

**GLENMONT COMMONS
HOMEOWNERS ASSOCIATION, INC.
RESOLUTION 20-01
(Concerning Roof Repairs and Replacements)**

WHEREAS, Article XI(a)(vii) of the Glenmont Commons Homeowners Association, Inc. Declaration of Covenants and Restrictions provides that Unit Owners shall not have the right to change the appearance of any portion of the exterior of a Building without the prior written consent of the Board of Trustees; and

WHEREAS, the Rules and Regulations of the Association provide that that each Owner will promptly perform all maintenance and repair work within the Owner's Unit that, if omitted, would affect and Common Facilities or any portion of the property belonging to other Owners; and

WHEREAS, the Rules and Regulations of the Association further provide that nothing will be done to the a Unit which will impair the structural integrity of any building or structurally change a building, and that prior written approval of the Association is required prior to any structural additions, alterations or improvements being made to a Unit; and

WHEREAS, the Rules and Regulations of the Association further provide that the Board of Trustees may promulgate additional Regulations concerning the use of the property, provided that copies of these regulations are furnished to each Owner prior to becoming effective; and

WHEREAS, Unit roofs are a vital structural and visual component of the community, and in order to preserve the structural integrity and aesthetic appearance of the community it is therefore necessary and appropriate to promulgate guidelines for

roof repairs and replacements and to provide for penalties for noncompliance, to assure that all Unit Owners are treated equally, that the appearance of the community is maintained, and that it remains a beautiful and desirable place in which to live.

NOW THEREFORE, BE IT RESOLVED this 10th day of August 2020, as follows:

1. Rule 19 of the Rules and Regulations of the Glenmont Commons Homeowners' Association, Inc. is hereby by adding thereto a new subsection (g), to read as follows:

19. The Association grants its approval and consent to all Owners:....

(f) to repair or replace Unit roofs, provided that such repairs or replacements receive the prior written approval of the Board of Trustees. Such approval shall be sought in accordance with the procedures and criteria set forth at Schedule A to this Resolution.

2. This Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board, at which a quorum was present, by a majority vote of the members of the Board present and eligible to vote on this matter.

3. Notice. The Association's Property Manager is authorized and directed to prepare correspondence, in appropriate form and substance, to circulate a copy of this resolution to all unit owners.

4. This Resolution shall take effect immediately, and shall be binding upon all Owners, their tenants, occupants, successors, heirs and assigns.

5. This Resolution supersedes any and all previously adopted resolutions, rules and regulations pertaining to the subject matter hereof.

6. If any provision of this Resolution is ruled invalid, the remainder of this Resolution shall remain in full force and effect.

ATTEST:

**GLENMONT COMMONS
HOMEOWNER'S ASSOCIATION, INC.**

DocuSigned by:

Nitin Shenoy

A850BA3BE6274BB

NITIN SHENOY, Secretary

DocuSigned by:

Nancy Diederardo

B512C89997934EE

NANCY DIEDWARDO, President

STATE OF NEW JERSEY)
) SS.:
COUNTY OF MORRIS)

I CERTIFY that on August, 2020, Nitin Shenoy personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of Glenmont Commons Homeowner’s Association, Inc. (the "Corporation"), a corporation of the State of New Jersey, named in this document;
- (b) this person signed this document as attesting witness for the proper corporate officer who is Nancy DiEdwardo, the President of the Corporation;
- (c) this person knows the proper corporate seal of the Corporation and the proper corporate seal was affixed;
- (d) this document was signed and delivered by the Corporation as its voluntary act and deed by virtue of authority from its Board of Trustees (the "Board");
- (e) this person signed this acknowledgment to attest to the truth of these facts; and
- (f) this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board at which a quorum was present, by a majority vote of the members of the Board eligible to vote on this matter.

Nitin Shenoy, Secretary

Signed and sworn to before me on the

_____ day of _____, 2020

RECORD AND RETURN TO:
Richard H. Beilin, Esq.
Wacks, DeBona, Beilin & Weber
110 South Jefferson Road, Suite 304
Whippany, NJ 07981

SCHEDULE A

ROOF REPAIRS AND REPLACEMENTS

Roofs may be repaired or replaced by Unit Owners in accordance with the following standards. A copy of these standards shall be provided by the Property Manager to any Owner who submits a request for a roof repair or replacement.

1. Roof Repair or Replacement Application Procedure; Written Notification Required.

A. Any Owner wishing to repair or replace a roof shall submit written notification to the Property Manager. That written notification shall indicate describe the repair or replacement to be performed and a detailed description of the materials to be used, including but not limited to the manufacturer, make and, in the case of any materials that will be visible after the work is completed, the color of such materials. **Only the materials identified at Section 2(A) shall be permitted. If the Unit Owner seeks to use an “equivalent” as designated at Section 2(A), a sample shall be submitted to the Property Manager for examination.**

B. The Board of Trustees, or such subcommittee as may be designated by the Board of Trustees for the purpose, shall respond in writing within twenty (20) business days approving or disapproving the proposed repair or replacement. In the event of a disapproval, the reasons therefor shall be stated with specificity.

C. Any Owner aggrieved by the approval or disapproval of a roof repair or replacement shall have the right to a hearing before the Board of Trustees, to be

conducted at the next monthly Board of Trustees meeting to be held more than five (5) business days after the approval or disapproval.

2. Roof Repair or replacement Guidelines. Any roof repair or replacement shall, at a minimum, comply with the following guidelines:

A. Acceptable Materials. The Board of Trustees have designated the following as the acceptable type, quality and color of shingles and roofing materials for Unit roof repairs or replacements. These have been selected to assure that the materials used by Unit Owners are of an acceptable grade, type and quality, and that their color and texture are harmonious with the color scheme established throughout the Association:

- (i) GAF Timberline HD Hickory or equivalent (if the current roof color is Brown); or
- (ii) GAF Timberline HD Charcoal or equivalent, if the current roof color is Gray).

B. Certified Installer Required. All work shall be performed by an installer certified by the manufacturer. All work shall be done in a good and workmanlike manner, so as to assure the structural integrity and appearance of the roof and shall comply with all applicable building codes.

C. Permits Required. The Owner is responsible for obtaining all applicable permits. An approval of a roof repair or replacement hereunder does not constitute a representation by the Board of Trustees that the proposed roof repair or replacement meets with applicable building codes and standards.

D. Costs. The Owner shall bear all costs of the roof repair or replacement, including but not limited to: (a) costs of construction, materials and permits; and (b) any other costs associated with the repair or replacement.

E. Dumpsters. Any dumpster used in connection with the work shall be removed as soon as possible, and at most shall be removed within five (5) business days from the date it is brought on site. The dumpster shall be kept on the Owner's driveway, unless the Association has authorized placement in a roadway. In the event that a dumpster is placed in a roadway, it shall be the Owner's responsibility to assure compliance with all applicable traffic ordinances.

F. Insurance Certificate and Contract Requirements. Prior to commencing construction of a roof, the Owner shall provide the Property Manager with a Certificate of General Liability Insurance from the installer, in the minimum amount of \$1,000,000.00. Each Owner of the Unit, as well as the Glenmont Commons Homeowner's Association, Inc. and Cedarcrest Property Management shall be named as additional insured parties on the insurance certificate as to both Ongoing and Completed Operations. The Owner's contract with the installer shall specifically include the insurance requirements set forth in this section, and a copy of the contract showing that these provisions have been included shall be provided to the Property Manager prior to commencing construction..

G. Reservation of Rights. The Board of Trustees may impose additional standards and restrictions as necessary and appropriate.

3. Penalties for Noncompliance. In addition to any fines that may be imposed under the governing documents of the Association, any Owner who repairs or replaces a roof in violation of this Resolution may be required to remove the noncompliant materials or work at the Owner's sole cost, and replace same with compliant materials and work. If the Owner does not comply with the terms of this paragraph, then, upon 10 days' notice to the Owner, the Association may remove the noncompliant materials or work and replace same with compliant materials and work, and assess the Owner for the cost associated with the removal and restoration. Assessments pursuant to this section may be collected in the same manner and to the same extent as other assessments payable to the Association, including, without limitation, the assessment of late charges, acceleration of the assessment, the institution of litigation to collect same, and the placement of a lien upon the Owner's Unit.