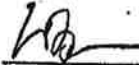


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Prepared by:


ERIC D. MANN, ESQUIRE

POLICY RESOLUTION

VILLAGE OF BLUE HERON PINES HOMEOWNERS ASSOCIATION, INC.

LANDSCAPING MAINTENANCE

WHEREAS, the Village of Blue Heron Pines Homeowners Association, Inc. is a non-profit corporation of the State of New Jersey and is governed by a Declaration of Covenants, Conditions and Restrictions recorded in the Office of the Recording Officer of Atlantic County on August 2, 1995 in Book 5839 of Deeds, at Page 1; and

WHEREAS, Article IV, Section 1 of the By-Laws states: "The property, affairs and business of the Homeowners Association shall be managed by the Board of Directors, which shall have all those powers granted to it by the Certificate of Incorporation, the Declaration, these By-Laws and by law"; and

WHEREAS, Article V, Section 1(g) of the By-Laws bestows upon the Board of Directors the power to "secure full performance by members of all items of maintenance for which they are responsible"; and

WHEREAS, Article V, Section 1(f) of the By-Laws provides the Board of Directors with the specific power and authority to "adopt, amend, and publish rules and regulations covering the details of the operation and use of the proprietary common property including, but not limited to, pet controls"; and

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WHEREAS, Article IV, Section 4.11 of the Declaration of Covenants and Restrictions provides that "... lawn and landscaping maintenance of the individual units shall be performed by the Association ... and shall be part of the assessment against the individual properties"; and

WHEREAS, the Board of Directors finds it necessary and advisable to specifically define the respective lawn and landscaping responsibilities of the owners and the Association; and

WHEREAS, in order to properly protect the health, safety and welfare of owners within the Association, and in order to properly conduct and administer the affairs of the Association the Board of Directors finds it prudent to adopt the within Resolution.

NOW, THEREFORE, be it resolved on this 24 day of November, 1997 by the Board of Directors that the following lawn maintenance resolution/policy is hereby adopted:

1. As set forth in the Declaration of Covenants and Restrictions, and as more specifically outlined herein, the Association shall be responsible for the following landscaping and maintenance items:

(a) Lawn cutting for all areas of the individual properties where originally installed by the Developer (hereinafter designated as "Original Lawn Areas");

-2-

DB6227P067

(b) Fertilization, insect control, fungicide and weed control of all Original Lawn Areas and common area turf and common area shrubs.;

(c) Edging of mulch beds, sidewalks, driveways and curb areas;

(d) Sprinkler maintenance, inclusive of spring opening and winter closure; and

(e) Maintenance of all seed swales and common open areas, including lawn and shrubs in common areas.

2. Individual unit owners shall be responsible for the following landscaping and maintenance items within their individual property:

(a) Landscape maintenance of all trees and shrubs;

(b) Installation of mulch in mulch beds on a yearly basis (the type and depth of which shall be determined by the ADRC); mulch beds include all non-lawn areas of the property;

(c) Weed control within the mulch beds;

(d) Planting and removal of any annual or perennial vegetation;

(e) Installation and removal of any additional shrubbery or trees, which installation and/or removal must be approved by the ADRC.

3. This Resolution shall become effective and applicable to all owners at the Village of Blue Heron Pines Homeowners Association immediately upon recordation in the Atlantic County Clerk's Office. This Resolution shall be properly filed and

-3-

DB5227P068

recorded with the Atlantic County Clerk's Office and shall serve
as notice to all owners of its contents.

ATTEST:

Michael A. Lentz
Michael A. Lentz
Manager of Finance
and Secretary - BHP Homeowners Assoc.

VILLAGE OF BLUE HERON PINES
HOMEOWNERS ASSOCIATION, INC.

By: Thomas J. Kuhar
Thomas J. Kuhar
Chief Operating Manager
and President - BHP Homeowners Assoc.

-4-

DB6227P069

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POLICY RESOLUTION	DATED: November 24, 1997
<i>AMENDMENT to MASTER DEED</i>	Record and Return to:
VILLAGE OF BLUE HERON PINES HOMEOWNERS ASSOCIATION, INC.	SILLS CUMMIS ZUCKERMAN RADIN TISCHMAN EPSTEIN & GROSS 17 Gordon's Alley Atlantic City, NJ 08401
LANDSCAPING MAINTENANCE <i>RECORD IN DEEDS + NOTE</i>	

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DB 5839 PAGE 1
CHARGE # 242

6

RECORDED
ATLANTIC COUNTY
97 DEC 12 PM 2:45
M. J. ...
COUNTY CLERK

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