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CLEARBROOK CONDOMINIUM ASSOCIA
TION NO. 2

Index DEED BOOK

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No. Pages 0004

Instrument DEED W/O ABSTRA

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Time : 11:25:10

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NJPRPA	\$	6.00
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STATE OF NEW JERSEY
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ELAINE FLYNN
COUNTY CLERK

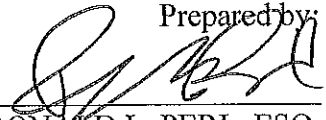


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Prepared by:

RONALD L. PERL, ESQ.

REGULATION PROHIBITING SOLAR PANELS
CLEARBROOK CONDOMINIUM ASSOCIATION NO. 2

THIS REGULATION is made this 2 day of July, 2015 by the Clearbrook Condominium Association No. 2, a New Jersey nonprofit corporation, located in the Township of Monroe, County of Middlesex and State of New Jersey (hereinafter referred to as "Section 2").

The Association does hereby add the following resolution pursuant to the Master Deed and By-Laws recorded in the Office of the Middlesex County Clerk on January 29, 1973 in Deed Book 2799 at Page 305 et seq. and the Amended By-Laws were recorded in the Office of the Middlesex County Clerk on December 22, 2006 in Deed Book 05765 at Page 756 et seq. This Addendum shall supersede any previously adopted regulations with regard to solar panels.

Record and Return:
Ronald L. Perl, Esq.
HILL WALLACK LLP
21 Roszel Road
P.O. Box 5226
Princeton, New Jersey 08543-5226

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OF PAGES _____

RESOLUTION OF THE BOARD OF DIRECTORS OF
CLEARBROOK CONDOMINIUM ASSOCIATION NO. 2
PROHIBITING SOLAR PANELS

WHEREAS, Article IX, Section 9.1 of the By-Laws of Clearbrook Community Association, Inc. (The "Association" or "CCA") provides:

"No member shall make or permit to be made any structural addition, alteration, or improvement in or to a unit, including any exterior painting or any exterior alteration or addition (including awnings, grills, television or radio antenna, etc.) without the prior written consent thereto of the Condominium Association in which the unit is located and the Clearbrook Community Association;" and

WHEREAS Article V, Section 1 of the Amended By-laws of Clearbrook Condominium Association No. 2 ("Section 2") provides that the property, affairs and business of the condominium association shall be managed by the board of directors and shall have the power to cause the common elements of the condominium to be maintained according to accepted standards; and

WHEREAS, N.J.S.A. 45:22A-48.2, governs the installation of solar collectors on roofs within a community association and limits the ability of associations to prohibit such installation, *except* in associations where the roof is part of the common elements or common property; and

WHEREAS, the roofs within Section 2 are common property of the Association and are maintained by the Association; and

WHEREAS, Section 2 has determined that it is in the best interest of Section 2, its members and residents to prohibit the installation of solar collection panels on the roofs of the community;

Now, therefore on this 2 day of July 2015, be it hereby resolved as follows:

- 1.) Solar collection panels shall not be permitted in or on any common element or common property of the Association.
- 2.) Any violation of this regulation shall be enforced in accordance with the applicable provisions of the Master Deed and Bylaws of the Association including, but not limited to, self-help removal and/or injunctive relief pursuant to Bylaw Article XII, Section 2(h).
- 3.) In addition to any other method of enforcement that may be employed by the Association, any violation of this regulation shall be subject to the imposition of fines as provided in Bylaw

Article XV, Section 1. Each violation shall be subject to the imposition of a fine in the amount of \$50 per day that the violation continues subject to a maximum of \$500.

IN WITNESS WHEREOF, Clearbrook Condominium Association No. 2 has affixed its hand and seal the day and year first above written.

Frances Blum

Frances Blum, Secretary

Sara Hornichter

Sara Hornichter, President

ACKNOWLEDGMENT

STATE OF NEW JERSEY :
: SS
COUNTY OF MIDDLESEX :

I certify that on July 2, 2015, Frances Blum personally came before me and acknowledged under oath, to my satisfaction, that he/she is the Secretary of the Clearbrook Condominium Association No. 2, is the attesting witness to the signing of this document by the proper corporate officer who is Sara Hornichter, the President of the corporation; This document was signed and delivered by the corporation as its voluntary act duly authorized by a proper Resolution; he/she knows the proper seal of the corporation which was affixed to this document; and he/she signed this proof to attest to the truth of these facts.

Subscribed and sworn to, before me, this 2 day of July 2015.

Daisy Henderson
A Notary Public of New Jersey
My Commission Expires: _____

