

**GLENMONT COMMONS
HOMEOWNERS ASSOCIATION, INC.
RESOLUTION 06-2
(Concerning Registration and Towing of Vehicles)**

WHEREAS, Article VII, Section 1(j) of the By-Laws of the Glenmont Commons Homeowners Association, Inc. (the "Association") vests the Board of Trustees (the "Board") with the authority to establish and enforce Rules and Regulations for parking by, and the assignment of parking spaces to Owners; and

WHEREAS, the Rules and Regulations of the Association provide that "[n]o obstructions will be permitted to remain on the walks, roadways, drives [and] parking areas," restrict parking and storage of trucks, inoperative or abandoned vehicles, as well as commercial and recreational vehicles, and otherwise restrict parking as set forth therein; and

WHEREAS, pursuant to the Board's authority, and for the benefit and protection of the Association and of the individual Owners, the Board deems it necessary and desirable to establish and operate procedures regarding the towing of certain vehicles located on Association property and the registration of all vehicles used by residents therein.

NOW, THEREFORE, BE IT RESOLVED on this 19th day of September,

2006 as follows

A. The Board hereby establishes and adopts the following procedures to be applied in connection with the towing of vehicles:

1. The Board shall have the right to tow, at the vehicle owner's expense, any vehicle that is larger than a private passenger van and any commercial vehicle, mobile home, trailer, boat, recreational vehicle, truck other than a pick-up truck, camper, unused or disabled vehicle or unlicensed vehicle of any type (hereinafter "prohibited vehicles") that is parked overnight on the General Common Facilities without prior approval from the Board or its designated representative. The Board shall also have the right to tow any abandoned vehicle, as well as any vehicle which is parked illegally or in such manner as it impedes, restricts, or otherwise interferes with ingress or egress to the Association property or obstructs or otherwise interferes with snow removal, ice removal, or repairs or maintenance of the General Common Facilities, including by way of example and not limitation the roads and drainage facilities within the Association property. In addition, the Board shall have the right to tow any vehicle parked in the swimming pool parking lot at a time when the pool is closed. This authority is not intended to provide for the towing and removal of commercial vehicles which are temporarily parked on Association property for the purpose of making repairs or deliveries to the Units within the Association property or to the General Common Facilities.

2. For purposes of this Resolution, the term "abandoned vehicle" shall be defined as a vehicle that has remained in one place for fifteen (15) or more consecutive days. Any Unit Owner, tenant or guest who, for valid reasons, will be unable to move a vehicle for a period in excess of fifteen (15) days must contact the Association, through its property manager, and obtain consent to allow the vehicle to remain stationary for a period in excess of fifteen (15) days. The term "abandoned vehicle" shall also be defined

as a motor vehicle that cannot be legally operated on public roadways in New Jersey because it does not bear current licensing and registration information.

3. The Board shall make a reasonable attempt to notify the Unit Owner who owns (or whose guest or tenant owns) an abandoned vehicle or prohibited vehicle to move the vehicle prior to towing. Such notice shall be by any one or more methods which, under the circumstances known to the Association, are reasonable to provide for notice, and may include any one or more of the following methods: telephone; certified mail (return receipt requested); regular mail; placing a sticker on a visible portion of the vehicle; hand delivery; telefax; or e-mail. Such notice shall contain reasonable identification of the vehicle that is subject to towing. As to an abandoned or prohibited vehicle, such notice shall be given not less than seven (7) days prior to towing. Notwithstanding the foregoing, however, the Association shall have the immediate right, in the event of an emergency (meaning, by way of example and not limitation, a vehicle which impedes access for snow or ice removal, or association repairs) to tow a vehicle. Following the expiration of the applicable notice period, if any, the Board may tow the vehicle or may have it towed.

4. The Association shall also have the immediate right to have any vehicle towed that is parked illegally, that is parked in a manner that violates the regulations of the Parsippany-Troy Hills Township Code concerning parking on public streets, or that is parked in such a manner as to impede, restrict, or otherwise interfere with ingress or egress to and within the Association property. All towing and related costs (including storage or other costs and fees) shall be the responsibility of the vehicle owner and/or the Unit Owner whose guest or tenant owns the vehicle. The Association shall not be

responsible for any damage resulting from the towing of a vehicle. Any costs and fees incurred by the Association pursuant to this Resolution may be imposed upon the Unit Owner and collected in the same manner as a Common Expense pursuant to the Governing Documents.

5. Each Unit Owner shall be required to annually register all vehicles that the Unit Owner or the residents of a Unit park within the Association property. The Association's community manager shall prepare a vehicle registration form and each owner shall be required to complete and return the registration form to the community manager. This requirement shall not apply to vehicles of a guest of a Unit Owner or resident that are parked on the Association property for less than fourteen (14) days in any year.

B. This Resolution shall be effective as of September 19, 2006.

C. Except as expressly provided herein, the rules and regulations previously adopted by the Association and the restrictions, covenants, rules and regulations contained in the Master Deed and By-Laws, as they may have previously been amended (collectively, the "Governing Documents"), shall not be otherwise amended and shall remain in full force and effect.

D. 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.

E. Notice and Recording. The Association's community manager is authorized and directed to prepare correspondence, in appropriate form and substance, to circulate a copy of this resolution to all unit owners. The Association also authorizes and directs its legal counsel to

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

I CERTIFY that on September 28th, 2006, Eric Schultz,
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 Jason Meisner, 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.

Eric Schultz, Secretary

Signed and sworn to before me on the
19 day of September, 2006

VERA MORSILLO
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 4, 2007

RECORD AND RETURN TO:
Wacks & Hartmann, LLC
55 Madison Avenue
Suite 320A
Morristown, New Jersey 07960

arrange for recordation of a copy of this resolution with the Morris County Clerk's Office in order to provide record notice to all existing and future unit owners of the terms of this resolution.

ATTEST:

GLENMONT COMMONS
HOMEOWNER'S ASSOCIATION, INC.

Eric Schultz, Secretary

By: Jason Meisner, President