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Middlesex County Clerk

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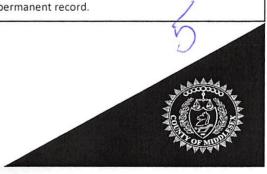
0 BK 17697 PG 1636 Pgs 1636 - 1640; (5 pgs)
RECORDED 11/22/2019 09:14:57 AM
ELAINE M. FLYNN, COUNTY CLERK GO
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES: \$75.00

Date of Document	Type of Document	
10/24/2019	Deed	
First Party Name	Second Party Name	
Oak Hollow Homeowners Association, Inc.	Oak Hollow Homeowners Association, Inc.	
*		
Additional First Parties	Additional Second Parties	
je .		
THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.		
Block	Lot	
Municipality	Consideration	
Mailing Address of Grantee		
	*	
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.		
Original Book	Original Page	
3265	413	

MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

This cover page is for use in Middlesex County, New Jersey only.

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



OAK HOLLOW HOMEOWNERS ASSOCIATION, INC. POLICY RESOLUTION REGARDING ROOFING STANDARDS

This Resolution (the "Resolution") is made on this 24 day of October 20 19, by the Oak Hollow Homeowners Association, Inc., (the "Association"), by and through its Board of Trustees (the "Board"); and

WHEREAS, Oak Hollow Homeowners Association, Inc. (the "Association") was created by, among other documents, a Declaration of Covenants, Conditions and Restrictions ("Declaration") with attached Bylaws ("Bylaws") on December 17, 1982, in the Office of the Clerk of Middlesex County, in Deed Book 3265, at Page 413, et seq., which may be amended from time to time; and

WHEREAS, the Bylaws, Article IV, Section 1, provide, "The affairs of this Association shall be managed by a Board of five (5) Trustees"; and

WHEREAS, Declaration, Article V, provides that no "...exterior addition or change or alteration therein [may] be made until the plans and specifications...have been submitted to and approved in writing..." by the Board or its Architectural Committee; and

WHEREAS, the Board has determined it is in the best interest of the Association and its members to establish certain architectural standards with regards to roofing; and

WHEREAS, the Board of Trustees convened at a duly-noticed open meeting on Description 24. 20 19. and a quorum being present, a majority of the Trustees present voted to approve new roofing standards; and

NOW, THEREFORE, the following policy resolution is hereby adopted:

- 1. For any roof repair or replacement that occurs after the date of this Resolution, no more than one layer of shingles may be installed on the roof of any Living Unit.
- 2. Any Owner wishing to repair or replace the roof on his/her/their Living Unit must submit a property modification request form to the Association's property manager prior to conducting such work.
 - a. As provided in the Association's Declaration. Article V, the Association shall have 60 days to respond to the property modification request, and if no response is given, it shall be deemed a denial.

- b. If any Owner's request to repair or install a new roof is emergent meaning there is an active leak or imminent structural risks or other immediate threat to the property, the Owner shall notify the property manager of the emergent nature of the request, and the Association will make a good faith effort to expedite its review and decision on the property modification request form.
- 3. Any provision of any prior Resolution, which conflicts with this Resolution is hereby null and void.
- 4. In the event any provision of this Resolution is deemed unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.
- 5. This Resolution shall take effect immediately up

OAK HOLLOW HOMEOWNERS ASSOCIATION, INC.

Resolution Type: Policy No.	
Pertaining To:Roofing Standards	
Duly adopted at a meeting of the Board of	Trustees of the Oak Hollow Homeowners
Association, Inc., held this Colon 2 day of	Octobr 20 19
	Vote:
, Trustee	YES NO ABSTAIN ABSENT — — — — —
And E Rolling Trustee	
Luth Cosen, Trustee	
Attest:	Oak Hollow Homeowners Association, Inc
File: Book of Minutes: Book of Resolutions:	MARK EINIGE , President
Policy Administrative Special General	Book No. Page No.

Resolution Effective: <u>IMMEDIATELY.</u>

NOW THEREFORE, ________, the President of Oak Hollow Homeowners Association, Inc., based on the authority granted by the Association's Declaration, Bylaws, the Trustee vote reflected above, hereby submits this Resolution for recordation in the Middlesex County Clerk's Office.

Oak Hollow Homeowners Association, Inc.

//, President

ACKNOWLEDGMENT

STATE OF NEW JERSEY

) ss.

COUNTY OF MIDDLESEX

On the Hay of October, 2019, Mont English personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed and delivered the foregoing document as the President of Oak Hollow Homeowners Association, Inc. (the "Association"), named in this document; and
- (b) this document was signed and delivered by the Association as its voluntary act and deed by virtue of authority from its membership and its Board of Trustees.

Sworn and subscribed to before

me this 24 day of

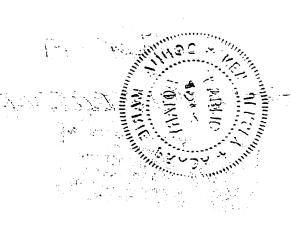
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NOTARY PUBLIC - NEW JERSEY

DONNA MARIE PRADA NOTARY PUBLIG - NEW JERSEY My Comm. Expires Feb. 29, 2024

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