

**RAVENS CREST EAST AT PRINCETON MEADOWS
CONDOMINIUM ASSOCIATION, INC.
(the "Association")**

**RESOLUTION OF THE BOARD CONCERNING THE UNIT OWNER'S
RESPONSIBILITY FOR MINOR UNIT DAMAGE
FROM THE RENOVATION PROJECT**

WHEREAS, the Association's Master Deed, By-Laws (the "By-Laws"), and Rules and Regulations (collectively the "Governing Documents") empower the Association's Board of Directors (the "Board") with all duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the Development, as such term is defined in the Governing Documents, and to do or cause to be done all such other lawful acts and things that are not by the law, or by the Governing Documents, directed or required to be done or exercised by Members of the Association or Unit Owners, or by others; and

WHEREAS, in accordance with the By-Laws, more than 51% of the approval required from the Members of the Association has been obtained to authorize the Association to undertake a renovation project for Common Elements and Facilities within the Development which is estimated to cost approximately \$12,000,000.00 (the "Renovation Project");

WHEREAS, the Proposed Renovation Project Homeowner Information Booklet dated September 7, 2007 that was provided to Unit Owners on September 10, 2007 provides that there may be slight damage to the interior of the Units from the Renovation Project, including but not limited to, nail pops appearing in the interior surfaces of the Unit walls and hairline cracks in the sheet rock from the Renovation Project during the installation of plywood sheathing and siding ("Minor Unit Damage") which the Unit Owner will be responsible for repairing; and


WHEREAS, the Board desires to adopt a resolution concerning the Unit Owner's responsibility for Minor Unit Damage.

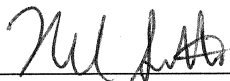
NOW, THEREFORE, BE IT RESOLVED THAT the Board has voted to adopt the following Resolution:

- 1. The Association will have no responsibility for the Minor Unit Damage caused to the Units from the Renovation Project and the Unit Owners will have sole responsibility to repair such Minor Unit Damage.

CERTIFICATION

I hereby certify that the foregoing was duly adopted at a regular meeting of the Board of Directors of Ravens Crest East at Princeton Meadows Condominium Association, Inc. held on February 27, 2008.

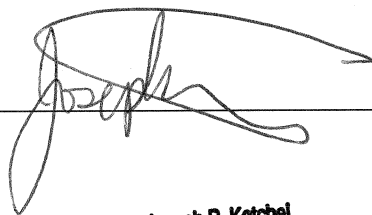

Ernest Baillargeon, Secretary


Neil Sutter, President

STATE OF NEW JERSEY)
) SS:
COUNTY OF)

BE IT REMEMBERED, that on this 27th day of February, 2008, before me, the subscriber, personally appeared NEIL SUTTER, who being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is the President of the Association/Corporation named in the within instrument and ERNEST BAILLARGEON, who being by me duly sworn on her oath, deposes and makes proof to my satisfaction that she is the Secretary of the Association/Corporation; that the execution as well as the making of this Instrument, has been duly authorized by a proper resolution of the governing board of the said Association/Corporation; and that said Instrument was signed and delivered by said President and Secretary as and for the voluntary act or deed of said Association/Corporation, in the presence of deponent, who thereupon subscribed his name thereto as attesting witness.

Sworn to and subscribed before me, the date aforesaid.



Joseph P. Ketchel
Notary Public ID #2305041
State of New Jersey
My Commission Expires 09 / 10 / 2008