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MORRIS COUNTY, NEW JERSEY  
JOAN BRAMHALL, COUNTY CLERK  
RES-DR BOOK 20984 PG 1482  
RECORDED 12/26/2007 09:49:38  
FILE NUMBER 2007109583  
RCPT #: 226185; RECD BY: vickie  
MARGINAL NOTATION CD 0.00 ST 0.00

LONGVIEW AT MONTVILLE CONDOMINIUM ASSOCIATION, INC.  
(the "Association")

POLICY RESOLUTION

MANAGEMENT PROCESSING FEES

PREAMBLE

A. The Master Deed for Longview at Montville, a condominium, dated May 31, 1989, as it may thereafter have been amended (the "Master Deed") and the By-Laws of the Longview at Montville Association, Inc., as thereafter lawfully amended (the "By-Laws") were recorded in the Office of the Morris County Clerk on June 2, 1989 in Deed Book 3137, Page 29, etc.

B. Article VI, Section 2, of the By-Laws provides that the Board of Trustees of the Association (hereinafter, the "Board") shall have the powers and duties necessary for the administration of the affairs of the Association.

C. The Board has determined it is reasonable and equitable to require Unit Owners and prospective purchasers to pay processing fees that are commensurate with the administrative efforts undertaken by the Association's property manager to assist these people in obtaining the information they need to finalize real estate sales, purchases or refinancing transactions.

D. This Resolution was duly introduced and thereafter adopted by the Board in accordance with the By-Laws at a regularly scheduled meeting of the Board, at which a quorum was present, by a vote of the members of the Board eligible to vote on this matter.

NOW, THEREFORE, BE IT RESOLVED on this 12<sup>th</sup> day of NOVEMBER, 2007, that the Board hereby adopts the following policy regarding processing fees to be charged for unit owner or prospective purchasers' requests for the Association's property manager's assistance in providing lenders with the requisite information to finalize real estate purchases or refinancing transactions:

1. Closing Fees. Unit Owners seeking the Association's property manager's assistance with the transfer of title to their Units must pay a fee of \$175.00 to \$300.00 (to be determined by the Association) directly to the Association's property management company at the time of their request.

RFR

LONGVIEW AT MONTVILLE ASSOC INC  
322 ROUTE 46  
PARSIPPANY NJ 07054

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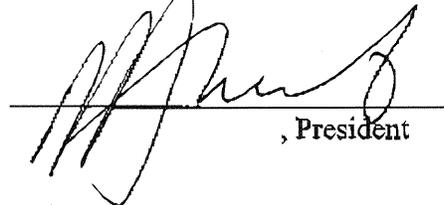
2. Condominium Questionnaire Completion Fee. Unit Owners and prospective purchasers must pay \$50.00 to the Association's management company in exchange for the Association's property manager's assistance in completing condominium questionnaires that are requested by closing agents and lenders in connection with closings and refinancing on Units within the Association. If the information must be provided by the property manager within 48 hours of making the request, then the charge shall be \$75.00. This processing fee must also be paid in full at the time the request is made.

3. Fee Allocations. Payment of these fees by Unit Owners and prospective purchasers to the Association's property management company for processing condominium questionnaires and other forms require for the transfer of title to the Units or refinancing mortgages shall be used solely to off-set the costs that the Association would otherwise incur in fulfilling these requests.

ATTEST:

LONGVIEW AT MONTVILLE  
ASSOCIATION, INC.

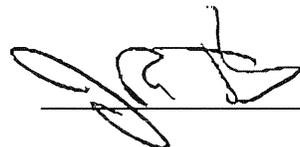
  
\_\_\_\_\_, Secretary

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

STATE OF NEW JERSEY )  
 ) ss:  
COUNTY OF )

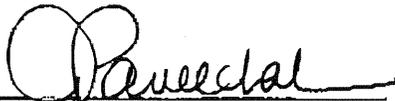
I CERTIFY that on NOVEMBER 26<sup>th</sup>, 2007 JIM TOMBROS personally came before me and this person acknowledged under oath, to my satisfaction, that:

- a. this person is the Secretary of Longview at Montville Association, Inc., a nonprofit corporation of the State of New Jersey, named in this document;
- b. this person signed this document as attesting witness for the proper corporation officer who is BOB SIGNORILE the President of the corporation;
- c. this person knows the proper corporate seal of the corporation and the proper corporate seal was affixed;
- d. this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Trustees; and
- e. this person signed this acknowledgment to attest to the truth of these facts;
- f. this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board of Trustees, at which a quorum was present, by vote of the members of the Board of Trustees eligible to vote on this matter.

  
\_\_\_\_\_, Secretary ✓

Signed and sworn to me on

NOV 26<sup>th</sup>, 2007

  
\_\_\_\_\_  
Notary Public

**CAROLE POST PAVELCHAK  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 9/19/2008**

Morris County Clerks Office, Joan Bramhall  
Administration and Records Building  
P.O. Box 315  
Morristown, New Jersey 07963-0315  
Phone: 973-285-6130  
www.morriscountyclerk.com

DATE:12/26/2007  
TIME:09:49:38 AM  
RECEIPT:226185

CASH

ITEM -01 RESD 09:49:38 AM  
FILE:2007109583 BK/PG:020984/1482  
LONGVIEW AT MONTVILLE CONDOMINIUM ASSO  
RECORDING FEE 50.00  
Sub. Total 50.00

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AMOUNT DUE: \$50.00  
PAID CHECK: \$50.00  
TOTAL PAID: \$50.00  
Thank You!