth that the Unit Owner agrees to comply with the requirements of the governing documents of the Association.

C. Article II Section 2.04 of the Master Deed provides that clothes dryers are part of the Unit.

D. The maintenance and repair responsibility for clothes dryers is not the responsibility of the Association and is therefore imposed upon the Unit Owners, as part of the Unit, according to Section 12.06A of the Master Deed.

E. It is in the best interest of the Unit Owners, as well as the entire Community, that clothes dryer vents be inspected and cleaned, if necessary, on a regular basis.

F. The Board has determined that the following rules and regulations concerning the maintenance and cleaning of clothes dryer vents within the Units are in the best interest of the members of the Association and are in furtherance of the Board's powers and duties to minimize the possibility of fires, protect the health, safety and general welfare of the Unit Owners and residents of the Association, and are necessary and proper to promote the common health, safety, enjoyment and welfare of the Unit Owners.

G. This Resolution was duly introduced and thereafter adopted at a regular scheduled annual meeting of the Board, at which a quorum was present, by a majority vote of the members of the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED on this 24th day of October, 2019, that the Board hereby adopts the following rules, regulations and requirements to enhance the safety of the members and residents of the Community from fire hazards and for the general welfare of the members and residents of the Community.

(a) The Unit Owner of each Unit in the Community shall be required to have the clothes dryer vent inspected and cleaned by a qualified company of homeowners' choice on or before May 1 of alternating years commencing May 1, 2021.

(b) All inspections and cleaning must be performed from within the unit. If access to the roof is necessary any damage to the roof or exterior of the Unit shall be the responsibility of the Unit Owner to address.

(c) The clothes dryer vent shall be inspected by a qualified inspector.

(d) If the clothes dryer vent requires maintenance/repairs/cleaning, such work shall occur prior to August 1 of that year, and a receipt shall be submitted to the Association by that date.


(e) Enforcement of the rules, regulations and requirements set forth in this Resolution shall occur in accordance with the procedures established by the Association with regard to the enforcement of rules and regulations generally.

(f) Unit Owners who fail to comply with this Resolution on or before the completion deadline will be subject to enforcement proceedings and may be fined in accordance with Article X, Section 10.01 of the Master Deed in the amount of \$50.00 initially, and up to \$10.00 per day, until a certificate of inspection or cleaning receipt is provided to the Association without further notice, unless the Unit Owner requests a hearing. The fine shall be collected in the same manner as provided for in the governing documents for the collection of delinquent assessments.

(g) If a Unit Owner fails to inspect/clean his or her clothes dryer vent as required by this Resolution, the Association may, but is not obligated to, inspect/clean a Unit Owner's clothes dryer vent and charge the costs to the Unit Owner. Any costs incurred by the Association in connection with the enforcement of the terms of this Resolution shall be collectible against a Unit Owner in the same manner as a common expense assessment. Further, the Unit Owner will be prohibited from using any recreational facilities while any monies are owed to the Association.

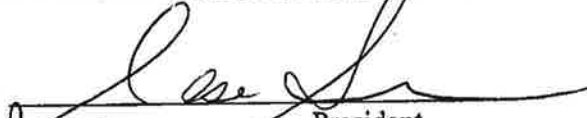
NOTICE AND RECORDING. The Association's Managing Agent is authorized and directed to prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Resolution, to all Unit Owners. The Association also authorizes and directs its legal counsel to arrange for recordation of a copy of this Resolution with the Morris County Clerk's Office in order to establish the recording of this Resolution in the chain of title. The Morris County Clerk is authorized and requested to annotate the Master Deed (for example, by reference in the margin) to reference the recording of this Resolution.

ATTEST:



Stacy Ritz, Secretary

**CHERRY RIDGE
CONDOMINIUM ASSOCIATION, INC.**

By: 

Rose Marie Sullivan, President

STATE OF NEW JERSEY }

} SS:

COUNTY OF MORRIS }

I CERTIFY that on

- (a)

Signed and sworn to before me

Elizabeth Ballaguer

RECORD AND RETURN TO:

Caroline Record, Esq.
Hill Wallack, LLP.
240 Cedar Knolls Road, Suite 209
Cedar Knolls, NJ 07927

~~Stacy Rytz, Secretary~~

ELIZABETH GALLAGHER
Notary Public, State of New Jersey
My Commission Expires
March 27, 2026