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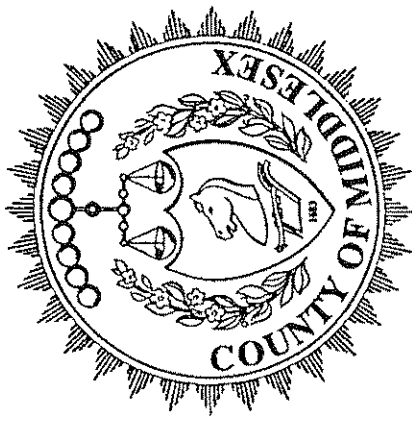
WESTGATE SQUARE CONDOMINIUM AS
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STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK



ELAINE FLYNN
COUNTY CLERK



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B05169P-745

Prepared By:
Susan J. Radom, Esquire

Master Deed Recorded on February 14, 1983
Book 3273 page 190

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OF PAGES

WESTGATE SQUARE CONDOMINIUM ASSOCIATION

Resolution Regarding Parking and Towing

POLICY RESOLUTION NO.

WHEREAS, Article VI, Section 2. **POWERS AND DUTIES** of the By-Laws provides that "The Association by its Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association..."; and

WHEREAS, Article V, Section 2.(e), of the By-Laws provides that the Board has the authority of "adoption and amendment of rules and regulations covering the operation and use of the Property.; and

WHEREAS, Section 5(a)(2) of the master Deed provides that "All street, curbs, sidewalks, stoops, driveway areas, yards, walkways, parking areas, . . ."

WHEREAS, Section 13 of the Master Deed provides that "Each unit or occupant shall comply with the provisions of this Master Deed, the By-laws, the Rules and Regulations of the association and its representative, and any other documents, amendments or supplements to the foregoing. . ."

WHEREAS, appropriate notice has been given to all unit owners and there is posting of towing in the event of parking violations.

WHEREAS, it is the intent of the Board of Trustees to establish regulations and procedures with respect to removal of abandoned, illegal or unauthorized vehicles from the common elements;

W I T N E S S E T H:

NOW, THEREFORE, BE IT RESOLVED THAT the following Policy Resolution shall be and is hereby adopted in accordance with the following procedures.

1. No vehicles of a size larger than a panel truck, (larger than 19'), no vehicle bearing any commercial signs or lettering, and no mobile home, recreation vehicle, boat, boat trailer, storage trailer, inoperable vehicle, or the like shall be parked on any part of the Development, except that those vehicles temporarily on the Development for the purpose of servicing the Development itself or one of the units (during business hours for the purposes of delivery and/or service) shall be permitted without written consent of the Board. Commercial vehicles parked overnight will be towed from the community without any notice. Commercial vehicles shall be defined by the

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Westgate Square Condominium Association as any vehicle which contains one or more of the following: commercial license plates, or is primarily utilized for commercial purposes, or which has more than two axles; and shall include, but not be limited to, limousines, taxi, or cabs, vehicles bearing an "omnibus" license plate; vehicles which have attachments, fixtures, extensions or any type of non-passenger equipment, including but not limited to ladders, pipes or conduits, (excluding trailer hitches), construction vehicles, trailers, tractors, buses, vans, wagons, or oversized vehicles. This definition applies whether these vehicles are registered and/or being used as commercial vehicles and/or any vehicle which is used for commercial and/or business purposes, whether it be part-time, full-time commercial or business activity.

2. Snowmobiles, mopeds, dirt bikes, all terrain vehicles and other similar recreational or utility vehicles or devices, whether licensed or not, shall not be parked upon or operated within the Property.
3. No unregistered, unlicensed, or vehicles in a state of disrepair and/or vehicles with expired inspection stickers shall be permitted on the Westgate Square community. Vehicles which are inoperable or that cannot be certified as mechanically safe are prohibited from parking or operating in the community. Inoperable vehicles shall include vehicles that are physically unable to travel under their own power. Vehicle covered by a tarpaulin are prohibited. In the event a unit owner intends to leave an operating vehicle on the property for a period in excess of thirty (30) days because of travel or vacation plans, the vehicle owner must notify the Board or the management company in writing to avoid violating the within rules and regulations.
4. All vehicles must be kept in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions, appearance or otherwise.
5. No vehicles are to be parked in front of fire hydrants, in front of trash dumpsters, along side curbs, mailboxes, patios, grass or walkways or any area marked with a "No Parking" sign. Parking in front of fire hydrants, trash dumpsters, or areas marked with a "No Parking" sign, will also result in notification to the Edison Police Department which may issue a ticket and have the vehicle removed at the owner's expense.
6. During snow removal time, owners must cooperate with the equipment operators by moving their vehicles when and where necessary.
7. All vehicles parked on Westgate Drive must adhere to all of the Edison Township laws.
8. All vehicles which are owned by residents and brought into Westgate Square must be registered with the Association.
9. Each unit is entitled to two (2) parking spaces, one is inside the garage and the other is the parking space in the courtyard corresponding with the unit number.
10. Vehicles may not be parked anywhere else in the courtyard other than as stated above, or in the entranceway to the courtyard.

11. Vehicles must be parked one-car length from entranceway of courtyard, on Westgate Square Drive, (blind spot).
12. Homeowners will be responsible for compliance with all parking regulations by their tenants, guests and visitors. Violation of the within parking regulations shall result in the vehicle being towed.

The cost of towing and storage of the vehicle shall be assessed to the responsible vehicle owner.

Neither the Association nor the Board of Trustees shall be liable to the owner of the towed vehicle or the homeowner responsible for such vehicle for any damage or injuries which occur during or as a result of the removal of such vehicle from the common elements.

This Resolution is hereby adopted this 4th day of March, 2003 by the Board of Directors of Westgate Square Condominium Association, Inc.

ATTEST:

WESTGATE SQUARE CONDOMINIUM
ASSOCIATION

Marie Palumbo
Secretary

By: Barbara Chifenden
President
Barbara Chifenden

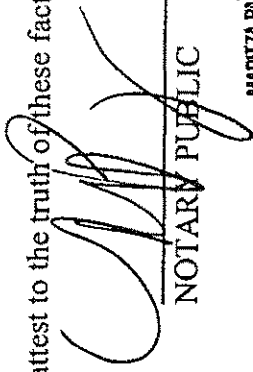
STATE OF NEW JERSEY :
: ss.
COUNTY OF MIDDLESEX :

I CERTIFY that on 3/4 2003, Marie Palumbo, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of the Westgate Square Condominium Association, the corporation named in the within resolution regarding parking regulations;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is Barbara Chifenden, 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 Directors;

(d) this person knows the proper seal of the corporation which was affixed to this document; and

(e) this person signed this proof to attest to the truth of these facts.



NOTARY PUBLIC

RECORD AND RETURN TO:

Susan J. Radom, Esquire
Radom & Wetter
3421 Route 22 East
Somerville, New Jersey 08876
(908) 707-1500
(908) 707-4181

MARITZA PAGAN
A Notary Public of New Jersey
My Commission Expires Nov. 16, 2003

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