

Prepared by:

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**CITY HOMES AT ESSEX PARK CONDOMINIUM ASSOCIATION, INC.**

**RESOLUTION NO. 11-04**

**PERTAINING TO PARKING RESTRICTIONS AND THE ISSUANCE OF FINES**

**WHEREAS**, by Master Deed recorded February 21, 2006 in the Essex County Clerk's Office in Deed Book 6301, Page 129, et seq., as amended, Centex Homes, LLC, a Delaware limited liability company, established The City Homes at Essex Park Condominium, (hereinafter the "Condominium") upon certain lands in the Town of Belleville, County of Essex and State of New Jersey, all pursuant to N.J.S. 46:8B-1, et seq.; and

**WHEREAS**, the governing Documents empower the Board with all powers necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the Development and to do and or cause to be done all such other lawful acts and things as are not prohibited by law, or by the Governing Documents; and

**WHEREAS**, the elected Board of Trustees has been charged with the responsibility for the operation and administration of the City Homes at Essex Park Condominium Association, Inc., by the Declaration of Covenants and Restrictions and By Laws; and

**WHEREAS**, the Board of Trustees has deemed it necessary to delineate specific rules and procedures for parking on the limited common elements of the Association;

**IT IS THEREFORE RESOLVED** by the Board of Trustees of the City Homes at Essex Park Condominium Association, Inc. that the following Procedures and Guidelines for parking are adopted by the Board of Trustees:

### PROCEDURES AND GUIDELINES FOR PARKING

#### RESTRICTIONS

1. No vehicles larger than a panel truck and no mobile home, nor recreation vehicle, boat trailer, commercial vehicle, camper nor unregistered vehicles or the like shall be parked within the Condominium except those vehicles temporarily on the property for the purpose of providing service to the common elements or to a unit unless the owner shall have secured written permission from the board.

2. No vehicle shall be left in an obvious state of disrepair at any location within the Condominium (i.e. upon a jack, etc.).

3. Parking is not permitted on the internal roadways within the Common elements and vehicles may not park on the internal roadways within the Common elements overnight.

4. Designated "Visitor" parking spaces shall not be used by unit owners or those renting units from unit owners. These designated spaces are for the exclusive short-term use of visitors to unit owners or visitors to those renting units from unit owners. No visitors shall park in designated "Visitor" parking spaces continuously for more than 72 hours.

5. Unmarked parking spaces may be used by unit owners or those renting units from unit owners. No unit owners or those renting units from unit owners shall park in these unmarked parking spaces continuously for more than 72 hours.

6. All unit owners and renters of units from unit owners shall register their vehicles with the property manager of the Association. The failure to register a vehicle shall result in a daily fine as set forth below.

7. All unit owners and renters of units from unit owners shall cause to be displayed a gate registration sticker which shall be issued by the Association. The failure to display a gate registration sticker shall result in the issuance of a fine or could result in the towing of a vehicle as set forth below. The gate registration sticker must be adhered to the front windshield of the vehicle.

8. No unit owners and renters of units from unit owners shall occupy an unmarked parking space for 72 hours regardless of the vehicle occupying the space. No space which has been occupied may be reoccupied for 72 hours.

Example of unacceptable behavior:

- Switching cars in an unmarked parking space to avoid the ramifications of the 72 hour rule.
- Moving the car into the exact same space after leaving for an undetermined amount of time shall not stop the calculation of being occupied.

### **PENALTIES**

1) Any vehicle parked in a Handicapped Space, other than the vehicle registered to use that space, will be towed at the owners' expense and fined \$50.00.

2) Any vehicle which: occupies more than one space; blocks access to a unit owner's driveway and/or garage, a dumpster, recycling bin, walkway or mailboxes; parks on the grass, curb or sidewalk; is left on the street, or in any other manner that might block emergency access; will be towed at the owners' expense and fined \$50.00.

3) Any unit owner or renter of a unit who violates the restrictions set forth in this resolution shall be fined \$50.00 for each violation, and vehicle will be towed at the owners' expense.

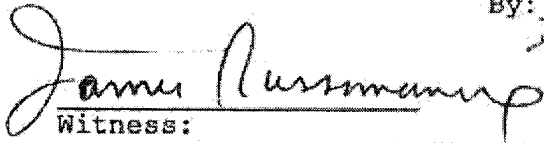
The fines shall be added to the statement of account of the unit associated with the offending vehicle or person.

**CERTIFICATION**

I hereby certify that the foregoing was duly adopted at a regular meeting of the Board of Trustees of the City Homes at Essex Park Condominium Association, Inc. held on the 10<sup>th</sup> day of February, 2011.

**CITY HOMES AT ESSEX PARK  
CONDOMINIUM ASSOCIATION, INC.**

By:   
~~Jeffrey Basile~~ - President

  
Witness:  
James Russomanno - Secretary