

**THE ENCLAVE AT EDISON CONDOMINIUM ASSOCIATION****ADMINISTRATIVE RESOLUTION 2010-08****REGARDING REPLACEMENT OF SKYLIGHTS**

WHEREAS, the Board of Trustees is responsible for managing and administrating the common elements of the condominium and all matters of common interest to the residents; and

WHEREAS, the Board has the duty to repair or replace common elements, when needed, in order to protect the buildings, other structures or other units in the condominium; and

WHEREAS, the Board makes the following findings of fact:

1. The roofs are part of the common elements and need replacement at this time because the roofs are at the end of their useful life expectancies.
2. Many units have skylights, which are a type of window, and are therefore part of the units, which are the owner's responsibility to replace.
3. Replacement of the roofs is a line item in the Association capital reserves because it is an Association responsibility, but replacement of skylights is not within the Association's capital reserves, because it is an owner responsibility.
4. The skylights must be removed as part of roof replacement and cannot be re-used because the flashing around the skylights is damaged during the removal process.
5. The replacement of skylights can be coordinated as part of the re-roofing project in order to provide a substantial savings to owners when the skylights are replaced.

WHEREAS, the Board concludes that a general regarding the replacement of skylights during the course of the roof replacement program is advisable.

NOW THEREFORE, it is resolved as follows:

1. The Board shall undertake a roof replacement program in order to protect and preserve the common elements and units within the community
2. Skylights shall be removed from unit roofs during the course of the roof replacement program, and the unit owner, not the Association, shall be responsible to pay for the replacement of skylights.
3. The Board shall negotiate in good faith a reduced price per skylight from the re-roofing company, which shall be offered to the owners in order to reduce the financial impact of this program.
4. The cost of replacing skylights shall be passed through to each owner. Each owner shall be required to reimburse the Association for replacement skylights pursuant to a reasonable payment plan to be negotiated with the Association.
5. If any owner is unable or unwilling to pay the cost of replacing a skylight(s) and signs a release for the Association, the Association may install sheathing and roofing over the former location of skylights.

I certify that the foregoing Resolution was duly adopted by the Board of Trustees of the Association at a meeting held in accordance with the By-Laws thereof on the 9<sup>th</sup> day of March, 2010. This Resolution shall posted in a public place within the community for a period of not less than twenty-four (24) hours.

  
Secretary

STATE OF NEW JERSEY :  
: SS.  
COUNTY OF :

I CERTIFY that on March 9, 2010, <sup>2010</sup><sub>2008</sub>,  
personally came before me and acknowledged under oath, to my satisfaction, that this  
person (or if more than one, each person):

(a) is named in and personally signed the attached document as  
\_\_\_\_\_ of \_\_\_\_\_; and

(b) signed, sealed and delivered this document as the act and deed, of  
\_\_\_\_\_.

Catherine Zuest

MY COMMISSION EXPIRES 11/13/2013

