



Boudwin Ross Roy Leodori PC

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September 4, 2025

Office of the Ocean County Clerk
Recording Division
Ocean County Courthouse
P.O. Box 2191
118 Washington Street
Toms River, New Jersey 08754

Re: Resolution of Holiday Heights Homeowners Association, Inc. Regarding Additions to the Holiday Heights- Rules and Regulations Amended May 2025
Our File No.: PAL-04-931

Dear Sir/Madam:

Enclosed please find the original "Resolution of Holiday Heights Homeowners Association, Inc. Regarding Additions to the Holiday Heights- Rules and Regulations Amended May 2025" relative to the above matter. Would you please file accordingly and return the document marked "filed" in the self-addressed, stamped envelope provided for your convenience. Additionally, enclosed please find a check in the amount of \$95.00 made payable to the "Ocean County Clerk" to cover the cost of filing same.

Thank you for your consideration given this matter.

Yours truly,

BOUDWIN ROSS ROY LEODORI PC

Justine Nichols
Paralegal

PAL/jn

Enclosures

cc: Holiday Heights Homeowners Association, Inc. (via electronic mail only)



OCEAN COUNTY CLERK'S OFFICE
RECORDING DOCUMENT
COVER SHEET

OCEAN COUNTY CLERK
P.O. BOX 2191
TOMS RIVER, NJ 08754-2191
(732) 929-2110
www.oceancountyclerk.com

OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000)

08/27/2025

TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)

Resolution

OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: (Enter Last Name, First Name)
Holiday Heights Homeowners Association, Inc.

SECOND PARTY NAME: (Enter Last Name, First Name)
Holiday Heights Homeowners Association, Inc.

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

RETURN NAME AND ADDRESS:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK:

LOT:

MUNICIPALITY: (Select Municipality from Drop-Down Box)

CONSIDERATION:

MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)

Street
Address

Town

State

Zip

THE FOLLOWING SECTION IS FOR
ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES,
SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

ORIGINAL BOOK:

ORIGINAL PAGE:

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

Prepared by: Paul A. Leodori, Esq.
Boudwin Ross Roy Leodori, PC
10000 Midlantic Drive, Suite 100E
Mt. Laurel, New Jersey 08054
856-390-3900
856-390-3920 - Fax

Amendment To Article XI, Section 1 Of The Holiday Heights Homeowners Corporation Passed Pursuant To And In Accordance With The Declaration Of Covenants And Restrictions Filed By the Developer and Recorded in the Ocean County Clerk's Office on March 31, 1987 in Deed Book 4531 at Page 0756; Amendment Of Declaration Of Covenants And Restrictions Holiday Heights Homeowners Corporation Recorded in the Ocean County Clerk's Office on September 18, 1998 in Deed Book 5617, Page 0791; Amendment Of Declaration Of Covenants And Restrictions Holiday Height Homeowners Corporation Recorded In the Ocean County Clerk's Office on August 12, 2003 in Deed Book 11603, Page 0317 and following; Declaration Of Covenants And Restrictions Holiday Heights Homeowners Corporation Recorded in the Ocean County Clerk's Office on November 7, 2003 in Deed Book 11764 at Page 1400 and following; and Amendment Of Declaration Of Covenants And Restrictions Holiday Heights Homeowners Corporation Recorded in the Ocean County Clerk's Office on November 21, 2006 in Deed Book 13419 at Page 1418; Amendment Of Declaration Of Covenants and Restrictions Holiday Heights Homeowners Corporation recorded in the Ocean County Clerk's Office On October 2, 2012 in Deed Book 15328 at Page 122 and following; Amendment Of Declaration Of Covenants and Restrictions Holiday Heights Homeowners Corporation recorded in the Ocean County Clerk's Office On September 8, 2023 in Deed Book 19479 at Page 1794 and following and otherwise referred to as Instrument 2023067724.

**RESOLUTION OF HOLIDAY HEIGHTS HOMEOWNERS ASSOCIATION, INC.
REGARDING ADDITIONS TO THE HOLIDAY HEIGHTS- RULES AND
REGULATIONS AMENDED MAY 2025**

WHEREAS, the Declaration Of Covenants And Restrictions Of Holiday Heights Homeowners Association, Inc. (hereinafter Association"), the By-Laws of the Association and the Rules And Regulations of the Association (hereinafter collectively referred to as the "Governing Documents") have been previously passed by the Association Board of Directors (hereinafter referred to as the "Board") in accordance with the Governing Documents and other applicable law.

WHEREAS, the Board has created additions to the Rules and Regulations. (See Exhibit A attached hereto)

WHEREAS, this Resolution was duly introduced and was thereafter adopted by the Board on August 5, 2025, at a regular scheduled general meeting and by a majority vote of the Board present and eligible to vote on this matter has adopted the Rules and Regulations attached hereto as Exhibit A.

NOW THEREFORE, based upon the August 5, 2025 motion being duly made and adopted, the Board resolves as follows:

1. Counsel for the Association is directed to file "Additions to the Holiday Heights-Rules and Regulations" regarding Article IV, Section 4, Schedule of Fines and attached hereto as Exhibit A with the Ocean County Clerk with the intention that unless and until amended in accordance with the Governing Documents and applicable law, shall remain in full force and effect, and be incorporated into the chain of title of all Lots, Living Units and the Common Properties of the Association and otherwise be applicable to and enforceable against every Owner, Guest and Resident within any Lot, Living Unit and the Common Properties of the Association.

2. The terms and conditions of the Rules And Regulations attached hereto as Exhibit A shall not be effective until filed with the Ocean County Clerk's Office.

3. Counsel for the Association is hereby directed to file this Resolution with the Ocean County Clerk's Office as soon as practicable.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

ATTEST:

Holiday Heights Homeowners Association, Inc.

Lorraine Pietrucla
Lorraine Pietrucla, Secretary

L Mangerpan
Lou Mangerpan, President

State of New Jersey :
: ss.
County of Ocean :

I certify that on this 20th day of August, 2025, the aforementioned Secretary personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of Holiday Heights Homeowners Association, Inc. (the "Corporation"), a non-profit corporation of the State of New Jersey, named in this document;
- (b) this person signed this document as attesting witness for the proper corporate officer who is the aforementioned the President of the Corporation;
- (c) this document was signed and delivered by the Corporation as its voluntary act and deed by virtue of authority from its Board of Directors (the "Board");
- (d) this person signed this acknowledgment to attest to the truth of these facts; and
- (e) this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board at which a quorum was present, by a majority vote of the members of the Board eligible to vote on this matter.

Lorraine Pietrucla
Lorraine Pietrucla, Secretary

Sworn and subscribed to before
me this 20 day of August, 2025
Donna Raccuia-Smith
(notary public seal)

DONNA RACCUA-SMITH
Notary Public, State of New Jersey
My Commission Expires
January 03, 2028

File and Return To:
Paul A. Leodori, Esquire
Boudwin Ross Roy Leodori PC
10000 Midlantic Drive, Suite 100E
Mount Laurel, NJ 08054

EXHIBIT A

Additions to the Holiday Heights- Rules and Regulations

Amended May 2025

Under Article IV, Section 4, Schedule of Fines

HOPA FORM COMPLETION

Failure to submit a completed HOPA form with the required documentation showing proof of address and age, the HOPA form not being received by the due date, or any misrepresentation of the information required will result in a five hundred dollar fine (\$500.00) as per the Holiday Heights resolution dated December 6,2022.

ACCESS CARD USAGE

Owners and Residents who lend an Access Card to another individual for the purpose of gaining access to a room or location, or who swipe an Access Card to allow another individual to gain access to a room or location will be fined fifty dollars (\$50.00) for the first offense and fifty dollars (\$50.00) and loss of Membership Privileges for three (3) months for each additional offense.

LOST ACCESS CARDS

Owners and Residents who lose an Access Card will be charged twenty five dollars (\$25.00) for each replacement card.

E-Bikes

Failure to correct or repeated violations of the E-Bike requirements as per Article IV, Section 1, Number 24, Vehicles and Bicycles, see new amendment letter F, will result in an initial fine of fifty dollars (\$50.00) and twenty five dollars (\$25.00) each day thereafter.

Under -Article IV, Section 1, Use and Property Restrictions ,Number 24, Vehicles and Bicycles -new Letter F.

F)-E-Bikes

E-Bikes shall be allowed on Clubhouse grounds, must be walked on non-vehicular areas, and must only be stationed in the designated racks provided, away from clubhouse buildings. They are not to be laid, leaned or placed anywhere else on Clubhouse grounds .

BOUDWIN ROSS ROY LEODORI PC

10000 Midlantic Drive, Suite 100E
MOUNT LAUREL, NJ 08054

THE BANK OF PRINCETON
MOORESTOWN, NJ 08057
66-794/312

4606

09/04/2025

PAY TO THE
ORDER OF

OCEAN COUNTY CLERK

\$

**95.00

Ninety-five and 00/100*****

OCEAN COUNTY CLERK

DOLLARS

VALID VALID V
VALID VALID V
VALID VALID V
VALID VALID V

[Handwritten Signature]
AUTHORIZED SIGNATURE

HEAT SENSITIVE
M/P

MEMO

Filing Fee; PAL-04-931

⑈004606⑈ ⑆031207940⑆ 40026908⑈

BOUDWIN ROSS ROY LEODORI PC

09/04/2025

OCEAN COUNTY CLERK

4606

Filing Fee

95.00

General Business Account

Filing Fee; PAL-04-931

95.00

BOUDWIN ROSS ROY LEODORI PC

09/04/2025

OCEAN COUNTY CLERK

4606

Filing Fee

95.00

General Business Account

Filing Fee; PAL-04-931

95.00

