

To: Unit Owners and Tenants of Morris Place

Re: Indemnification against use and/or storage of barbecue and other grills, except electric or charcoal grills.

Following you will find an indemnity to be signed and returned within two weeks to Taylor Management, the Morris Place Condominium Association's management company. This indemnity covers your compliance with both New Jersey law and the Association's rules regarding the use and storage of grills.

In summary, the rules regarding grills are as follows:

- Only electric and charcoal grills are permitted in the community. No gas grills are allowed, and propane tanks may not be stored anywhere on the property. (Note that you may store a gas grill without an accompanying propane tank on the property.)
- Grills may only be stored on first-floor patios and inside garages of units.
- Grills may only be used in driveways. Use inside of a unit's garage, on patios or in common areas is a fire hazard and is not allowed.

If you or your tenant currently keep a gas grill on the Morris Place premises, you must remove it from the property immediately.

Please indicate your understanding of these rules by signing the indemnity letter that follows and returning it to me within two weeks. You may submit the form by mail or fax to:

Bonnie Lobb
Taylor Management
100 E. Hanover Ave., 4th Floor
Cedar Knolls, NJ 07927

phone: 973-267-9000

fax: 973-267-0943

Indemnification against use and/or storage of barbecue and other grills, except electric or charcoal grills.

In accordance with Section K of the Morris Place Public Offering Statement ("POS"), Paragraph 11 of the Master Deed and Morris Place Association's Resolution No. 2, the use and/or storage of barbecue grills -- other than electric or charcoal grills -- constitutes a breach of the said Rules and Regulations. It is furthermore considered a violation of New Jersey State Law (N.J.A.C. Section 5:70 – 3.2 (a) 4iii.) to use any "Portable LP Gas Cooking equipment such as barbecue grills" in the manner therein contemplated.

Accordingly, the prohibited use and/or storage of barbecue grills may result in the proportional or total lapse of insurance coverage pursuant to the conditions of the policy held by the Association. As such, **ANY unit owner and/or occupant who violates the above rules and regulations will be deemed to have indemnified the Association and/or any person or entity with a right of claim, against any loss and/or injury resulting therefrom.**

All unit owners and tenants are required to acknowledge this indemnification by signing below and returning the executed original to the Association's management company.

The Association reserves the right to seek enforcement of both the Rules and Regulations governing the Morris Place Condominium Development and the Laws of the State of New Jersey.

Unit Number / Address

owner tenant

Name (please print)

Signature

Date

Return signed original to the Association's management company:

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