

RESOLUTION NO. 02 -2020

RITTENHOUSE AT LOCUST GROVE HOMEOWNERS ASSOCIATIONS, INC.
(THE "ASSOCIATION")

REGARDING THE REQUIREMENT TO SUBMIT CENSUS FORMS

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, Section 13 of Article VI of the Bylaws provides that the Board shall adopt, amend and publish Rules and Regulations governing the operation and use of the Common Areas and the conduct of the Members, their tenants and guests, and to establish penalties for violations therefor.

WHEREAS, Section 16 Article VI of the By-Laws provides that the Board has the power to do anything and everything necessary to enforce the terms, conditions and restrictions contained in the Declaration, By-Laws and Rules and Regulations.

WHEREAS, the Declaration requires the compliance of all Lot Owners and/or Occupants with all laws, rules and regulations of governmental authorities having jurisdiction over the Association, the provisions of the Declaration, the Certificate of Incorporation, By-Laws, Rules and Regulations or any other documents, amendments or supplements to the foregoing and non-compliance with the above shall be grounds for commencement of an action by the Association;

WHEREAS, the Board believes it is in the best interest and welfare of the Association to have accurate records setting forth the identity, contact information, and vehicle information of all persons residing within the Association;

WHEREAS, the Board believes it is in the best interest and welfare of the Association to

require Lot Owners to complete and submit a Census form ("Census Form"), which shall be distributed to all Lot Owners and returned to the Association within the time period established by the Association;

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT:

1. Lot Owners, as defined in the Declaration, are required to fully complete and submit the Census Form (a copy of which is attached hereto as "Exhibit A") to the Community Manager no later than December 1st of each calendar year.
2. Any and all Lot Owners that rent their Unit(s) are required to submit updated tenant information on the Census Forms.
3. Any and all Lot Owners that rent their Unit(s) are required to submit a copy of the current lease(s) with the Census Forms.
4. If there are any changes throughout the course of the year, the Census Form shall be updated and such information shall be supplied to the Association's Manager within two (2) weeks of change.
5. Members of the Board of Directors ("Board Members") and/or any agent of the Association, including the Association's Manager, are permitted to go to each Unit and collect the Census Form.
6. If any Unit Owner does not fully complete and submit the Census Form as set forth above, a fine will issue in the amount of \$10.00 per day for each day past the due date, in accordance with the Association's fine policy. Each day past the due date shall be considered a separate offense.
7. Each violation of the policy set forth in this Resolution shall be treated as a separate offense.
8. Any monies, fines, and/or penalties due hereunder shall be due and owing and collected by the Association in the same manner as unpaid Assessments, as defined and set forth in the Declaration and Bylaws.
9. All capitalized or defined terms shall have the same meaning and definition as that set forth in the Declaration or By-Laws.

10. 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.

11. Notwithstanding the above, the Association may exercise all rights and remedies available to it at law, in equity and/or pursuant to the Association's Declaration and/or By-Laws.

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

13. Whenever the context so permits, the use of the plural shall include the singular, the singular shall include the plural and any gender shall be deemed to include all genders.

14. The foregoing Resolution was adopted by the Board of Directors of the RITTENHOUSE AT LOCUST GROVE HOMEOWNERS ASSOCIATION, INC. at its meeting on OCT 7th, 2020.

RITTENHOUSE AT LOCUST GROVE HOMEOWNERS ASSOCIATIONS, INC.

Resolution Type: Policy No. 02

Pertaining To: AUTHORIZING ANNUAL CENSUS

Duly adopted at a meeting of the Board of Directors of the Rittenhouse at Locust Grove Homeowners Association, Inc. held this 7th day of October, 2020.

Officer

Vote:

YES NO ABSTAIN ABSENT

Janet Griffin, Director

Dennis Probst, Director

Michael De Palma, Director

_____, Director

_____, Director

Attest

_____, Secretary
President

Date 10/07/2020

Book of Minutes –
Book of Resolutions:

Book No. Page No.

Policy

Resolution Effective: 10/07, 2020

Resolution Expires: No expiration.

EXHIBIT A

**RITTENHOUSE AT LOCUST GROVE HOMEOWNERS ASSOCIATIONS, INC.
CENSUS FORM 20__**

Please complete and mail and/or email to:
RITTENHOUSE AT LOCUST GROVE HOMEOWNERS ASSOCIATIONS, INC.
c/o Management Associates, Inc.
Attn: _____, Manager
Email: _____

Lot Address: _____

Lot Owner(s):

(1) _____

(2) _____

Lot Owner(s) Home Phone:

(1) _____

(2) _____

Lot Owner(s) Email Address(s):

(1) _____

(2) _____

Lot Owner(s) Cell Phone:

(1) _____

(2) _____

Is the Lot Leased: Yes No (Please Circle)

If Lot is leased, a copy of the lease must be submitted with this Census Form.

Adult (18+ years of age) Residents (Other than Lot Owner(s))

Name	Phone Number	Email Address
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Number of Child Residents (Under the Age of 18) _____

Name	Phone Number
Emergency Contact 1 _____	_____
Emergency Contact 2 _____	_____

Vehicles Associated with Lot:

Make	Model	License Plate #
_____	_____	_____
_____	_____	_____
_____	_____	_____

Pet: Name	Cat	Dog	(Please circle) Breed/Color	Weight	License #
_____	_____	_____	_____	_____	_____