

**RESOLUTION OF THE BOARD OF DIRECTORS
OF RITTENHOUSE AT LOCUST GROVE HOMEOWNERS ASSOCIATION, INC.
REGARDING APPLICATION AND PAYMENT OF INTEREST,
LATE FEES AND ASSESSMENTS**

WHEREAS, Rittenhouse At Locust Grove Homeowners Association, Inc., (the "Association"), a New Jersey not-for-profit corporation, is required pursuant to state laws and the Association's governing documents to adopt and amend rules and regulations covering the details of the operation and use of the Common Property and community; and

WHEREAS, Articles V and VI of the Bylaws of the Association (the "Bylaws") authorize the Board of Directors (the "Board") to manage, adopt and enforce any Rules and Regulations of the Association by the imposition of penalties, monetary fines and other actions;

WHEREAS, Section 5.09 of the Declaration of the Association (the "Declaration") provides, in relevant part, that any assessment not paid within thirty (30) days after the due date shall bear penalty and interest from the due date;

WHEREAS, Article XII of the Bylaws provides that the each Lot Owner shall be liable for an Annual Common Expense Assessment, the amount of which shall be established by the Board on an annual basis and which shall be payable on a monthly basis or at such times as the Board shall otherwise determine;

WHEREAS, Article XII of the Bylaws provides that in the event common expenses and/or assessments are not paid by the Lot Owner as required, the Board may assess fines, liens, delinquency assessments, costs of collection and interest at 18% per annum;

WHEREAS, the By-Laws provides that the Board may adopt resolutions appropriate to assist it in carrying out its purposes;

WHEREAS, the Board has determined that it is in the best interest of the Association and the members for the Association to adopt a new rule by this resolution (the "Resolution") setting forth the procedures and amount of the penalties and interest to be applied upon delinquent Lot Owner accounts;

WHEREAS, the Board has determined that it is in the best interest of the Association and the members for the Association to establish separate due dates for delinquent Lot Owner accounts;

WHEREAS, the Board has further determined that upon submission of a Lot Owner of financial hardship, or other reasonable cause, to be in the sole discretion of the Board, the Board may waive, reduce or adjust any of the aforementioned penalties, interests, fees and/or fines.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the following Rules and Regulations shall apply as of the date of this Resolution;

1. A Lot Owner, as defined in the Declaration, shall have interest applied to any unpaid assessment or balance (the "Assessments") at the amount of 18% per annum. The application of interest to the Lot Owner's account balance shall begin once a Lot Owner has carried an unpaid balance, of any amount, for more than 120 days.
This provision shall be effective as of January 1, 2018.
2. The Board acknowledges and ratifies the current late penalty, which may be called a "Late Fee", which is currently \$10.00 a month (the "Current Late Fee"). The Current Late Fee was previously adopted by the Board.
3. Beginning on January 1, 2018, a late penalty which may be called a "Late Fee" will replace the Current Late Fee. The replacement Late Fee shall be \$35.00 a month.
4. If a Lot Owner has carried an unpaid balance, of any amount, for more than 120 days, the Association shall provide written notice to that Lot Owner advising that Lot Owner that if payment in full of the unpaid balance is not made within ten (10) days of the date of the written balance, the remaining amount of that Lot Owner's Annual Common Expense Assessment shall be determined and deemed to be immediately due and payable.

IT IS FURTHER RESOLVED THAT the Association may use any and all powers at its disposal to enforce this Resolution;

IT IS FURTHER RESOLVED THAT if any provision of this Resolution is held to be unenforceable or stricken by a court of New Jersey, the remaining provisions and portions of this Resolution shall endure and remain effective.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed the day and year written by the President and Secretary of the Board below.

EFFECTIVE January 1, 2018

VOTE OF BOARD OF DIRECTORS

Roll Call

Yes

No

Abstain

Absent

Janet Griffin yes
Janet Griffin yes
Janet Griffin yes
Janet Griffin yes
Janet Griffin

The undersigned, Secretary of Rittenhouse at Locust Grove Homeowners Association, Inc., certifies that the foregoing is a true copy of the Resolution adopted on the 5 day of October 2017, by a roll call vote by the Board of Directors at a regularly scheduled Board meeting held upon proper notice to each Board member, at which a quorum was present and at which a majority of the Board members present voted in favor and the undersigned further certifies that the vote of each trustee was as shown above.

Adopted: October 5, 2017

Janet T. Griffin
Janet T. Griffin, President