

BURLINGTON COUNTY  
CLERK  
CINNAMINSON HARBOUR

2010 DEC -3 P 12:20

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RESOLUTION NO. 5

NOV -9 A 9:01

**REGARDING DECK MAINTENANCE**

**WHEREAS**, Cinnaminson Harbour Villa Homes Condominium Association, Inc. (the "Association"), was created by, among other documents, a Master Deed (the "Master Deed") with attached Bylaws (the "Bylaws"), as may be amended from time to time, recorded in the **Burlington County Clerk's office on February 6, 2007, in Book 6463, Page 566, et. seq;**

**WHEREAS**, Bylaws, Article V, Section 5.01 provides that, "The property, affairs, and business of the Villa Homes Condominium Association shall be managed by the Board of Directors. . ."; and

**WHEREAS**, Master Deed, Article IV, Section 4.02 provides that decks are Limited Common Elements; and

**WHEREAS**, Master Deed, Article IV, Section 4.03 provides that the Association is responsible for the repairs, maintenance, or replacement of the Limited Common Elements except that the Villa Home Owners shall be responsible for, "paying the cost and expenses of any maintenance, repairs or replacement of that Limited Common Element necessitated by his or her own negligent act or omission, misuse or neglect, or the negligent act or omission, misuse or neglect of his or her family member, household pets, guests, occupant or visitor, regardless of whether authorized by the Owner(s)."; and

**WHEREAS**, Bylaws, Article XII, Section 12.02, provides that the Association has the power to levy fines, "against any Owner(s) for violation(s) of any Rule or Regulation of the Villa Homes Condominium Association or for any covenants or restrictions contained in the Master Deed, or By-laws, except that no fine may be levied for more than the maximum amount permitted by law for any one violation; provided, however, that for each day a violation continues after notice it shall be considered a separate violation."; and

**WHEREAS**, the Board deems it necessary to enact a policy regarding the maintenance and preservation of each Villa Home's decks; and

**NOW, THEREFORE**, be it resolved that the following is hereby adopted:

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1. If a Villa Home Owner wishes to undertake the staining or sealing of his deck:
  - a. The Villa Home Owner must submit his request to the Association.
  - b. The Villa Home Owner must supply the Association with the manufacturer's information of the seal/stain, the color of the seal/stain, and the entire color chart for the seal/stain.
2. Once a Villa Home Owner obtains approval from the Association and stains and/or seals his deck, he shall become responsible from that point forward for the maintenance item that he decides to undertake (sealing and/or staining).
3. Any Villa Home Owner that fails to comply with this Resolution will be subject to a fine of \$25.00. Each day that the violation continues after notice will be considered a separate violation and an additional \$25.00 fine per day shall be imposed on the offending Villa Home Owner's account
4. Any monies due hereunder shall be collected by the Association in the same manner as an assessment.
5. In case of dispute regarding any issue or problems related to or arising from this Resolution, the Unit Owner is entitled to request an alternative dispute resolution ("ADR") hearing.
6. This Resolution shall supersede any conflicting provisions in any previously adopted rules and/or regulations with respect to the same subject matter



# RECORDING DATA PAGE

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CINNAMINSON HARBOUR VILLAS  
CONDOMINIUM ASSOCIATION  
DECK MAINTENANCE RULES

1. All Cinnaminson Harbour Townhome Homeowners may stain their decks using the approved deck stain manufacturer and products as listed below:

BEHR – Semi-Transparent Stain – Cedar Natural Tones

BEHR- Solid Stain – Cedar Natural Tones

CABOT – Wood Tone Stain- Clear

CABOT- Solid Stain – Frontier

CABOT- Semi Solid Stain – Red Cedar

OLYMPIC ELITE – Semi Transparent Stain – Rustic Cedar

OLYMPIC ELITE – Solid Stain – Rustic Cedar

THOMPSON – Semi Transparent Stain – Waterseal Natural Color

THOMPSON – Semi Transparent Stain –Waterseal Honeygold

THOMPSON –Semi Transparent Waterproofing Stain – Natural Cedar