

RESOLUTION 04-2020

**GOVERNING RESOLUTION OF THE BOARD OF DIRECTORS OF RITTENHOUSE
AT LOCUST GROVE HOMEOWNERS ASSOCIATION, INC.
REGARDING RESPONSIBILITY AND DUTIES OF
MEMBERS OF THE BOARD OF DIRECTORS**

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 overseeing the administration and the operation and use of the Common Property and community; and

WHEREAS, Articles V and VI of the recorded Bylaws of the Association (the “Bylaws”) authorizes 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, Article III of the recorded Declaration of Covenants, Conditions and Restrictions (the “Declaration”) provides that the Association may do all that it is legally entitled to do under the laws applicable to its form of organization;

WHEREAS, Article III of the Declaration provides that the Association shall discharge its powers in a manner that protects and furthers the health, safety and general welfare of the residents of the community;

WHEREAS, Article III of the Declaration sets forth that members of the Board owe a fiduciary responsibility to the Association and its members;

WHEREAS, Article VI of the Bylaws set forth the powers and duties of the Board;

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 governing resolution setting forth the obligations, requirements and duties of members of the Board of Directors (the “Board Members”);

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT in addition to all duties and requirements set by law, statute or within the Association’s recorded bylaws, declaration, and articles of incorporation, the following Rules and Regulations and policies shall apply as of the date of this Resolution;

1. It shall be the affirmative duty and responsibility of Board Members to do the following:
 - a. Regularly attend working and public Board meetings;
 - b. Communicate with residents as needed;
 - c. Investigate resident inquiries regarding violations, including the reporting of such violations as they may be witnessed by said board member, maintenance and other pertinent issues;
 - d. Enforce penalties for violations in accordance with the current rules of the community;
 - e. Grant waivers, if applicable;
 - f. Enforce the Bylaws, Declarations and Rules & Regulations (hereinafter, the “**Governing Documents**”);
 - g. Make decisions regarding litigation;
 - h. Hire and monitor vendors in connection with Common Element and Common Area management;
 - i. Establish sound fiscal policies;
 - j. Respond to owner concerns as necessary;
2. Governing Documents. It is required that Board Members review, understand and be operationally familiar with all Governing Documents.
3. Landscaping and Snow Removal. All Board Members shall have the duty and responsibility to maintain the Common Areas. It shall be the specific responsibility of the person elected to the office of Board President (the “President”) to oversee the maintenance of the Common Areas. Board Members shall hire and oversee vendors to keep the Common Areas in excellent condition. All Board Members shall be responsible for the oversight and directing of the landscaping vendor and snow removal vendor. It shall be the specific responsibility of the President to oversee the landscaping vendor and snow plowing of the Common Areas.
4. Common Area Maintenance and Enforcement. Board Members must perform regular inspections of all Common Areas and building exteriors. Such inspections may be performed as a supplement to the formal monthly inspections performed by the property manager. These inspections are designed to identify any maintenance needs

and/or violations of the Governing Documents. In accordance with the opinion provided by the Association's legal counsel, Board Members shall report parking violations and safety issues for immediate enforcement.

5. Fiscal Management and Oversight. Board Members shall diligently work to determine the Association's annual budget, calculate and maintain reserve accounts, and anticipate upcoming expenses.
6. Association's Professionals. Board Members shall work closing with the Association's manager, accountant and lawyers. It shall be the specific responsibility of the person elected to the office of Board President to oversee the property manager in connection with the day-to-day needs of the Association. The Board President will also liaison with the accountant and lawyers on behalf of other Board Members. The Board President will present any issues to the Board at each monthly meeting.
7. Confidentiality. Board Members shall execute and abide by the Confidentiality Agreement attached hereto as Exhibit "A".

IT IS FURTHER RESOLVED THAT the Association may use any and all powers at its disposal to enforce this Resolution by any proceeding set forth herein or at law or in equity. Failure by the Association to enforce any of the provisions of this Resolution shall in no event be deemed a waiver of the right to do so thereafter. A waiver of such rights shall be effective only pursuant to an instrument in writing signed by the party to be charged with such waiver and shall be limited to the particular provision contained therein which is expressly set forth as being waived.

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.

IT IS FURTHER RESOLVED THAT the Association reserves the right to alter, amend, modify, repeal or revoke any provisions set forth in this Resolution at any time by resolution of the Association or the Board of Directors.

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.

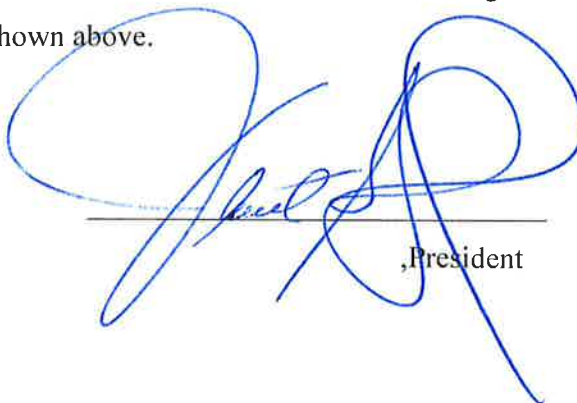
EFFECTIVE 10/07, 2020

VOTE OF BOARD OF DIRECTORS

<u>Role Call</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
<u>Janet Griffin</u>	<u>✓</u>			
<u>Dennis Probst</u>	<u>✓</u>			
<u>Michael DePalma</u>	<u>✓</u>			

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 10th day of October 2020, 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: 10/7, 2020



President