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WESTGATE SQUARE CONDOMINIUM AS  
SOCIATION, INC.

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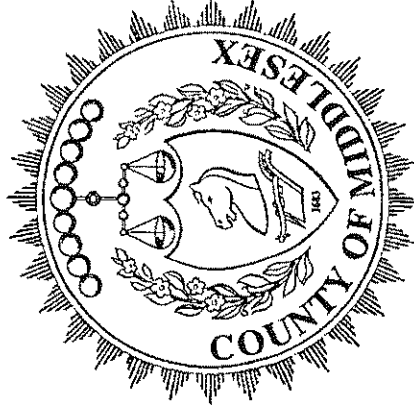
STATE OF NEW JERSEY  
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Prepared by:



R. Bruce Freeman, Esq.

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**WESTGATE SQUARE CONDOMINIUM ASSOCIATION, INC.**

**ADMINISTRATIVE RESOLUTION 01-11**

**REGARDING DCA INSPECTION**

WHEREAS, the Westgate Square Condominium was created by the recording of a Master Deed in Book 3273 Page 190 of the Middlesex County Clerk's Office; and

WHEREAS, the Board of Trustees is responsible for managing and administering the common elements of the condominium, and all matters of common interest to the residents; and

WHEREAS, the Bureau of Housing Inspection ("BHI") of the Department of Community Affairs has notified the Association that a property inspection will be conducted pursuant to the Hotel and Multiple Dwelling Act (the "HMDA") and regulations thereunder; and

WHEREAS, the BHI inspection may uncover violations of the HMDA, and result in an Order requiring repairs either to common elements or unit elements that are deemed by BHI to be matters of "concurrent responsibility", or to present fire safety issues; and

WHEREAS, the BHI is authorized to levy penalties for failure to correct noticed violations, but is limited to imposing the penalties upon the Association, even in instances where the unit owner is at fault; and

WHEREAS, the Board has determined that it is in the interest of the community as a whole that any penalties, fines or other charges imposed by BHI as a result of the foregoing inspection, which result from the failure of a unit owner to comply with his responsibilities under

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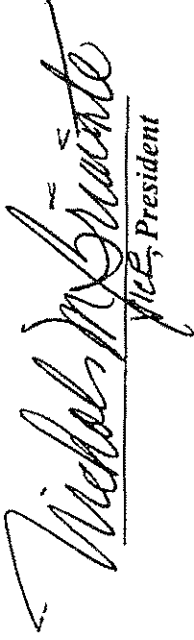
the Governing Documents of the Condominium, should be passed through and imposed on the unit owner at fault rather than the community at large;

NOW THEREFORE, it is hereby Resolved:

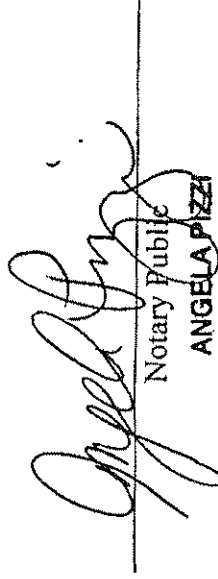
1. Any penalty, fine or other charge imposed by the Bureau of Housing Inspection as a result of the failure of a unit owner to comply with his or her responsibilities under the Governing Documents of the Association, which is imposed by the Agency against the Association, shall be passed through and allocated to the unit owner at fault. Such charges shall be collected by the Association in the same manner as unpaid common expense assessments.

I certify that the foregoing Resolution was duly adopted by the Board of Trustees at a meeting held in accordance with the Bylaws thereof on July 12, 2011.

ATTEST:

  
\_\_\_\_\_  
NCS, President

BE IT REMEMBERED that on this 12<sup>th</sup> day of July, 2011 before me, the subscriber, a Notary Public of New Jersey, President of Westgate Square Condominium Association, Inc., a New Jersey Non-Profit Corporation who, I am satisfied are the persons named in and who executed the within instrument after notice and meeting upon a vote of the Board of Trustees in accordance with the Bylaws and thereupon he/she acknowledge that he/she signed, sealed and delivered the same as the act and deed of the Corporation for the uses and purposes therein expressed.

  
\_\_\_\_\_  
Notary Public  
ANGELA PIZZI

NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires July 26, 2015