

**GLENMONT COMMONS
HOMEOWNERS ASSOCIATION, INC.
RESOLUTION 09-01
(Concerning Radon Remediation Systems)**

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, Rules and Regulations of the Association 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, it is necessary from time to time for Unit Owners to install radon remediation or mitigation systems to reduce radon levels in their Units, and it is necessary and appropriate to promulgate guidelines for such installations, to assure that all Unit Owners are treated equally, and that the appearance of the community is maintained and that it remains a beautiful and desirable place in which to live, without interfering with the safety and effectiveness of such systems.

NOW THEREFORE, BE IT RESOLVED this 9th day of December, 2009, 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 install radon remediation and mitigation systems in their Units, provided that such installations 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.**

NANCY DJEDWARDO, Secretary

By: _____
LORNE POTASH, President

SCHEDULE A

RADON REMEDIATION AND MITIGATION SYSTEMS

Radon remediation and mitigation systems may be installed 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 to install a radon remediation or mitigation system.

1. Radon Remediation and Mitigation System Installations -- Application Procedure; Written Notification Required.

A. Any Owner wishing to install a radon remediation or mitigation system shall submit written notification to the Property Manager. That written notification shall indicate the nature of the work to be performed, the proposed location of the installation and, to the extent that the external appearance of the Unit will be affected, the efforts that will be made to preserve the external appearance of the Unit. In addition, the written notification shall indicate the name and address of the contractor performing the remediation or mitigation work, and shall provide a copy of a current certification from the New Jersey Department of Environmental Protection demonstrating that the contractor is a certified radon mitigation business.

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 seven (7) business days approving or disapproving the proposed installation. In the event of disapproval, the reasons therefor shall be stated with specificity.

C. Any Owner aggrieved by the approval or disapproval of a radon

remediation or mitigation system 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. Radon Remediation or Mitigation System Guidelines. Any radon remediation or mitigation system installation shall, at a minimum, comply with the following guidelines:

A. The Unit Owner shall attempt to install the system so that to the greatest extent possible, it is located in the interior of the Unit, and with the vent pipes to be routed through the roof.

B. If it is not feasible under the circumstances to install the system in accordance with Section 2(a), then any outside piping shall be concealed by a downspout and/or gutter leader consistent with the design and color of the downspouts and gutter leaders already in place on the Unit.

C. The Unit Owner is responsible for obtaining all applicable permits. An approval of an installation of a system hereunder does not constitute a representation by the Board of Trustees that the proposed installation meets with applicable building codes and standards.

D. The Unit Owner shall bear all costs of installation.

E. All radon remediation or mitigation work shall be performed by contractors certified by the New Jersey Department of Environmental Protection to perform such work.

F. Upon completion of the work, the contractor shall represent, in writing, that the installation has been completed in accordance with all applicable federal, state and

local guidelines, and a copy of this writing shall be provided to the Board by the Unit Owner.

G 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 installs a radon remediation or mitigation system in violation of this Resolution may be required to remove it and restore the area from which it was removed at the Owner's sole cost. 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 radon remediation or mitigation system and restore the area from which it was removed, 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.