

CLEARBROOK CONDOMINIUM ASSOCIATION NO. 6
RESOLUTION REGARDING FIREPLACE SAFETY

WHEREAS, the Master Deed, Exhibit E-By-Laws was recorded in the Office of the Middlesex County Clerk on October 28, 1975, in Deed Book 2910 at Page 252 et seq. (the “By-Laws”), by the Clearbrook Condominium Association No. 6, a New Jersey nonprofit corporation, located in the Township of Monroe, County of Middlesex and State of New Jersey (the “Association”);

WHEREAS, the Board of Directors (the “Board”) has authority to promulgate rules and regulations governing the safety of the Association;

WHEREAS, the Association has Units with fireplaces which are for the exclusive use and enjoyment of the Unit’s occupants;

WHEREAS, not all fireplaces are being regularly cleaned, inspected, serviced, and repaired (collectively referred to as “Maintain”, “Maintained”, and “Maintenance”);

WHEREAS, the failure to regularly Maintain fireplaces is a fire, health, and safety hazard;

WHEREAS, the Board has determined that to promote the safety, health and general welfare of the Association, Unit Owners shall be required to have their fireplaces professionally Maintained once every year;

WHEREAS, a majority of the Board has voted to adopt this Resolution Regarding Fire Place Safety to reduce fire risk, promote safety, and for other good cause at a regular meeting pursuant to the Bylaws:

NOW THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following regulations to enhance safety, health, and general welfare:

A. All Unit Owners with a fireplace shall have it professionally cleaned, inspected, serviced, and repaired once every year on or before September 1st.

B. All fireplaces shall be professionally Maintained by a qualified licensed chimney inspection contractor. The contractor utilized must file with the Association a current copy of a Certificate of Insurance acceptable to the Association prior to commencing the work.

C. Unit Owners shall submit to the Association an original certification of inspection from the contractor, stating that the fireplace has been professionally cleaned, inspected, serviced, and repaired as needed. The certification shall be submitted every year by October 1st.

D. Failure to submit the certification shall result in a fine of \$50.00 per day assessed against the Unit Owner for each day of noncompliance for a maximum fine of Five Hundred (\$500) Dollars. If the Unit Owner fails to comply after ten (10) days, the Association shall have the fireplace Maintained at the Owner's sole expense.

E. If the fireplace has not been inspected or has been inspected and needs repair, then the Unit Owner cannot use the fireplace until certification is provided to the Association.

F. The Association, its directors, agents, officers, employees, and designees, have no liability for the failure of any Unit Owner to Maintain its fireplace.

G. The Unit Owner is liable for failure to Maintain their fireplace.

This Resolution is adopted this 7th day of April, 2025 by the Board of Directors of the Clearbrook Condominium Association No. 6.



LISA GESSERT, Secretary



BERNICE FITZGERALD, Co-President



STEPHEN HOLZINGER, Co-President

CERTIFICATION

I hereby certify that the forgoing resolution was duly adopted at a regular meeting of the Board of Directors of the Clearbrook Condominium Association No. 6 held on this 7th day of April, 2025 and that it became effective as of said date.



LISA GESSERT, Secretary