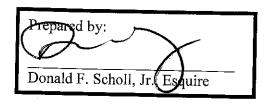


20160803000164840 1/2 08/03/2016 09:36:19 AM DO Bk: 2382 Pg: 937 Mary H. Melfi Hunterdon County Clerk



Record & Return To: Scholl, Whittlesey & Gruenberg, LLC 1 East Main Street, Suite 1 Flemington, NJ 08822

RESOLUTION OF THE BOARD OF TRUSTEES OF THE FLEMINGTON FIELDS CONDOMINIUM ASSOCIATION, INC.

RESOLUTION NO. 01 -2016

RESOLUTION FIXING MEMBERSHIP FEE

WHEREAS, Article V, Section 5.1 of the By-Laws of the Association (the "By-Laws") provides that the property, affairs and business of the Association shall be managed by the Board of Trustees (the "Board"), which shall have all those powers granted to it by the governing documents, including the Master Deed and By-Laws; and

WHEREAS, Article II, Section 2.8 of the By-Laws provides that the Board of Trustees shall impose upon each unit owner at the time of acquisition of title or otherwise, a one-time non-refundable and non-transferrable membership fee "... in an amount to be determined by the Board of Trustees, said amount initially to be two-hundred and fifty dollars (\$250.00), which fee may be used for working capital, payment of any budgeted operating expenses of the Condominium Association or, if not needed for such purposes, may be allocated to the Condominium Association's operating contingency or repair and replacement reserve."

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees, hereby adopts the following:

1. The Membership Fee shall be fixed at three (3) times the then current monthly assessment, to be charged effective the 1st day of 500 met., 2016 to all incoming purchasers at the time of closing, when title is acquired.

The foregoing Resolution was adopted by the Board of Trustees of Flemington Fields Condominium Association, Inc., at its meeting on Tuly 26, 2016, by the following votes:	
Ayes: 4	
Nays: O	
Rosemary D'Allura, Secretary Joan Ruby, President Flemington Fields Condominium Association, Inc.	
CORPORATE ACKNOWLEDGMENT	
STATE OF NEW JERSEY)	
) ss. COUNTY OF HUNTERDON)	
On the 26 day of July , 2016, Joan Ruby personally appeared before me, and this person acknowledged under oath, to my satisfaction, that:	
(a) this person signed and delivered the foregoing document as the President of Flemington Fields Condominium Association, Inc. (the "Corporation"), named in this document; and	
(b) this document was signed and delivered by the Corporation as its voluntary act and deed by virtue of authority from its Board of Trustees.	
20160803000164840 2/2 08/03/2016 09:36:19 AM D0 Recording Fee: \$40.00 Tax Fee: \$.00 Consideration: \$.00 Buyers Fee: \$.00 Nt11 Notary Public My Commission Expires: DAWN M. CARONE Notary Public State of New Jersey My Commission Expires 06/17/20) 2 0