

**ENCLAVE AT EDISON**  
**RESOLUTION REGARDING PAYMENT OF INSURANCE DEDUCTIBLES**

WHEREAS, Article V, Section 1 of the By-Laws states that the Board of Directors of the Association shall have all powers implied or specifically granted by the Master Deed, By-Laws and/or other applicable state law to repair, maintain, or renovate the common elements, or any area required to be maintained pursuant to the Master Deed; and

WHEREAS, Article V, Section 2 of the By-Laws requires the Board to insure against loss for fire, and all other risks normally included within extended risk coverage on common property; and

WHEREAS, Section 9(a) of the Master Deed sets forth that the Annual Common Expense Assessments shall be used by the Board for the maintenance, repair and replacement of the Common Elements and Improvements; and

WHEREAS, Section 9(b) of the Master Deed sets forth that it is the responsibility of the unit owner to maintain, repair and replace, at his own expense, all portions of his unit, except those that are to be maintained, repaired or replaced by the Association; and

WHEREAS, the Board wishes to designate which party will bear the responsibility of payment of the insurance deductible where claim is made for damage to the condominium.

NOW, THEREFORE BE IT RESOLVED THAT if damage is sustained to a portion of the condominium that the Association is solely responsible to maintain, replace or repair (i.e. the common element) as set forth more specifically in the Master Deed, then the Association will be responsible for absorbing of any insurance deductible which is incurred therewith; and,

BE IT FURTHER RESOLVED THAT if damage is sustained to a portion of the condominium that the unit owner has the obligation to replace, repair or maintain (i.e. the unit or the limited common area), then the unit owner will be responsible for absorbing of the insurance deductible connected therewith; and

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BE IT FURTHER RESOLVED THAT notwithstanding the foregoing, any insurance deductible which is incurred in an effort to maintain, repair or replace any portion of the condominium which is damaged by the negligence, neglect or carelessness of any unit owner or its family, tenants, employees or agents shall be the sole responsibility of that unit owner.

IN WITNESS WHEREOF, Enclave at Edison has affixed its hand and seal the day and year first above written.

Attest:

ENCLAVE AT EDISON

Roberta Provda  
Roberta Provda, Secretary

Robert Slatnick  
Robert Slatnick, President

STATE OF NEW JERSEY :

SS

COUNTY OF Hudson :

I certify that on January 8, 1997, Roberta Provda personally came before me and this person acknowledged under oath, to my satisfaction, that she is the Secretary of Enclave at Edison; is the attesting witness to the signing of this document by the proper corporate officer who is Robert Slatnick, the President of the corporation; This document was signed and delivered by the corporation as its voluntary act duly authorized by a proper Resolution of its Board of Directors; This person knows the proper seal of the corporation which was affixed to this document; and this person signed this proof to attest to the truth of these facts.

Roberta Provda  
Roberta Provda, Secretary

Subscribed and sworn to,  
before me, this 8 day  
of January, 1997.

Ginger D. Wallace  
A Notary Public for New Jersey

My Commission Expires: \_\_\_\_\_  
GINGER D. WALLACE  
A Notary Public of New Jersey  
My Commission Expires August 11, 1998

Record and Return:  
HILL WALLACK  
202 Carnegie Center  
Princeton, New Jersey 08543-5226

RETURN TO

END OF DOCUMENT

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**THE ENCLAVE AT EDISON CONDOMINIUM ASSOCIATION  
ADDENDUM TO MASTER DEED AND BY-LAWS**

THIS ADDENDUM to the Master Deed and By-Laws is made this 20 day of January 1997, by the The Enclave at Edison Condominium Association, a New Jersey nonprofit corporation, located in the Township of Edison, County of Middlesex and the State of New Jersey, (hereinafter referred to as "the Association").

The Association does hereby add the following resolution as an Addendum to the Master Deed and By-Laws recorded in the Clerk's Office of Middlesex County on October 17, 1988, in Deed Book 3737 at Page 437.

Prepared By:   
KAREN L. LEOTTI, ESQ.

Record and Return:  
HILL WALLACK  
302 Carnegie Center  
Princeton, New Jersey 08543-3226

RETURN TO 

RECEIVED/RECORDED  
MIDDLESEX COUNTY 01/13/97 112728  
CONSIDERATION 1.00 TAX  
DEED REC. FEE 122.00  
MIDDLESEX DEED 3366  
HILL WALLACK

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