

MORRIS PLACE CONDOMINIUM ASSOCIATION, INC.

RESOLUTION NO. ____6____ (JUNE 2010)

PERTAINING TO A SYSTEM OF FINES

This is a Policy Resolution pertaining to the Governing Documents of the Condominium, including but not limited to the Master Deed, recorded in the Morris County Clerk's Office in Deed Book 05837 Pages 001. This Resolution is made this ____22nd_ day of ____June____, 2010 by the Morris Place Condominium Association, Inc. a New Jersey Non-Profit Corporation, c/o Taylor Management, 100 East Hanover Avenue, Cedar Knolls, New Jersey 07927 (hereinafter referred to as the "Association").

WHEREAS, the Governing Documents assign the Board certain powers and duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the Development; and

WHEREAS, Article 5, Section 5.11(P) of the By-Laws assigns the Board the power to make and enforce rules, and compliance with them, by levying fines or otherwise; and

WHEREAS, the Board deems it necessary to revise its System of Fines, in order to aid in the enforcement of the Rules and Regulations of the Association; and

WHEREAS, All Resolutions previously adopted, relating to System of Fines is intended to be repealed in favor of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the following system of fines shall be and hereby is adopted:

1. Violations of the Rules and Regulations, By-Laws or Master Deed, may, at the discretion of the Covenants Committee, be treated as a separate violations for each day after notice of an asserted violation is served upon the offending party or responsible unit owner.

2. Whenever conduct complained of has not resulted in a fine or a finding of violation within the previous 12 months, the unit owner shall be fined in an amount not greater than \$25.00 for each violation contained in the Complaint.

3. Whenever conduct similar to that complained of has resulted in a fine or a finding of violation within the previous 12-month period, the unit owner shall be considered a second offender and may be fined in an amount not greater than \$50.00 for each violation.

4. Whenever conduct similar to that complained of has resulted in a fine or a finding of violation at two or more Covenant hearings within the previous 12-month period, the unit owner may be fined in an amount not greater than \$500.00 for each violation.

5. Notwithstanding the above, the Board may, by Resolution increase the fines to be levied for certain acts, as circumstances dictate.

6. The Covenants Committee shall be authorized to suspend all rights and privileges of membership, including voting rights and the right to use amenities, for a period of not greater than thirty (30) days for any single non-continuous violation. If the

violation is of a continuing nature, such rights and privileges may be suspended until such time as the violation is abated.

7. The Covenants Committee may order the assessment of the reasonable cost of repair of any item on the common elements which is damaged intentionally or through the negligence of a unit owner, his tenant or guest.

8. The Covenants Committee may assess continuing fines on a per-day basis, beginning with the first date of the offense, for continuing violations. The fine may continue until the violation is asserted by the owner, and verified by the Association to have been abated.

9. This Resolution supersedes all prior Resolutions pertaining to a System of Fines. Any language in any prior Resolution inconsistent with the language herein, shall be considered null and void, and of no effect.

This Resolution is adopted this 22nd day of June _____, 2010, by the Board of Trustees of the Morris Place Condominium Association, Inc.