

RESOLUTION NO. 96-1
UPDATED ARREARAGES RESOLUTION

WHEREAS, the Board of Trustees of Society Hill at Piscataway Condominium Association, Inc. is desirous of establishing a consistent policy with respect to the institution of legal proceedings and the filing of liens against unit owners who are delinquent in the payment of maintenance fees due to the Association; and

WHEREAS, the Board is authorized under the By-Laws of Association; and

WHEREAS, the Board is of the opinion that any unit owner who has failed to pay his maintenance fees to the Association for a period of at least three (3) quarters or has a minimum balance due to the Association in the amount of at least One Thousand Dollars (\$1,000.00) is financially detrimental to the Association; and

WHEREAS, the Board is of the opinion that it is in the best interest of the Association to protect its financial interest against those delinquent unit owners and it is of the opinion that it may be necessary to institute legal action for the collection of such delinquent arrears; and

WHEREAS, the Board is of the further opinion that a filing of a lien against the aforesaid delinquent unit owners

will further protect its financial interest herein;

NOW, THEREFORE, be it resolved as follows:

1. Any unit owner who is in arrears toward the payment of his maintenance fees to the Association for a period of at least three (3) quarters or who is in arrears in the payment of maintenance fees to the Association in the amount of at least One Thousand Dollars (\$1,000.00) shall have his/her account forwarded to the Association legal counsel for the purpose of the institution of legal proceedings against said unit owner for the collection of said arrears.

2. Any unit owner who is in arrears toward the payment of his maintenance fees to the Association for a period of least three (3) quarters or in the amount of at least One Thousand Dollars (\$1,000.00) shall have a lien filed against his unit which lien shall be accelerated for the remainder of the calendar year within which it is filed.

3. To the extent that this resolution is inconsistent with prior resolutions Number 94-1 and 94-2, then the language of this resolution shall control and be binding and any inconsistencies contained in the prior resolutions shall be expressly overruled.

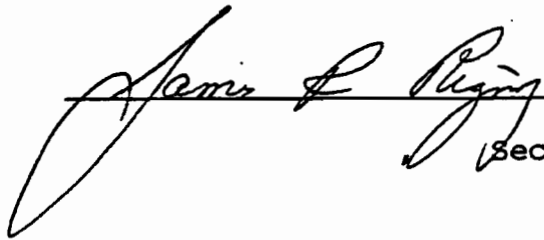
4. The provisions of this resolution shall not preempt any other rights which the Association may wish to exercise against the unit owner.

ADOPTED: April 15, 1996 on a roll call vote as follows:

	For	Against	Abstain
Philip Rosenzweig	<u> X </u>	<u> </u>	<u> </u>

Gerald Adelman	_____	_____	_____
Thomas Renahan	_____	_____	_____
Carol Povich	_____ X _____	_____	_____
Krishan Sharma	_____ X _____	_____	_____
James Rigney	_____	_____	_____
Joanne O'Beirne	_____ X _____	_____	_____

I certify that this is a true copy of the Resolution.



Secretary