

RECORDING INFORMATION SHEET

 49 RANCOCAS RD,
MT. HOLLY, NJ 08060

INSTRUMENT NUMBER:

5160596

DOCUMENT TYPE:

RESOLUTION

Official Use Only

 TIMOTHY D. TYLER
BURLINGTON COUNTY

 RECEIPT NUMBER
8268958
RECORDED ON
August 20, 2015 10:38 AM

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Return Address (for recorded documents)

 CUTOLO MANDEL, LLC
151 HIGHWAY 33 EAST STE 204
MANALAPAN NJ 07726

COPY

No. Of Pages (Excluding Recording Information and/or Summary Sheet)	13
Consideration Amount	\$0.00
Recording Fee	\$160.00
Realty Transfer Fee	\$0.00
Total Amount Paid	\$160.00
Municipality	UNKNOWN
Parcel Information	Block: N/A Lot: N/A
First Party Name	ARBOR GREEN CONDO ASSOC INC
Second Party Name	ARBOR GREEN CONDO ASSOC INC

Additional Information (Official Use Only)



5160596

Ctrl Id: 5340649 Recording Clerk: dcoco

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BURLINGTON COUNTY
CLERK

2015 AUG 11 PM 2:18

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Prepared by: Jason N. SENA
JASON N. SENA

COPY

**ARBOR GREEN CONDOMINIUM ASSOCIATION, INC.
RESOLUTION ESTABLISHING FISCAL YEAR**

WHEREAS, Arbor Green Condominium Association, Inc. (the "Association") was established and exists as a non-profit corporation and by virtue of a certain Master Deed, recorded on March 9, 1973, in the Office of the Clerk of Burlington County in Deed Book 1835, Page 159, et seq., as may be amended (the "Master Deed"); and

WHEREAS, at the Association's April 20, 2015 Board meeting, a quorum of the Association's Board of Trustees (the "Board") was present and the Board passed the resolution clarifying the Association's fiscal year, which is attached hereto as Exhibit A; and

WHEREAS, the Board has determined that it is in the Association's best interests to have this Resolution recorded in the Burlington County Clerk's Office; and

NOW THEREFORE, the Association hereby submits the Resolution Regarding Rental of Units, which is attached hereto and incorporated herein as Exhibit A, for recordation in the Office of the Clerk of Burlington County.

**ARBOR GREEN CONDOMINIUM
ASSOCIATION, INC.**

STATE OF NEW JERSEY }
COUNTY OF Burlington } SS.: Mary Anne Bennett
By: Mary Anne Bennett, Secretary

I CERTIFY that on Aug 3, 2015 Mary Anne Bennett personally came before me and this person acknowledged under oath, to my satisfaction, that this person is the Secretary of Arbor Green Condominium Association, Inc. named in this document; this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Trustees; this person signed this acknowledgment to attest to the truth of these facts; and this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board of Trustees, at which a quorum was present, by a majority vote of the members of the Board of Trustees eligible to vote on this matter.

Mary Anne Bennett
Mary Anne Bennett, Secretary

Signed and sworn to before me this on Aug 3, 2015
Jessie M. Roth, Notary Public
My Commission expires Nov. 6, 2018

EXHIBIT A
(Resolution Establishing Fiscal Year)

**ARBOR GREEN CONDOMINIUM ASSOCIATION, INC.
RESOLUTION ESTABLISHING FISCAL YEAR**

WHEREAS, Section 11(B) of the Master Deed provides that “[t]he Grantor and every Unit Owner by the acceptance of the Unit Deed, and their heirs, successors and assigns, covenant that they will faithfully observe all of the terms, covenants and conditions wherever imposed in the Condominium Documents[;]” and

WHEREAS, Section 7(A) of the Master Deed provides in part that “the Association is hereby vested with the rights, powers, privileges and duties necessary or incidental to the proper administration of the Condominium as set forth in the Condominium Documents and the Condominium Act[;]” and

WHEREAS, Section 7(A)(viii) of the Master Deed provides in part that “[t]he Association shall . . . be empowered and is hereby empowered and shall be obliged . . . to adopt rules and regulations as may be necessary for the management, control and orderly use of the Common Elements, and in general it shall manage the Condominium Property as provided herein and in the By-Laws[;]” and

WHEREAS, Article VIII of the By-Laws provides that “[t]he fiscal year of the Association shall begin on the first day of January in each year[;]” and

WHEREAS, the Board of Trustees has found it necessary to establish the precise date that the Association’s fiscal year begins and ends.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Trustees hereby adopts the following rules and regulations:

1. The Association’s fiscal year shall begin on January 1 and end on December 31 of each calendar year.
2. Should any provision hereof be determined to be invalid, the remaining provision hereof shall remain in full force and effect.
3. Any provision contained within any previously adopted resolution of the Association, which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern.
4. Enforcement of this Resolution shall be in accordance with the procedures established with regard to due process.

**ARBOR GREEN CONDOMINIUM ASSOCIATION, INC.
RESOLUTION ESTABLISHING FISCAL YEAR**

Duly adopted at a meeting of the Board of Trustees of Arbor Green Condominium Association, Inc. held this 20 day of April, 2015.

<u>Officer/Director</u> <u>PRINT NAME</u>	<u>Vote:</u>				<u>SIGNATURE</u>
	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>	
<u>Pamela Gleason</u>	<u>X</u>	—	—	—	<u>Pamela Gleason</u>
<u>Brian Tudor Leeds</u>	<u>X</u>	—	—	—	<u>Brian Tudor Leeds</u>
<u>Jeanne Ritts</u>	<u>X</u>	—	—	—	<u>Jeanne Ritts</u>
<u>Mary Anne Bennett</u>	<u>X</u>	—	—	—	<u>Mary Anne Bennett</u>
<u>Jacqueline Cobb</u>	<u>X</u>	—	—	—	<u>Jacqueline Cobb</u>
_____	—	—	—	—	_____
_____	—	—	—	—	_____

Attest:

Mary Anne Bennett
Mary Anne Bennett, Secretary

Dated: April 20, 2015

Pamela Gleason
Pamela Gleason, President

Dated: April 20, 2015

File:

Book of Minutes -
Book of Resolutions:

	Book No.	Page No.
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective: April 20, 2015

STATE OF NEW JERSEY }
COUNTY OF Burlington } SS.:

I CERTIFY that on April 20, 2015 Mary Anne Bennett
personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Secretary of Arbor Green Condominium Association, Inc. a not for profit corporation of the State of New Jersey, named in this document;

(b) this person signed this Resolution Establishing Fiscal Year as attesting witness for the proper corporation officer who is Pamela Gleason, the President of the corporation;

(c) this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Trustees;

(d) this person signed this acknowledgment to attest to the truth of these facts; and

(e) this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board of Trustees, at which a quorum was present, by a majority vote of the members of the Board of Trustees eligible to vote on this matter.

Mary Anne Bennett
Mary Anne Bennett, Secretary

[NOTARIZE]

Signed and sworn to before me this on

30th of April, 2015.

Joanne M. Ritts
Notary Public

my Commission expires
Nov. 6, 2018
RECORD AND RETURN TO:

Attn: Daniel Barros, Esq.
Cutolo Mandel LLC
151 Highway 33 East, Suite 204
Manalapan, New Jersey 07726