

*Judith A. Fallat*

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*James F. Kane, Of Counsel*  
*Certified By The Supreme Court of*  
*New Jersey As A Civil Trial Counsel Attorney*  
*Member N.J. & N.Y. Bar*



October 11, 2007

Donna Wilner  
Matrix Property Management, Inc.  
Panther Valley Square Mall  
PO Box 57  
Route 517  
Allamuchy, NJ 07820

Re: Overlook Village Condominium Association  
Policy Resolution Related to Unit Attic Fans

Dear Donna:

Enclosed please find recorded copy of the Policy Resolution  
Related to Unit Attic Fans for the above Association for your  
file.

Very truly yours,

A handwritten signature in dark ink, appearing to be "Judith A. Fallat", written over a horizontal line.

Judith A. Fallat

JAF/clc  
File 8003  
Encl.

Record & Return to:

Judith A. Fallat, Esq.  
92 Broadway, Suite 201  
Denville, NJ 07834

Prepared By:

  
JUDITH A. FALLAT, ESQ.

Master Deed Recorded May 19, 1978  
Book 2455, Page 618

**OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION OWNERS'  
ASSOCIATION, INC.**

**WHARTON, NEW JERSEY**

**POLICY RESOLUTION**

**RELATED TO UNIT ATTIC FANS**

**WHEREAS**, each Condominium Unit contains an attic fan which exclusively serves the Unit to which it is appurtenant ; and

**WHEREAS**, the Association as a matter of policy previously provided on-going maintenance for the attic fan; and

**WHEREAS**, the Board has determined that it is in best interest of the Association to establish a policy regarding the maintenance of attic fans which is consistent with the terms of the Association Master Deed which provides at Paragraph 3 that each Condominium Unit includes all fixtures, systems, and other improvements located within or appurtenant to the unit described which are exclusive to such unit and mandates at Bylaws Article VI Section 2 that the Condominium Unit Owners are responsible for all of the repairs and internal installations of the Units including all accessories serving only one Unit.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

The cost for the maintenance, repair, and replacement of the attic fan serving each Condominium unit is the responsibility of the owner of the unit to which it the attic fan is appurtenant. All work related to the attic fans will be performed by the Association and the charges for same will be billed to the applicable unit Owner. All such costs shall be deemed assessed against the particular unit involved and shall be a continuing lien against such unit. The collection of these costs shall be enforceable in the same manner as all other Association assessments.

I hereby certify that the foregoing was duly adopted at a regular meeting of the Governing Board of the Overlook Village Condominium Owners' Association, Inc. held on July 24, 2007

ATTEST:

**OVERLOOK VILLAGE  
CONDOMINIUM OWNERS' ASSOCIATION, INC.**

Virginia Henderson  
Secretary

By: Nancy Hess  
Nancy Hess, President

**STATE OF NEW JERSEY :**

**:SS**

**COUNTY OF MORRIS :**

I CERTIFY that on Aug 28, 2007, personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the secretary of the Overlook Village Condominium Owners' Association, Inc., the corporation named in the attached document;

(b) this person is the attesting witness to the signing of this document by the proper corporate officer who is Nancy Hess, President of the corporation;

(c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person signed this proof to attest to the truth of these facts.

Donna L. Wilner  
A Notary Public of New Jersey

Record & Return to:

Judith A. Fallat, Esq.  
92 Broadway, Suite 201  
Denville, NJ 07834  
(973) 586-2120

**DONNA L. WILNER**  
**NOTARY PUBLIC OF NEW JERSEY**  
Commission Expires 1/10/2011

MORRIS COUNTY, NJ: JOAN BRAMHALL, COUNTY CLERK  
DEED-OR BOOK 20925 PG 0551 RECORDED 09/25/2007 08:48:29  
FILE NUMBER 2007085936  
RECORDING FEES 40.001 N-NDT 0.0051 0.001  
RCPT #: 1977977 RECD BY: s4119