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Prepared by:

Caroline Record

Caroline Record, Esq.

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

**RESOLUTION REGARDING VENDOR/INSTRUCTORS
USE OF THE CLUBHOUSE/RECREATIONAL FACILITIES OF THE ASSOCIATION**

P R E A M B L E

A. The Master Deed for Brookfield Condominium Association, Inc. as thereafter amended (collectively the "Master Deed"), was recorded in the Warren County Clerk's Office in Belvidere in Deed Book 1618 at Page 244-350, Deed Book 1619 at Page 1-78, et seq.

B. Pursuant to the Master Deed, the Association adopted the By-Laws of Brookfield Condominium Association, Inc., as "Exhibit G" to the Master Deed (the "By-Laws").

C. Article VI, Section 6.01, Paragraph (E) of the By-Laws provides that the Board of Trustees of the Association (the "Board") will determine, within its sole discretion, to promulgate, adopt, amend and publish rules and regulations governing the operation and use of the Units and the Common Elements.

D. Accordingly, the Board deems it necessary to provide for the maintenance, preservation and control of the common elements and recreational facilities and to administer, manage and operate the common affairs of the Unit Owners; and whereas the Board has delegated the responsibility for the arrangements of certain activities to the Recreation Committee.

E. This Resolution was duly introduced and thereafter adopted pursuant to the terms and conditions of the By-Laws.

NOW, THEREFORE, BE IT RESOLVED on this 1 day of March, 2001, as follows:

1. A vendor/instructor who wishes to use the Association's clubhouse/recreation facilities and charges a fee to unit owner participants shall remit ten percent (10%) of the charged fee to the committee sponsoring said use. This payment shall be made by check, made out to the committee, and must be paid no later than the day of the activity.
2. All unit owner participants as a pre-condition of engaging in the activity offered shall execute a waiver and indemnification in the form provided by the Association; a copy of which is annexed and marked as Exhibit "A."


3. The vendor/instructor shall enter into a lease agreement, in the form provided by the Association, for the use of the clubhouse/recreational facilities, and further that the said vendor/instructor shall submit a Certificate of Liability Insurance, in an amount of One Million (\$1,000,000.00) Dollars and shall have the Brookfield Condominium Association and its standing Recreation Committee as additional insured.
4. The vendor/instructor shall submit to the Recreation Committee a list of the attendees and gross fees received per use of the recreational facilities.
5. All unit owners shall comply with this resolution per authority of the Master Deed, Article V, Section 5.07.

This Resolution shall be effective as of the 25 day of April, 2001.

The Association's Managing Agent is authorized and directed to prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Resolution, to all Owners. The Association also authorizes and directs its legal counsel to arrange for recordation of a copy of this Resolution with the Warren County Clerk's Office.

ATTEST:

BROOKFIELD CONDOMINIUM
ASSOCIATION, INC.

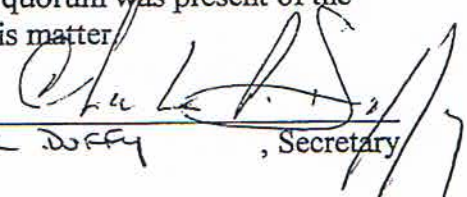

Clark Doffy, Secretary

By: 
Eric Levin, President

STATE OF NEW JERSEY }
COUNTY OF Warren }

I CERTIFY that on April 25, 2001, Clark Duffy, 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., a non-profit corporation of the State of New Jersey, named in this document;
- (b) this person signed this document as attesting witness for the proper corporate officer who is Eric Levin, 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; and
- (e) this person signed this acknowledgment 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 of Trustees, at which a quorum was present of the members of the Board of Trustees eligible to vote on this matter.


Clark Duffy, Secretary

Signed and sworn to before me this 25 day of April, 2001.


Notary Public of the State of New Jersey

ROBERTA A. MONTANINO
A Notary Public of New Jersey
My Commission Expires July 26, 2002

RECORD AND RETURN TO:
Caroline Record, Esq.
Hersh, Ramsey & Berman
P.O. Box 2249
Morristown, New Jersey 07962-2249

#101501

RECORDED
01 JUN 11 AM 0:28
TERRANCE D. LEE
WARREN COUNTY CLERK
BELVIDERE, N.J.