

Prepared By: Caroline Record  
Caroline Record, Esq.

**BROOKFIELD CONDOMINIUM ASSOCIATION, INC.**  
**(the "Association")**

**RESOLUTION REGARDING INSTALLATION OF PATIOS**

**P R E A M B L E**

A. The Master Deed for Brookfield Condominium Association, Inc. (the "Master Deed"), dated April 20, 1999, as it may have thereafter been amended, and the By-Laws of the Brookfield Condominium Association, Inc. (the "Association") as it may have thereafter been amended (collectively, the "Bylaws"), regarding the community commonly known as Brookfield (the "Development") located in the Township of White, Warren County, New Jersey, were recorded in the Warren County Clerk's Office on April 20, 1999 in Deed Book 1681 at Page 224 et seq.

B. For the benefit and protection of the Association and of the individual Unit Owners and occupants of the Development, the Board of Trustees ("Board") deems it necessary and desirable to establish regulations for the installation of patios.

C. This Resolution has been adopted pursuant to and consistent with Article VI, Section 6.01, paragraph E of the Bylaws, which states that the Board has the power to promulgate, adopt, amend and publish rules and regulations governing the operation and use of the Units and the Common Elements.

D. This Resolution was duly introduced and was thereafter adopted by the Board of Trustees for the Association at a regular scheduled meeting of the Board, at which a quorum was present, by a majority vote of the members of the Board present and eligible to vote on this matter.

**NOW, THEREFORE, BE IT RESOLVED** on this 16 day of November, 2016, that the following procedures are established in connection with installation of patios.

1. Patios must be located in the rear of the Unit and cannot exceed ten (10) feet in depth (starting at the building) and thirty (30) feet in length.
2. A patio must end two (2) feet before the side boundary of the Unit.
3. A patio area will be deemed to include the base of any exiting covered porch or room.



STATE OF NEW JERSEY

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SS.:

COUNTY OF ~~WARREN~~  
Bergen

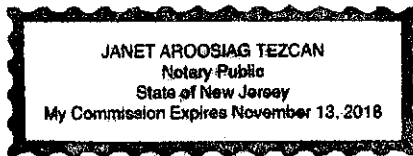
I CERTIFY that on November 22, 2016, William Wilkins personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of Brookfield Condominium Association, Inc. (the "Corporation"), a corporation of the State of New Jersey, named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is Frank DeStefano, 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 (the "Board"); and
- (e) this person signed this acknowledgement 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 at which a quorum was present, by a majority vote of the members of the Board eligible to vote on this matter.

William Wilkins  
 William Wilkins, Secretary

Signed and sworn to before me on the 22nd  
day of November, 2016.

Janet Aroosiag Tezcan  
 Notary Public



**Record & Return to:**

**Caroline Record, Esq.** 50-  
**Hill Wallack, LLP**  
**60 Washington Street, Ste. 105-G**  
**Morristown, NJ 07960**