

RECORDING INFORMATION SHEET

50 RANCOCAS RD,
MT. HOLLY, NJ 08060

INSTRUMENT NUMBER:

5933520

DOCUMENT TYPE:

RESOLUTION

Official Use Only

Document Charge Type RESOLUTION

Return Address (for recorded documents)

BOUDWIN ROSS ROY LEODORI PC
10000 MIDATLANTIC DRIVE SUITE 100E
MT LAUREL NJ 08054

JOANNE SCHWARTZ
BURLINGTON COUNTY

RECEIPT NUMBER
9084732
RECORDED ON
January 08, 2025 3:24 PM

INSTRUMENT NUMBER
5933520

BOOK: OR13749
PAGE: 9119

No. Of Pages 8
(Excluding Recording Information and/or Summary Sheet)

Consideration Amount \$0.00

Recording Fee \$115.00

Realty Transfer Fee \$0.00

Total Amount Paid \$115.00

Municipality UNKNOWN

Parcel Information
Block: N/A
Lot: N/A

First Party Name RITTENHOUSE PARK HOMEOWNERS ASSOC INC

Second Party Name RITTENHOUSE PARK HOMEOWNERS ASSOC INC

Additional Information (Official Use Only)



5933520

Ctrl Id: 6339893 Recording Clerk: kkondash

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4

BURLINGTON COUNTY
CLERK

2024 DEC 16 AM 10: 15



Burlington County Document Summary Sheet

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2025 JAN -7 AM 11: 42

BURLINGTON COUNTY
CLERK

Official Use Only

| | |
|---|--|
| JOANNE SCHWARTZ BURLINGTON COUNTY CLERK P.O. BOX 6000 50 RANCOCAS RD, 3rd FLOOR MOUNT HOLLY, NJ 08060-1317 | Return Name and Address Paul Leodori, Esq. Boudwin Ross Roy Leodori PC 10000 Midlantic Drive, Suite 100E Mount Laurel, NJ 08054 |
|---|--|

| | |
|---|--|
| Submitting Company | Rittenhouse Park Community Association |
| Document Date (mm/dd/yyyy) | 12/02/2024 |
| Document Type | Resolution |
| No. of Pages of the Original Signed Document (Including the cover sheet) | 8 |
| Consideration Amount (If applicable) | |

| | | | |
|--|--|--|---|
| First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i> | Name(s) | <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i> | Address (Optional) |
| | Rittenhouse Park Community Association | | 67 Rittenhouse Drive, Willingboro, NJ 08046 |

| | | | |
|---|--|--|---|
| Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i> | Name(s) | <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i> | Address (Optional) |
| | Rittenhouse Park Community Association | | 67 Rittenhouse Drive, Willingboro, NJ 08046 |


| | | | | | |
|---|---------------------|--------------|------------|------------------|-------------------------|
| Parcel Information <i>(Enter up to three entries)</i> | Municipality | Block | Lot | Qualifier | Property Address |
| | | | | | |

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|--|------------------|-------------|-----------------------|-----------------------|---------------------------|
| Reference Information <i>(Enter up to three entries)</i> | Book Type | Book | Beginning Page | Instrument No. | Recorded/File Date |
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DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF BURLINGTON COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

**Declaration of Covenants and By-Laws
Recorded in Burlington County
Book # OR 13360,
Page # 5259 et seq.
Instrument # 5419232**

Prepared By: 
Paul Leodori, Esq.

**RESOLUTION OF RITTENHOUSE PARK HOMEOWNERS ASSOCIATION, INC. FOR
RULES AND REGULATIONS REGARDING
CONDUCT OF MEMBERS AND THEIR GUESTS**

WHEREAS, Rittenhouse Park Homeowners Association, Inc. (hereinafter referred to as "Association") is a New Jersey not for profit corporation which was formed to administer, manage and preserve the age restricted community known as Rittenhouse Park; and

WHEREAS, the Association Board of Trustees hereby declares that all the properties subject to the Association Certificate Of Incorporation, and all amendments thereto, shall be subject to this Resolution; and

WHEREAS, the Association adopted By-Laws which have from time to time thereafter been amended (the original By-Laws as revised by all amendments thereto will hereinafter collectively be referred to as the "By-Laws");

WHEREAS, Article VIII, Section 1, of the By-Laws, in pertinent part, provides as follows:

The Board of Trustees shall have the power to:

- (a) adopt and publish rules and regulations governing the use of the Common Areas and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;

WHEREAS, this Resolution was duly introduced and was thereafter adopted by

the Association Board of Trustees at a regular scheduled general meeting on November 20th, 2024, by a majority vote of the Association Board of Trustees present and eligible to vote on this matter.

NOW THEREFORE, on this 2nd day of December, 2024, that the following Rules And Regulations be adopted and observed by all Association Members and their guests as follows:

1. Only the business of the Association is to be discussed at the open meetings of the Association Board of Trustees and discussion about the personal business, personal affairs and personal circumstances of any Association Member, guest, employee, contractor or representative which constitutes abusive, offensive or harassing language or conduct is prohibited.
2. No abusive, offensive or harassing language or conduct is permitted by any Member or guest of any Member when communicating with a Association Trustee, or, any employee, agent, contractor, service provider or representative of Association.
3. No abusive, offensive or harassing language or conduct is permitted by any Member or guest of any Member at any open meeting or upon any property owned by Association.
4. As used in the context of these Rules And Regulations, the term "abusive, offensive or harassing language or conduct" shall include:
 - a. Speech or conduct which is likely to cause annoyance or harm to persons;
 - b. Speech or conduct which is made or caused to be made at extremely inconvenient hours;
 - c. Speech or conduct which is made or caused to be made to

materially disrupt an open Association meeting or an event being conducted upon property owned by the Association or the operations of the Association;

- d. Speech or conduct which threatens a person to striking, kicking, shoving or other offensive touching;
- e. The striking, kicking, shoving or other offensive touching of a person;
- f. Creation of a hazardous or physically dangerous condition which serves no legitimate purpose of the person who created the condition;
- g. Usage of unreasonably loud or offensively coarse or abusive language with the purpose to offend the sensibilities of a hearer or in reckless disregard of the probability of so doing;
- h. Speech or conduct used with the purpose to intimidate and/or discriminate against an individual or group of individuals because of race, color, religion, gender, disability, sexual orientation, gender identity or expression, national origin or ethnicity; or
- i. Speech or conduct which is flagrantly lewd and offensive which the actor knows or reasonably expects is likely to be observed by other nonconsenting persons who would be affronted or alarmed.

5. **Investigation.** Upon receipt of a complaint alleging speech or conduct prohibited by this Resolution, or, receipt of a complaint alleging that the conduct of a Member or guest of a Member violates the Association By-Laws, Rules And Regulations or the Member's proprietary lease with Association, the Association Board of Trustees will, if it deems appropriate and/or necessary, investigate the matter and/or make a determination as to what, if any, further action is necessary by the Association Board to further the best interests of Association.

6. **Enforcement.** If the Association Board of Trustees deems a Member's or the guest of a Member's speech or conduct to be abusive, offensive or harassing and

prohibited by this Resolution, or, if the Association Board of Trustees deems a Member or guest of a Member's conduct to violate the Association By-Laws, Rules And Regulations or the Member's proprietary lease with Association, the Association Board of Trustees may take any appropriate action, including but not limited to the following:

- a. Imposing a fine not to exceed \$100.00, however, to the extent the violation is of a continuing nature, each separate incident and/or each day the violation continues shall be considered a separate violation, jointly and severally, against such Member and/or the guest of such Member;
- b. Prohibiting and/or suspending such Member's and/or the guest of such Member from using some or all of the property owned by Association;
- c. Prohibiting and/or suspending such Member and/or the guest of such Member from attending any meetings or events being conducted on property owned by Association;
- d. Seeking judicial relief against such Member or the guest of such Member, including but not limited to, imposing or collecting any fine, barring such person from attending meetings or events being conducted on property owned by Association; restraining such person from having personal contact with certain Trustees, contractors, service providers, employees or agents of Association and reimbursement for all attorneys' fees and costs incurred by Association as a result of such person's abusive, offensive or harassing speech or conduct and/or conduct violative of the Association By-Laws or the Member's proprietary lease with Association;
- e. Revoking a Member's right to use Common Areas, revoking a Member's guests' right to use Common Areas, revoking a Members right to vote in any Association election or upon any Association issue or sit as a member of the Board of Trustees or revoking a Member's right to nominate themselves or another Member to run for the Association Board of Trustees, if a Member fails to pay any fines and/or attorneys' fees and/or other monies due the Association;
- f. Seeking full reimbursement, jointly and severally, from such Member and/or the guest of such Member for all fees,

expenditures, charges, and costs of any kind incurred by Association which arise from or relate to addressing, eliminating, correcting or remediating any violation of the Association Declaration, By-Laws or any of the Association Rules And Regulations.

As used herein the word "fine" shall be interpreted to mean an assessment obligation. Such an assessment obligation is used to offset and defray costs and expenses incurred as a result of enforcement activity taken by the Association Board of Trustees deemed necessary to promote the recreation, health, safety and welfare of Association. The imposition of a "fine" is not intended to limit any rights, remedies, claims or damages by Association, including but not limited to the imposition of attorneys' fees and costs.

7. **Trespass**. If a Member attempts to materially disrupt an open meeting or, otherwise engages in abusive, offensive or harassing language or conduct upon property owned by Association, nothing in these Rules And Regulations will prohibit Association from instructing such Member, or, any guest of a Member to cease such conduct, and, in the event such conduct does not cease, instructing such Member, or, any guest of a Member to vacate the property owned by Association, or, otherwise contacting the Manchester Township Police Department to have such Member, or, any guest of a Member, arrested for trespassing or otherwise violating any New Jersey statute or municipal ordinance.

8. **Hearing**. Excluding exigent circumstances, before imposing any sanctions, notice of the violation and proposed penalty will be sent to the offending Member, or, if reasonably possible, any guest of such Member, setting forth the time, date, place and nature of the violation. If the offending Member, or, any guest of such

Member, does not respond or request alternative dispute resolution, the sanctions will be automatically imposed. Alternate dispute resolution shall be mediation conducted between the parties involved by a person selected by the Board of Trustees and conducted at the direction of such selected person as soon as practicable.

9. **Guests Of Members To Comply With This Resolution.** All Members must insure that their guests comply with the Association, By-Laws and Rules And Regulations, including this Resolution. All guests of Members shall be subject to the enforcement and will be jointly and severally liable and responsible with Members to pay for all fines, attorneys' fees and costs incurred by Association arising from violations of Association's By-Laws and Rules And Regulations, including this Resolution.

NOTICE AND RECORDING. Association is authorized and directed to circulate a copy of this Resolution to all Association Members. Association also authorizes and directs its legal counsel to arrange for recordation of a copy of this Resolution with the Burlington County Register's Office.

THIS SPACE INTENTIONALLY LEFT BLANK

ATTEST:

RITTENHOUSE PARK COMMUNITY ASSOCIATION, INC.

Lorraine Pratt
Lorraine Pratt, Secretary

Gail C. Marchese
Gail C. Marchese, Vice President

State of New Jersey :
:ss.
County of Burlington :

I certify that on this 2nd day of DECEMBER, 2024, ^{Lorraine Pratt,} the Secretary of Rittenhouse Park Community Association, Inc. personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Secretary of Rittenhouse Park Community Association, Inc. (the "Corporation"), a corporation of the State of New Jersey, named in this document;

(b) ^{Gail C. Marchese,} this person signed this document as attesting witness for the proper corporate officer, who is the ^{Vice} President of the Corporation;

(c) 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");

(d) this person signed this acknowledgment to attest to the truth of these facts; and

(e) 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.

Lorraine Pratt
Lorraine Pratt, Secretary

Sworn and subscribed to before me this 2nd day of December, 2024

Laronda Sims
(notary public seal)

Laronda L Sims
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 03/29/2026

Record and Return to:
Paul Leodori, Esq.
Boudwin Ross Roy Leodori PC
10000 Midlantic Drive
Suite 100E
Mt. Laurel, New Jersey 08054