

**POWDER MILL VILLAGE ASSOCIATION  
SPECIAL RESOLUTION NUMBER 2006-01**

**RELATING TO THE LEASING OF UNITS**

**WHEREAS**, the Governing Documents empower the Board of Trustees with all duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the Development and to do or cause to be done all such other lawful acts and things as are not by law, or by the Governing Documents directed or required to be done or exercised by members of the Association or Unit Owners, or by others; and

**WHEREAS**, the Governing Documents permit leasing of units by Unit Owners; and

**WHEREAS**, the Board of Trustees deems it desirable and in the best interest of the Association to adopt a policy for leasing units to ensure compliance with the Governing Documents, including rules and regulations, by Owners and tenants and to provide for accurate record keeping;

**NOW, THEREFORE, BE IT RESOLVED THAT** the following rules and procedures pertaining to Leasing be adopted:

1. No Unit shall be leased by the Owner for transient or purposes which shall be defined as: (a) any rental for a period of time less than 365 consecutive days; (b) if the occupants of the unit are provided customary hotel services, such as room service for food and beverages, mail service, furnishing laundry and bellboy service, or (c) temporary residence of employees, agents, or invitees of the Owner. This provision shall not apply to the temporary residence of relatives, social guests or any live-in domestic employees of the Owner.
2. No Owner may lease less than an entire unit.
3. An Owner may lease his unit only pursuant to a written lease, a copy of which must be supplied to the Board of Trustees, within thirty (3) days of execution, and which incorporates the attached Rider to Unit Lease, executed by the Owner and occupant.

4. Leases may not be assigned and no unit may be sublet.
5. No unit may be leased for a term of less than twelve (12) months except "(1) a lender in possession of such Unit following a default in a first mortgage, a foreclosure proceeding or any deed or other arrangement in lieu of foreclosure; or (11) any Unit Owner for less than three hundred sixty-five (365) consecutive days to contract purchaser."
6. The Association shall maintain a record keeping system including the registration of occupants of units whether or not under lease and may, with respect to leased units, charge the Owner or occupant reasonable administrative fees and deposits as adopted by the Board of Trustees from time to time securing against damage to the Association property.
7. All Unit Owners renting/leasing a unit at Powder Mill Village Association must notify the Secretary

of the Association of any change in occupancy of the rented unit at least thirty (30) calendar days before the change occurs. Any notice less than thirty (30) days will be deemed a violation of this rule unless the Unit Owner submits a written request to the Board of Trustees explaining why the thirty (30) day notice could not be fulfilled and the Board of Trustees waives the thirty (30) day notice for good cause shown.

8. All Unit Owners renting/leasing a unit at Powder Mill Village Association must notify the Secretary of the Association of the date upon which the Occupant will move in or move out of unit in order that the Association shall have sufficient notice to inspect the common grounds surrounding the unit for damages caused by the Occupant and to coordinate the move so there will be a minimum of inconvenience to the residents of approval shall not be reasonably withheld.

9. That the Association may impose a \$50.00 per day for any violation of these requirements. Each day the requirement is not met constitutes a separate

violation. There is no limit or maximum on the amount of fines which may be imposed hereunder.

10. This Resolution shall supercede and replace the resolution regarding leasing units previously adopted by the Board on September 18, 1990; September 24, 1992; and September 19, 2002, except that the Unit Lease Rider shall remain unchanged.

11. This Resolution was approved by an affirmative vote of a majority of the Unit Owners in of Powder Mill Village Association, Inc., in good standing and entitled to vote, whereupon the Board of Trustees adopted the instant Resolution to increase the fine that may be imposed to \$50.00 per day, without any limit or maximum on the total amount of fines that may be imposed.

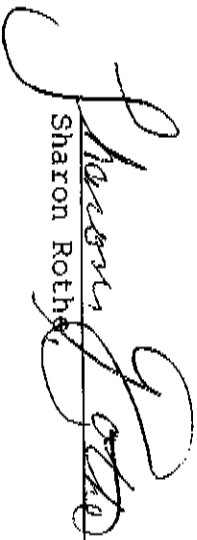
**CERTIFICATION**

I hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Board of Trustees of Powder Mill Village Association held on September , 2006.

Dated: September , 2006

  
Robert Spinoza, President

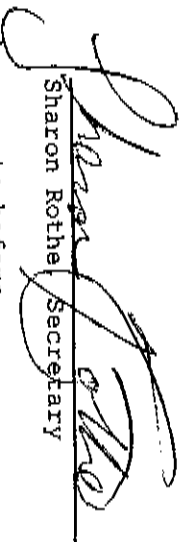
Attest:

  
Sharon Rothe Secretary

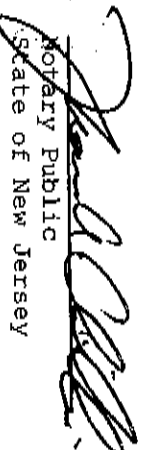
STATE OF NEW JERSEY )  
COUNTY OF MORRIS ) SS:

I CERTIFY that on SEPTEMBER 21<sup>ST</sup>, 2006 SHARON ROTH  
personally came before me, and this person acknowledged under oath, to  
my satisfaction, that:

- (a) this person is the Secretary of Powder Mill Village Association, Inc., the corporation named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is Robert Spinosa is the President of the corporation.
- (c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Trustees;
- (d) this person knows the proper seal of the coporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

  
Sharon Rothe Secretary

Signed and sworn to before  
me on SEPTEMBER 21<sup>ST</sup> 2006.

  
Notary Public  
State of New Jersey

THOMAS A. CHLENSKI  
NOTARY PUBLIC, STATE OF NEW JERSEY  
COMMISSION ID # 2311948  
EXPIRES MARCH 3, 2009

Record and return to:  
Steven H. Schefers, Esq.  
Acquaviva and Schefers, LLC  
1114 Goffle Road, Suite 203  
Hawthorne, New Jersey 07506