



SOMERSET COUNTY
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(Official Use Only)

DATE OF DOCUMENT: June 22, 2021	TYPE OF DOCUMENT: Resolution Prohibiting The Use of Non-Motorized & Motorized Personal Recreational Transportation Devices.
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

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SIGNAL POINT NEIGHBORHOOD CONDOMINIUM ASSOCIATION, INC.

RESOLUTION REGARDING PROHIBITION OF THE USE OF NON-MOTORIZED AND MOTORIZED PERSONAL RECREATION TRANSPORTATION DEVICES

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

WHEREAS, Section 4.03 of the Master Deed grants to the Association the power to perform all acts as may be reasonably necessary to enforce any of the provisions of the Master Deed; and

WHEREAS, Section 5.06(F) of the Master Deed grants to the Association the power to promulgate rules "covering any and all aspects of its function, including the use and occupancy of the Condominium Property"; and

WHEREAS, Article IX(d) of the By-Laws grants the Board of Trustees the power to "adopt and publish Rules and regulations governing the use of the Common Elements and the 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 "enforce, on its own behalf and on behalf of all Owners, all of the Restrictions set forth in this Master Deed under an irrevocable non-exclusive agency (hereby granted) coupled with an interest, as beneficiary of said Restrictions and as assignee of Grantor; and it shall have the power to perform all other acts, whether or not anywhere expressly authorized, as may be reasonably necessary to enforce any of the provisions of the Restrictions of this Master Deed. If any Owner, any members of the family of said Owner, or any guest, licensee, lessee or invitee of such Owner or any member of the Owner's family violates the Restrictions, or any Restrictions adopted by the Condominium Association, the Condominium Association may invoke any one or more of the following remedies; (a) impose a special charge upon such Owner of not more than Fifty Dollars (\$50.00) for each violation; (b) suspend the right of such Owner and the Owner's family, guest, licensees, lessees and invites to sue the Common Elements under such conditions as the Condominium Association may specify, for a period not to exceed thirty (30) days for each violation; (c) cause the violation to be cured and charge the cost thereof to such Owner; and (d) obtain injunctive relief against the continuance of such violation"; and

WHEREAS, the Board believes it is in the best interest of the community to place restrictions on the use of non-motorized and motorized recreational devices; and

NOW, THEREFORE BE IT RESOLVED, on this 22 day of June, 2021, that the Board hereby establishes and adopts the following Rules and Regulations:

1. **Motorized Vehicles:** The use of mopeds, motorized scooters, and all other motorized transportation devices, are prohibited at Signal Point, unless such motorized scooters or motorized transportation devices are registered with the New Jersey Motor Vehicle Commission, bear license plates, and the owner thereof carries motor vehicle insurance.


2. **Motorized and Non-Motorized Recreational Devices:** Bicycles, skateboards, skates, scooters, and roller blades, and any other motorized or non-motorized recreational vehicles:
 - a. are permitted to be used in those areas specifically designated by the Association for their usage; and
 - b. are permitted to be used in parking areas, roadways, walkways, and sidewalks, solely for the purposes of ingress and egress therefrom; and
 - c. are otherwise not permitted to be used in common areas within the community.
3. **Storage:** All bicycles, skateboards, skates, rollerblades, non-motorized and motorized scooters, and any other recreational and transportation devices, must be stored within the garage of a Unit. They may not be left outside overnight. They may not be left or stored temporarily in parking lots, on roadways, on sidewalks or on walkways. They may not obstruct the entrance to a unit, or ingress or egress therefrom. Recreational or transportation devices that are not properly stored or are not in operable condition are subject to removal by the Association.
4. **Roadways and Parking Areas:**
 - a. With or without a vehicle, roadways within the community are permitted to be used solely for the purposes of ingress and egress therefrom.
 - b. With a vehicle, parking areas and parking spaces are to be used solely for the purposes of ingress and egress therefrom, as well as for the purpose of parking permitted vehicles (*e.g.*, personal automobiles).
 - c. Without a vehicle, parking areas and parking spaces are to be used solely for the purposes of ingress and egress therefrom.
 - d. Roadways and parking areas are not playgrounds, therefore, cannot be used as recreational areas.
5. **Safety:**
 - a. The speed limit for all roadways and parking areas in the community shall be limited to fifteen miles per hour (15 mph).
 - b. Owners, tenants, visitors, and guests must be mindful of their surroundings, drive in compliance with all local laws when using a vehicle, and refrain from conduct that may be dangerous or impact the safety of others in the community when using the roadways, sidewalks, and parking areas.
6. **Accommodations for People with Disabilities:** Nothing herein shall prohibit devices necessary to accommodate people with disabilities, or shall their devices be required to be registered or bear license plates.

7. **Tenants, Visitors and Guests:** This Resolution shall apply to tenants, visitors, and to children of Owners, tenants, visitors, and guests. The Unit Owner who has or invites tenants, visitors, guests, or has children shall be responsible for their conduct.
8. **Fines/Penalties:** Any Unit Owner, who is in violation or any Unit Owner whose tenants, visitors, guests, or children found to be in violation of this Resolution will be subject to a fine of \$50.00, for each violation. For each day that a violation continues after receipt of notice by the Association shall be considered a separate violation. Fines shall be due with the maintenance fee payment due in the month following the month in which the fine was levied. For any period in which a fine that has been levied remains unpaid, the Unit Owner shall not be considered in good standing, and Association privileges shall automatically be suspended.

This Resolution is adopted this 22 day of June, 2021, by the Board of Trustees of the Signal Point Neighborhood Condominium Association, Inc.

ATTEST:

SIGNAL POINT NEIGHBORHOOD
CONDOMINIUM ASSOCIATION, INC.


Denise Archer, Secretary/Treasurer


Tracey A. Starace, President

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

Trustee	Yes	No	Abstain	Absent
<u>Tracy A. Stalace</u> , President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Mark H. H. H.</u> , Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Denise Archer</u> , Secretary/Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>P. Passmore</u> , Trustee Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Chris Pye</u> , Trustee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Denise Archer
Denise Archer, Secretary/Treasurer

STATE OF NEW JERSEY :
COUNTY OF Morris : SS:

I CERTIFY THAT on June 22, 2021, Denise Archer
came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Secretary of SIGNAL POINT NEIGHBORHOOD
CONDOMINIUM ASSOCIATION, INC., the corporation named in the attached document;

(b) this person is the attesting witness to the signing of this document by the proper
corporate officer, Tracey Starace, President of the Corporation;

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

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

Denise Archer
Denise Archer, Secretary

Sworn and subscribed
to before me on the 22
day of June, 2021

Robin L. Esteves

RECORD AND RETURN TO:

GRIFFIN ALEXANDER, P.C.
415 Route 10, 2nd Floor
Randolph, NJ 07869

ROBIN L. ESTEVES
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/5/2025

