

CLEARBROOK CONDOMINIUM ASSOCIATION NO. 6
RESOLUTION REGARDING CLOTHES DRYER VENT 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 Units and Common Elements (the “Premises”);

WHEREAS, the Board has the authority to regulate clothes dryer vent (“Dryer Vent”) safety as set forth in the Resolution dated February 4, 2013;

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

WHEREAS, failure to properly Maintain Dryer Vents creates a fire hazard and a threat to the safety of all occupants;

WHEREAS, the Board has determined that to promote the safety, health and general welfare of the Association, the Association will have dryer vents professionally Maintained on a three-year cycle, scheduled semi-annually;

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

NOW THEREFORE, BE IT RESOLVED, the following rules regarding the cleaning, inspection, service, and repair of Dryer Vents within the Association are hereby adopted:

1. All Dryer Vents shall be professionally Maintained at least once every three (3) years.
2. The Association will engage a certified or licensed contractor for this purpose.
3. The costs of this Maintenance are included in the annual operational budget.
4. If the Unit Owner is unavailable or unable to permit the Association's contractor to perform the Maintenance, then Unit Owners may have their Dryer Vent Maintained by using a certified or licensed contractor of their choice. The contractor utilized must file with the Association a current Certificate of Insurance prior to commencing work. The Unit Owners shall submit to the Association certification from the contractor that states the Dryer Vent has been professionally cleaned, inspected, serviced, and repaired as needed. The certification shall be submitted no later than 60 days after notification that the unit is scheduled for cleaning. If a Unit

Owner provides the certification the Association will not schedule the Maintenance of the Unit's Dryer Vent.

5. Failure to comply with the terms of this Resolution will 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 for each semi-annual cleaning cycle in a calendar year.

The Association, its directors, agents, officers, employees, and other designees, assume no liability for the failure of any Unit Owner to maintain their Dryer Vent. 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