



**Morris County Recording Cover Sheet**



**Honorable Ann F. Grossi, Esq.  
Morris County Clerk**

MORRIS COUNTY, NEW JERSEY  
ANN F. GROSSI, COUNTY CLERK  
AMND-OR BOOK 23453 PG 239  
RECORDED 11/21/2018 09:43:46  
FILE NUMBER 2018065276  
RCPT #: 1399220; RECD BY: TCole  
RECORDING FEES \$90.00

*Official Use Only - Realty Transfer Fee*

*Official Use Only - Barcode*

Date of Document:  
09/19/2018

Type of Document:  
Resolution

First Party Name:  
The Berkshire Ridge Condominium Association,  
Inc.

Second Party Name:

Additional Parties:

**THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY**

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN  
ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE**

Original Book:  
2981

Original Page:  
0657

**MORRIS COUNTY RECORDING COVER SHEET**

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

**THE BERKSHIRE RIDGE CONDOMINIUM ASSOCIATION, INC.  
RESOLUTION NO. \_\_\_\_  
RELATING TO PET RULES AND REGULATIONS**

**THIS RESOLUTION** (the “Resolution”) is made on this \_\_\_\_ day of \_\_\_\_\_ 2018, by The Berkshire Ridge Condominium Association, Inc. (the “Association”), by and through its Board of Directors (the “Board”), having an address of c/o Wilkin Management Group, 45 Whitney Road, Mahwah, New Jersey 07430.

**WHEREAS**, the Association was created by, among other things, a **Master Deed and By-Laws** which were recorded in the Morris County Clerk’s Office on November 13, 1987, in Book 2981, Page 0657 et seq., as may be amended from time to time; and

**WHEREAS**, By-Laws, Article IV, Section 4.1 provides that “[t]he property, affairs and business of the Association shall be managed by the Board of Directors, which shall have all those powers granted to it by the Certificate of Incorporation, the Master Deed, these By-Laws, and by law”; and

**WHEREAS**, pursuant to By-Laws, Article V, Section 5.1(f), the Board of Directors shall have the power to, “[a]dopt, amend and publish rules and regulations covering the details of the operation and use of the common elements...”; and

**WHEREAS**, Master Deed, Article X, Section D states that “[n]o reptile or animal of any kind shall be raised, bred or kept in any unit or anywhere else within the condominium. This section is not intended to restrict the right of a unit owner or tenant to have a domestic pet as limited by the rules and regulations”; and

**WHEREAS**, By-Laws, Article V, Section 5.1(l) provides that the Board of Directors shall have the power to, “[e]nforce obligations of the unit owners, including the right to bring or defend law suits to enforce the rules and regulations and the terms, conditions and restrictions contained in the Master Deed, and these By-Laws”; and

**WHEREAS**, By-Laws, Article XI, Section 11.1 states that the Board "shall have the power, in its sole option, to enforce the terms of this instrument or any rule or regulation promulgated pursuant thereto by any or all of the following: Self-help; Sending notice to the offending party to cause certain things to be done or undone; Restoring the Association to its original position and charging the breaching party with the entire cost or any part thereof; Complaint to the duly constituted authorities or by taking any other action, summary or otherwise, before any court, as may be provided by law"; and

**WHEREAS**, By-Laws, Article XI, Section 11.2 provides that the Board "shall also have the power to levy fines against any unit owner for violations of any rule or regulation of the Association or for any covenants or restrictions contained in the Master Deed or By-Laws, except that no fine may be levied for more than \$25.00 for any one violation; provided, however, that for each day a violation continues after notice it shall be considered a separate violation"; and

**WHEREAS**, the Board has determined that it is in the best interest of the Association that the following rules relative to pets within the Association be adopted and enforced; and

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Each unit may have a maximum of two (2) pets. This may be made up of two (2) dogs or two (2) cats or one (1) dog and one (1) cat.
2. All unit owners, residents and tenants must complete the Pet Information Form prior to their pet residing within the Association. Failure to complete and return the Pet Information Form will result in a fine against the unit owner's account for every day that the Pet Information Form remains outstanding.
3. All unit owners and tenants that have a pet residing within the Association agree to indemnify, insure, defend, and hold the Association, its general manager, board members, members, other agents and/or employees harmless from liability for any damage or loss that occurs due to that unit owner's or tenant's pet and will be responsible for any legal fees

incurred to defend any legal action against the Association.

4. Any resident (including any tenant, regardless of whether a formal lease was signed or not) that has a pet residing in the community at the time that this Resolution is adapted must complete the Pet Information Form within ten (10) business days of written notice.
5. No pets may be on Association property or any other area within the Association outside of the unit, unless they are on a leash controlled by a person holding the leash connected to the pet.
6. If a person cannot control the leashed pet, that person shall not take the pet outside the unit. No child under 12 shall be permitted to walk a pet within the Association.
7. Pets must not be allowed to jump on, bite, or in any way harm or behave aggressively toward any person or any other pet. The Association may require muzzling of the pet or other means to ensure compliance. Any pet that is found by the Board to be dangerous shall be removed from the community immediately and permanently and/or the Unit Owner shall be subjected to a \$25.00 per day fine for as long as the violation continues to exist. This Resolution shall establish a zero tolerance policy. The first incident involving dangerous behavior by any pet will be sufficient to require removal of the pet and/or daily fines. "Dangerous" shall be defined as any behavior by a pet involving an attack or attempted attack on a resident or another animal.
8. New Jersey law requires pets to be licensed. Every pet brought within the Association must be properly licensed. Every dog must have an up to date rabies vaccine and the owner must provide proper documentation of vaccination for rabies upon demand by the Association.
9. No pet may be on Association Property that habitually barks or cries or otherwise causes a nuisance.

10. Any damage caused to the common elements by any pet will be the responsibility of the unit owner of the unit in which the pet resides. The Association will repair the damage and charge the responsible unit owner for the costs incurred in repairing the damage. If payment is not received, any amounts due and owing will be collected in the same manner provided in the Master Deed and Bylaws for the collection of delinquent assessments.
11. All feces must be removed and properly disposed of immediately.
12. All violations of this resolution shall result in fines in the amount of \$25.00 per day for each day that the violation exists.
13. Notwithstanding any of the above, the Association may exercise all rights and remedies available to it at law, in equity and/or pursuant to the Governing Documents.
14. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.
15. Any provision contained within any previously adopted resolution of the Association, which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern.

THE BERKSHIRE RIDGE CONDOMINIUM ASSOCIATION, INC.  
POLICY RESOLUTION NO. \_\_\_\_  
RELATING TO PET RULES AND REGULATIONS

Resolution Type: Policy No. \_\_\_\_

Pertaining To: Pets

Duly adopted at a meeting of the Board of Directors of The Berkshire Ridge Condominium Association, Inc. held this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Officer

Vote:

YES   NO   ABSTAIN   ABSENT

<u>[Signature]</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> , Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest:

[Signature], Secretary

09-19-2018  
Date

File:

Book of Minutes:

Book of Resolutions:

	Book No.	Page No.
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective: \_\_\_\_\_, 2018.

NOW THEREFORE, Courtney Weiss-Chromeck the President of The Berkshire Ridge Condominium Association, Inc., based on the authority granted by the Association's By-laws, Master Deed, and the Board of Directors vote reflected above, hereby submits this resolution for recordation in the Morris County Clerk's Office.

The Berkshire Ridge Condominium Association, Inc.

Courtney Weiss-Chromeck  
COURTNEY WEISS-CHROMECK President

**CORPORATE ACKNOWLEDGMENT**

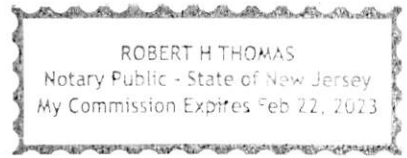
STATE OF NEW JERSEY )  
 ) ss.  
COUNTY OF MORRIS )

On the 19 day of September, 2018, Courtney Weiss-Chromeck personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed and delivered the foregoing document as the President of The Berkshire Ridge Condominium Association, Inc. (the "Association") and
- (b) this document was signed and delivered by the Association as its voluntary act and deed by virtue of authority from its Board of Directors.

Signed and sworn to before me on  
9/19/18, 2018

Robert Thomas  
NOTARY PUBLIC OF  
NEW JERSEY



**RECORD AND RETURN TO:**  
**MCGOVERN LEGAL SERVICES, LLC**  
**P.O. Box 1111**  
**NEW BRUNSWICK, NJ 08903-1111**  
**(732)-246-1221**