

Prepared by:


JOHN F. KWASNIK, ESQ.

**POLICY RESOLUTION TO THE MASTER DEED, DECLARATION OF
RESTRICTIVE COVENANTS AND BYLAWS OF
VANDERHAVEN FARM VILLAGE I CONDOMINIUM ASSOCIATION,
INC.**

This Policy Resolution to the Master Deed, Declaration of Restricted Covenants and By-Laws recorded in the Office of the Somerset County Clerk's Office on July 8, 1987 in Deed Book 1642 at Page 698, et seq., is made this 20 day of ~~January~~ July 2014 by the Vanderhaven Farm Village I Condominium Association, Inc., a New Jersey Non-Profit Corporation having its principal place of business c/o Midlantic Property Management, 380 Doolittle Drive, Bridgewater, NJ 08807 (hereinafter referred to as the "Association"). The Association hereby amends the Association's By-Laws regarding towing of vehicles.

Record and Return to:

JOHN F. KWASNIK, ESQ.
Mezzacca & Kwasnik, LLC.
2 Lincoln Highway, Suite 511
Edison, New Jersey 08820
(732) 549-4600

VANDERHAVEN FARM VILLAGE I CONDOMINIUM
ASSOCIATION, INC.
POLICY RESOLUTION REGARDING THE TOWING OF VEHICLES

WHEREAS, the By-Laws of the Association (the “By-Laws”) provided that the “property, affairs and business of the Association shall be managed by the Board, which shall have all those powers granted to it by the Certificate of Incorporation, the Master Deed, these By-Laws”; and

WHEREAS, the By-Laws provides that the Board of Trustees shall have the power and duty to “adopt, amend and publish rules and regulations covering the details of the operation and use of the Common Elements”; and

WHEREAS, the Predatory Towing Prevention Act, N.J.S. 56:13-13(7)(b), establishes certain requirements upon community associations throughout New Jersey regarding the right to have vehicles towed from association property; and

WHEREAS, the Board believes it is desirable, necessary and in the best interest of the Association to comply with the Predatory Towing Act by establishing the following rules and procedures regarding the towing of vehicles from the Condominium.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the following procedures are hereby adopted:

1. Only registered towers may be used by the Association to tow vehicles from the Condominium property.
2. Management shall require the towing company to provide evidence to the Association that it is properly registered with the New Jersey Division of Consumer Affairs.

3. In accordance with the Act, signs shall be placed at all vehicular entrances to the Condominium property that are at least 36" x 36" in size and state the following:

(a) The purpose or purposes for which parking is authorized and the times during which such parking is permitted.

(b) Unauthorized parking is prohibited and unauthorized motor vehicles will be towed at the owner's expense.

(c) The name, address, and telephone number of the towing company that will perform the towing.

(d) The charges, which shall not exceed the fee specified in the tariff on file with the director of the New Jersey Division of Consumer Affairs, for the towing and storage of towed motor vehicles.

(e) The street address of the storage facility where the towed vehicles can be redeemed after payment of the posted charges, and the times during which the vehicle may be redeemed.

4. The towing company must obtain prior written authorization from the Association

5. The Association, its agent, or employee be present when the vehicle is towed, if the towing occurs during normal business hours. When vehicles are to be towed outside of normal business hours, a general written authorization to the tower is sufficient.

6. Any provision contained in any previously adopted resolution of the Association which conflicts with any provision set forth herein, shall be deemed void and the provision contained herein shall govern.

7. The parking privileges of any member of the Association who is at least sixty (60) days delinquent in the payment of any installment of common expenses assessments or other charges including attorney fees, will be automatically revoked. Thereafter, that member's vehicle will be considered illegally parked for the purpose of this resolution. The vehicle may be towed and will not be released until all sums due the Association and the towing company is paid in full.

8. Any monies due hereunder shall be collected by the Association in the same manner as Association assessments.

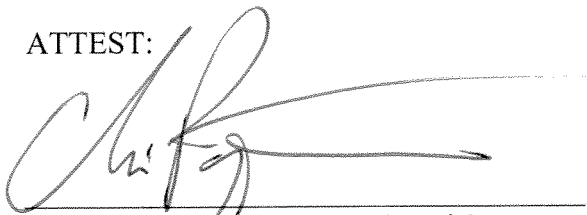
9. Notwithstanding any of the above, the Association may exercise all rights and remedies available to it under law, in equity and/or pursuant to the governing documents.

10. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.

11. Any provisions contained within any previously adopted resolution of the Association, which conflicts with any previously adopted resolution of the Association, which conflicts with any provisions set forth herein, shall be deemed void and the provisions contained herein shall govern the issue of parking at the development.

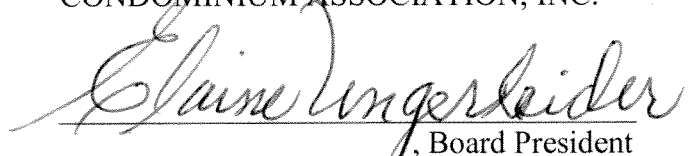
I hereby certify that the foregoing was duly adopted at a regular meeting of the Board of Trustees of Vanderhaven Farm Village I Condominium Association held on this 17 day of ~~January~~ July 2014.

ATTEST:



, Board Secretary

VANDERHAVEN FARM VILLAGE I
CONDOMINIUM ASSOCIATION, INC.



, Board President

