

**RESOLUTION REGARDING SUSPENSION OF  
PARKING PRIVILEGES FOR NON-PAYMENT OF  
ASSESSMENTS AND OTHER CHARGES TO  
PLAYERS PLACE CONDOMINIUM ASSOCIATION**

WHEREAS, Article V, Section E of the By-Laws of Players Place Condominium Association ("Association") empowers the Board of Directors to adopt and amend rules and regulations covering the details of the operation and use of the common elements; and

WHEREAS, the Master Deed for the Association empowers the Board of Directors to promulgate rules and regulations controlling the use of the common elements; and

WHEREAS, Article II states that the Board may suspend the membership rights of any unit owner during the period when such unit owner's common expense assessments remain unpaid; and

WHEREAS, the privileges of membership includes use of common areas including the condominium parking areas; and

WHEREAS, the Association has posted signs in compliance with the New Jersey Predatory Towing Act, N.J.S.A. 56:13-7 warning that unauthorized vehicles will be towed and providing information required by the Act;

NOW, THEREFORE, BE IT RESOLVED THAT the following parking policies be and the same hereby are adopted by the Board.

1. In the event any unit owner shall be more than 90 days delinquent in any obligation owed to the Association including, but not limited to assessments, late charges, fines and attorney fees and costs the Unit Owner's privileges and the privileges of any tenant and/or occupant of the Unit Owner's unit to use the common elements, including assigned and unassigned parking spaces shall be immediately suspended without further notice. The right to use common elements, including all parking spaces shall not be restored until the account is

brought current including payment of all late charges, attorney fees and costs and fines or the party has entered into acceptable payment arrangements and maintains those payment arrangements. The suspension shall be automatic and no notice of the suspension will be required.

2. Any vehicle found on association common elements, including all assigned and unassigned parking spaces once privileges have been suspended shall be subject to towing at the vehicle owner's expense. A vehicle subject to towing will be tagged at least 24 hours prior to towing and if still on the premises after tagging will be towed without any further notice to the owner.

Adopted this <sup>26</sup> day of June, 2012 by vote of the Board of Directors as follows:

In favor:

Beth Awest  
~~Steve~~ Bill Thompson  
John

Opposed:

Dave Ryan