

BOARD RESOLUTION

BE IT RESOLVED that the Deep Run Townhouse Condominium Association, Inc. Board of Directors, pursuant to Article 5, Section 20 of the By-Laws, hereby states the following rules and regulations regarding parking within the Deep Run Townhome Condominium Common Elements.

Unit Home Owners shall be provided with a certified copy of this Board Resolution.

The Property Manager shall negotiate a contract with a local Towing Company, in accordance with the rules and regulations of the State of New Jersey Department of Consumer Affairs N J S A 56:13-7, to provide towing services as directed by any Board Member or the Property Manager for any infraction of the following Parking Rules and Regulations:

1. Unit owners, tenants and occupants shall be required to complete and/or make current their Census Form to obtain a vehicle permit to park their vehicle on Association property. Failure to register a vehicle will result in that vehicle being towed from Association property.
2. A photo copy of the vehicles registration shall be made available at the property management office for proof of registration.
3. Unregistered vehicles, of nonresidents will be towed in accordance with Title 39 NJ Motor Vehicle Law.
4. Any vehicle parked on Deep Run Drive or in a designated No Parking Zone is in violation of the Old Bridge Township ordinances regarding *Fire Lanes*, or access to fire hydrants, and will be towed.
5. Any vehicle obstructing the required turning radius for court access by Fire Equipment will be towed.
6. In no event shall a registered vehicle occupy more than one (1) parking space. If a registered vehicle occupies more than one (1) parking space, then the vehicle is in violation of this Resolution and shall be towed in accordance with the provisions herewith.
7. Unit Owners Tenants and occupants shall be responsible for their guests and any towing charges as a result of their guest parking in violation of this resolution or for the towing of cars that were not properly registered with the Association.
8. In no event shall any vehicle evidencing fluid leaks be parked on the Association's property.
9. In no event shall any vehicle maintenance be performed on the Association's property.
10. Any monies due hereunder shall be collected by the Association in the same manner as Assessments.
11. All expenses incurred for the towing and/or storage of any vehicle from the Associations property will be the responsibility of the owner of the towed vehicle or the unit owner or any guest parking in violation of this resolution.
12. The towing company shall obtain written authorization from the Property Manager to use the parking space prior to towing the vehicle.
13. The Property Manager or Board Member shall be present at the time of towing to verify the violation.

14. Parking is a privilege. If a unit owner is delinquent in the payment of any assessment to the association for more than sixty (60) days, the unit owners and any tenants residing in the unit shall have their parking privileges revoked and the unit owner and/or or tenant shall not be entitled to park of Association property. The Association shall tow the vehicle of a unit owner and/or tenant where the unit owner is delinquent in the payment of any assessment to the Association for more than sixty (60) days. Notwithstanding the above, the Association may exercise all rights and remedies available by law, in equity and/or pursuit to the Governing Documents.

Certification

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Deep Run Townhouse Condominium Association Inc. Board of Directors appearing in the records of the corporation:

Date: 8/27/2020

Eduard Roytberg

Eduard Roytberg, President

Date: 8/27/2020

Debbie Perestuk

Debbie Perestuk, Vice President

Date: 8/24/2020

Valentina Chistova

Valentina Chistova, Treasurer

Date: 8/24/2020

Nancy Bendokas

Nancy Bendokas, Secretary

Date: 8/22/2020

Lynn Nangano

Lynn Nangano, Trustee