



**SOMERSET COUNTY
DOCUMENT COVER SHEET**

HON. STEVE PETER
SOMERSET COUNTY CLERK
PO BOX 3000
20 GROVE STREET
SOMERVILLE, NJ 08876

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Steve Peter, County Clerk
Somerset County, NJ
2022 Feb 09 09:08 AM
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(Official Use Only)

DATE OF DOCUMENT: December 10, 2021	TYPE OF DOCUMENT: Resolution Regarding Smoking Upon The Common Elements
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) The Signal Point Neighborhood Condominium Association, Inc.	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee)
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY:	MAILING ADDRESS OF GRANTEE:
BLOCK:	
LOT:	
CONSIDERATION:	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY			
BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE

<p>DO NOT REMOVE THIS PAGE</p> <p>THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD</p> <p>RETAIN THIS PAGE FOR FUTURE REFERENCE</p>
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**SIGNAL POINT NEIGHBORHOOD
CONDOMINIUM ASSOCIATION, INC.**

**RESOLUTION REGARDING SMOKING UPON THE
COMMON ELEMENTS**

WHEREAS, Signal Point Neighborhood Condominium Association, Inc., is a New Jersey not-for-profit organization, governed in part by By-Laws, established in accordance with N.J.S.A. § 45:22A-21, *et seq.*, and a Master Deed, which was recorded in the Somerset County Clerk's Office on March 17, 1987, in Deed Book 1622, Page 189, *et seq.*; and

CONTINUED ON FOLLOWING PAGE

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RECORD & RETURN TO:

Jennifer L. Alexander, Esq.
GRIFFIN ALEXANDER, P.C.
415 Route 10, 2nd Floor
Randolph, NJ 07869

SIGNAL POINT NEIGHBORHOOD CONDOMINIUM ASSOCIATION, INC.

RESOLUTION REGARDING SMOKING UPON THE COMMON ELEMENTS

WHEREAS, Article IX, Section 1(d) of the By-Laws provides the Board of Trustees with the authority to adopt rules and regulations governing the use of the Common Elements and Limited Common Elements and the personal conduct of the Members and their guests thereon; and,

WHEREAS, Section 4.03 of the Master Deed permits the Association to impose a fine on Owners of \$50.00 for each violation of the Restrictions adopted by the Association caused by the Owner, family member of said Owner, guest, licensee, lessee or invitee of such Owner, and,

WEHEREAS, on July 28, 2015, the Board at that time adopted a resolution pertaining to the responsibility of the Association's insurance deductible.

WHEREAS, the current Board wished to have this resolution recorded with the Somerset County Clerk.

WHEREAS, the Board deems it to be in the best interest of the Association to readopt the resolution regarding smoking upon the common elements so that it will be included in any title search.

NOW, THEREFORE BE IT RESOLVED, on this 10th day of December, 2021, that the Board hereby establishes and re adopts the following:

1. The Resolution regarding smoking upon the common elements that was originally adopted by the board on July 28, 2015.

This Resolution is adopted this 10th day of December, 2021, by the Board of Trustees of the Signal Point Neighborhood Condominium Association, Inc.

ATTEST:

**SIGNAL POINT NEIGHBORHOOD
CONDOMINIUM ASSOCIATION, INC.**

Halli Lieberman
Halli Lieberman, Secretary/Treasurer

Tracey A. Starace
Tracey A. Starace, President

I certify that the vote for this Resolution was as follows:

Trustee	Yes	No	Abstain	Absent
Tracy A Stalau _____ , President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lenise Archer _____ , Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alan Simon _____ , <u>Secretary</u> /Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ken G. Lutz _____ , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
P. Passmore _____ , Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Halli Lieberman
Halli Lieberman, Secretary/Treasurer

STATE OF NEW JERSEY

:
:
:SS
:

COUNTY OF MORRIS

I certify that on December 10, 2021, personally came before me,
Halli Lieberman (Secretary), and that this person acknowledged under oath, to my
satisfaction, that:

- (a) this person is the Secretary of the Board of Trustees of the Corporation named in this document;
- (b) this person is attesting witness to the signing of this document by Tracey Starace (President), the proper corporate officer who is the President of the Corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act duly authorized by the proper resolution of its Board of Trustees;
- (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 the truth to these facts.

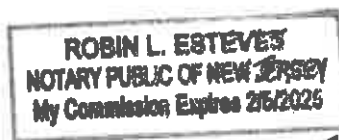
Halli Lieberman
_____, Secretary

Print Name under Signature

Halli Lieberman

Sworn and Subscribed to before me this
10 day of December, 2021

Robin L. Esteves



Exp. 2-6-2025

