



April 1, 2011

To all Darlington Ridge Condominium Residents and Owners,

The DRC Board of Trustees and our management company, YES Property Management Group, LLC, are both committed to protect, maintain and enhance your investment in Darlington Ridge.

One of the most important safety and maintenance issues is the cleaning of your dryer vents. The following are excerpts of articles from the US Consumer Products Safety Commission and the Chimney Safety Institute of America, which will most certainly make everyone stop and think.

- Lack of maintenance is the leading cause of dryer fires in the United States.
- If a gas clothes dryer is improperly vented and not cleaned, deadly carbon monoxide can be forced back into a home.
- Optimal airflow is critical to help prevent the dryer from overheating potentially causing a fire.
- Periodic maintenance in turn saves you money by extending the life of your dryer and saving you money by using less gas to dry your clothes.

Accordingly, your Board of Trustees has passed Policy Resolution #17 Regarding Dryer Vent Cleaning, copy attached. This resolution requires every unit owner to have an inspection and cleaning of the dryer vent leading from the unit's dryer to the exterior of the building once every 24 months.

At this time the Association is requiring all Unit Owners comply with the Resolution. Dryer Vent Inspection and **cleaning is to be completed by April 30, 2011**. Upon completion, each unit owner shall forward to the Association, no later than May 6, 2011, a certificate stating that the unit's dryer vent has been inspected and cleaned and is in satisfactory condition. YES Property Management Group, LLC has compiled the enclosed list of approved vendors for your convenience.

Residents not cooperating with this most important maintenance issue will be subject to not only fines imposed by the Association, they will also be held liable for any damages sustained to other units and buildings at Darlington Ridge.

This resolution is for the safety and welfare of all DRC residents, your anticipated cooperation is much appreciated.

Very truly yours,

Board of Trustees
Darlington Ridge Condominium Association

Enclosures: Policy Resolution #17 & List of approved vendors



NOTICE OF DRYER VENT INSPECTION & CLEANING

April 1, 2011

To all Darlington Ridge Unit Owners and Residents

Dryer Vent cleaning and inspection are to be completed by April 30, 2011. Each Unit Owner shall provide the Association, no later than May 6, 2011, a certificate stating that the unit's dryer vent has been inspected, cleaned and is in satisfactory condition.

Below please find vendors that have been approved by the Association:

- Excel Air Duct Cleaning 800-923-0030
- Clean Air Technologies 800-462-9232 or 973-283-2221

Literature for the companies can be found on Darlington Ridge's website www.darlingtonridge.com or can be picked up at the Clubhouse or emailed/mailed by request.

You are welcome to use your own contractor to complete the Dryer Vent cleaning and inspection for your Unit. Should you choose to select your own contractor, the Contractor must be approved by the Association and the following documentation must be provided:

1. NJ State Certificate showing the Contractors license number.
2. The Contractors current Certificate of Insurance (COI), showing acceptable insurance coverage for comprehensive property liability, personal injury liability, automobile, vehicular and equipment coverage, and worker's compensation. All COI are to name the Association and YES Property Management Group, LLC as additional insured.

Please note, if we do not receive the inspection report regarding your Unit, as per the Rules, Regulations and Master Deed, your account with Darlington Ridge Condominium Association will be fined \$25.00.

Certificates can be mailed or dropped off at the clubhouse, faxed to (201)327-4478, or emailed to lcourain@yespmgroup.com.

Should you have any questions or require additional information, please do not hesitate to call the office.

Thank you for your anticipated cooperation.

Sincerely,

Linda Courain
YES Property Management Group, LLC
Property Manager

DARLINGTON RIDGE CONDOMINIUM ASSOCIATION, INC.
(the "Association")

POLICY RESOLUTION NO. 17

REGARDING DRYER VENT CLEANING

WHEREAS, Darlington Ridge Condominium Association, Inc. (the "Association") was created by, among other things, a Master Deed and Declaration of Restrictive and Protective Covenants dated October 2, 1989 and recorded October 3, 1989 in the Bergen County Clerk's office in Deed Book 7322, Page 655, et seq. First Amendment in Deed Book 8030 Page 700, Rescission of First Amendment recorded in Deed Book 8054 Page 909; Second Amendment in Deed Book 8373 Page 101; Third Amendment in Deed Book 8373, Page 103, as same may now or hereafter be lawfully amended; and

WHEREAS, Darlington Ridge Condominium Association, Inc. (the "Association") Master Deed Paragraph 7.0 provides that the Association (through the Board or Managing Agent or the Respective Agents or employees) shall have the perpetual and nonexclusive right of access of each unit to inspect same, to remedy any violation set forth in this Master Deed, the Bylaws or in any rule and regulation of the Association, and to perform any operations required in connection with maintenance, repairs or replacements of or to any equipment, facilities or fixtures affecting or serving other units or the common elements and facilities; and

WHEREAS, Association Master Deed Paragraph 5.17 provides that "if, due to the negligent act or omission of or misuse by a Unit Owner, or a member of his family or household pet, guest, occupant visitor, or tenant (whether authorized or unauthorized by the owner), damage shall be caused to the Common Elements, or to a Unit owned by others or maintenance, repairs or replacements shall be required which would otherwise be a Common Expense, the Unit Owner so responsible shall pay for such damage and be liable for any damages, liability, costs and expense, including attorney fees, caused by or arising out of such circumstances. Such

maintenance, repairs and replacements to the General or Limited Common Elements or the Unit(s) shall be subject to the Bylaws and the Rules and Regulations"; and

WHEREAS, the dryer vents extending from the Unit to the exterior of the building are part of the Unit and the Unit Owner's responsibility; and

WHEREAS, the Board believes it is desirable, necessary and in the best interest of the Association that unit owners are required to have their dryer vents inspected and cleaned every year.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Once every twenty four months, beginning on September 1, 2007, each unit owner shall have an inspection and cleaning of the dryer vent leading from the unit's dryer to the exterior of the building.
2. The first inspection and cleaning shall be conducted no later than September 30, 2007.
3. Each unit owner shall provide to the Association, no later than October 15, 2007, a certificate stating that the unit's dryer vent has been inspected and cleaned and is in satisfactory condition.
4. The inspection and cleaning shall be done by a contractor that is approved in advance by the Association. All approved contractors shall be required to produce valid certificates of acceptable insurance coverage for comprehensive property liability, personal injury liability, automobile, vehicular and equipment coverage, and workman's compensation. "Acceptable" shall be determined at the sole discretion of the Association, and shall mean insurance written by a reputable insurance company, which company is licensed to conduct such insurance business in the State of New Jersey, and providing for adequate amounts of coverage.
5. At no time shall the Association have a duty of any kind to monitor or maintain any dryer vent or appurtenance and shall not be responsible for any damages arising from the inspection or failure to inspect a dryer vent.
6. In the event a unit owner fails to comply with this Resolution, fines shall be imposed in the amount of \$25.00 for each violation. Each day a violation continues after notice shall be considered a separate violation.
7. Any monies due hereunder shall be collected by the Association in the same manner as assessments.
8. Notwithstanding any of the above, the Association may exercise all rights and remedies available to it at law, in equity and/or pursuant to the Master Deed and By-Laws.
9. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.
10. Any provision contained within any previously adopted resolution of the Association, which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern.