



CONDOMINIUM ASSOCIATION, INC.  
2 Bethany Court  
Franklin Park, NJ 08823  
Phone: (732) 821-6314  
Fax: (732) 821-6476

Date: July 27, 2018

Unit Owner Name  
Street Address  
City, State, Zip

**Re: Unit Owners Responsibility to the Common Areas including Roofs**

Dear Unit Owner:

Pursuant to the Association's Master Deed, the building roofs fall within the definition of the term "Common Element." The Master Deed prohibits Unit Owners from making any alteration or structural modification or from placing anything on any Common Element., including but not limited to the building roofs. See Master Deed, §§5.18, 5.19. This prohibition extends to antennas, **satellite dishes** or any other item that could be affixed to the roof.

In 2018, the Association began a large-scale project to replace the roofs of the buildings in the community. The contractor hired by the Association has provided a warranty for the work being performed. Any alteration or modification of the work performed or placement of any item on any roof may void the warranty provided to the Association. Notice is now being given to all Association members that should any Association resident modify, alter or attach anything to any roof in the Association, **the owner of that unit will be responsible for any and all costs associated with restoring the roof** to an appropriate condition that allows for reinstatement of the warranty. See Master Deed, §5.20.

If you have any questions concerning the above, please do not hesitate to contact us. Thank you.

Board of Directors