

LAW OFFICE OF CHESTER A. LUSZCZ

429 WHITE HORSE PIKE
HADDON HEIGHTS, NJ 08035-1706

CHESTER A. LUSZCZ

PHONE: 856-547-5510

FAX: 856-573-6999

MEMBER OF NEW JERSEY
AND PENNSYLVANIA BAR

July 13, 2026

ATTN: Laurie Lynard, Property Manager
Marlton Village HOA
230 Fir Tree Court
Marlton, NJ 08053

RE: RESOLUTION 2026-01

Dear Laurie:

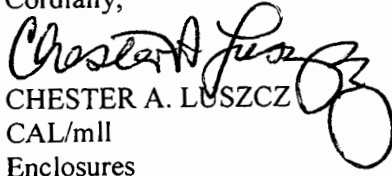
This letter follows up the direction of the Board at the Board meeting to notify the homeowners of the above Resolution which was approved in May, 2026, and formally accepted by the Board in May, 2026.

This resolution sets forth the Alternative Dispute Resolution Procedure for the association.

The enclosed resolution should be provided to and served upon each unit owner in the Marlton Village development. Please provide a copy of the cover letter to my office so that I may review the same prior to it being sent out to the unit owners.

The original copy of this resolution should be kept in the permanent records of Marlton Village Homeowners Association.

Cordially,


CHESTER A. LUSZCZ
CAL/ml
Enclosures

RECORDING INFORMATION SHEET

50 RANCOCAS RD,
MT. HOLLY, NJ08060

INSTRUMENT NUMBER:

6027724

DOCUMENT TYPE:

RESOLUTION

Official Use Only

Document Charge Type RESOLUTION

Return Address (for recorded documents)

LAW OFFICE OF CHESTER A LUSZCZ
429 WHITE HORSE PIKE
HADDON HEIGHTS NJ 08035

JOANNE SCHWARTZ
BURLINGTON COUNTY

RECEIPT NUMBER

9201631

RECORDED ON

June 25, 2026 4:05 PM

INSTRUMENT NUMBER

6027724

BOOK: OR13823

PAGE: 7928

No. Of Pages

(Excluding Recording Information and/or Summary Sheet)

5

Consideration Amount

\$0.00

Recording Fee

\$85.00

Realty Transfer Fee

\$0.00

Total Amount Paid

\$85.00

Municipality

UNKNOWN

Parcel Information

Block: N/A

Lot: N/A

First Party Name

MARLTON ASSOC VLG HOMEOWNERS ASSOC

Second Party Name

MARLTON ASSOC VLG HOMEOWNERS ASSOC

Additional Information (Official Use Only)



6027724

Ctrl Id: 6468717 Recording Clerk: vramirez

***** DO NOT REMOVE THIS PAGE. *****
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF BURLINGTON COUNTY FILING RECORD
***** RETAIN THIS PAGE FOR FUTURE REFERENCE. *****

BURLINGTON COUNTY
CLERK

2026 MAY 26 AM 9:16

RECEIVED



**Burlington County
Document Summary Sheet**

JOANNE SCHWARTZ
BURLINGTON COUNTY CLERK
P.O. BOX 6000
50 RANOCAS RD, 3rd FLOOR
MOUNT HOLLY, NJ
08060-1317

Return Name and Address

Chester A. Luszc,
Esquire
429 White Horse Pike
Haddon Heights, NJ 08035

Official Use Only

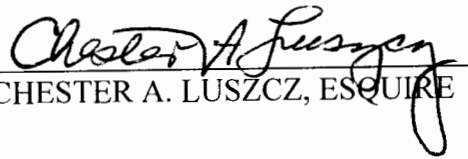
Submitting Company		Marlton Village Homeowners Association			
Document Date (mm/dd/yyyy)		05/20/2026			
Document Type		Resolution			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (If applicable)					
First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s)	(Last Name First Name Middle Initial Suffix) (or Company Name as written)		Address (Optional)	
	Marlton Village Homeowners Association				
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s)	(Last Name First Name Middle Initial Suffix) (or Company Name as written)		Address (Optional)	
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

***DO NOT REMOVE THIS PAGE.**

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF BURLINGTON COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

*THIS RESOLUTION AMENDS
RESOLUTION 2013-03 RECORDED
11/26/2023 IN BOOK 13105, PAGES
6961-6965, UNDER INSTRUMENT
NO. 5030458

PREPARED BY:


CHESTER A. LUSZCZ, ESQUIRE

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MARLTON VILLAGE
HOMEOWNERS ASSOCIATION AMENDING THE BY-LAWS FOR THE
MARLTON VILLAGE HOMEOWNERS ASSOCIATION

[RESOLUTION 2026 – 01]

WHEREAS, the Board of the Directors of the Marlton Village Homeowners Association wishes to provide a fair and efficient procedure for the resolution of disputes between the Unit Owners and the Association, and between Unit Owners, as an alternative to litigation; and

WHEREAS, the Board of Directors (hereinafter the “Board”) is given the authority in its Certificate of Incorporation to provide for the maintenance, preservation, and architectural control of the resident’s Lots and Common Areas, and to exercise all powers, duties and authorities necessary for the proper conduct and administration of the affairs of the Association; and

WHEREAS, for the benefit of the Association and of the individual Unit Owners, the Board deems it necessary and desirable to establish procedures for dispute resolution in circumstances where there is a dispute between Unit Owners or between the Association and Unit Owners regarding compliance with the provisions of the Articles of Incorporation, the Declaration of Covenants and Easements, the By-Laws, and Rules and Regulations of the Association (collectively known as “Association Documents”),

thereby attempting to minimize the necessity of judicial intervention and litigation; and

WHEREAS, the Board has the power to enforce on its own behalf and on behalf of the Unit Owners, all of the provisions and restrictions set forth in the Association Documents including the regulation, appearance and use of the Units and Common Areas and has the authority to notify Unit Owners of activity which violates the Association Documents and to delegate its enforcement rights as herein provided; and

WHEREAS, the Board deems it necessary to adopt a uniform procedure for the resolution of Disputes between the Unit Owners and the Association, and between Unit Owners, through the process of negotiation and mediation prior to litigation;

NOW, THEREFORE, LET IT BE RESOLVED, that the By-Laws of the Marlton Village Homeowners Association are amended as follows:

ARTICLE XIX (New Article)

ALTERNATIVE DISPUTE RESOLUTION (HEREINAFTER "ADR") PROCEDURES

ADR shall be provided by a panel of one (1) or more homeowners who have volunteered to serve, and who are not a current Board member, are not related to or living with a current Board member, who are not in arrears in payment of association charges, and are not under a current violation charge. None of the members can be an employee of the Board or anyone who contracts with or provides services to the Board.

The Board shall select people who agree to read and comply with the letter and spirit of the Association's governing documents (Certificate of Incorporation, Declaration of Covenants and Easements, the By-Laws, and Rules and Regulations).

If no impartial homeowner can serve, an outside impartial mediator may be used. The Association may enlist the services of an outside provider, the cost of which, shall be a common expense (pursuant to NJSA 46:8B-14(k).) The panel shall be guided by the fact that any conflicting State statute will take precedence over any Association governing document; that the Declaration of Covenants and Easements takes precedence over the By-Laws, and that the By-Laws take precedence over Association Rules and Regulations or Board actions. If no statute or formal document is determinative of an issue, the panel may rely on Board precedent.

Any owner desiring to invoke his/her right to ADR shall do so in writing by sending the request to the Board at the address provided by the Board for official Association correspondence. The written request shall contain the following:

1. The complainant's name, address, and how they can be reached.
2. A brief and clear statement of the facts relating to the concern.
3. Citations to the laws, Association's governing documents or rules which allegedly are not being complied with.
4. A statement that the complainant is requesting ADR, and the action or relief which is desired.

The Association may adopt and use a Request Form which is consistent with N.J.S.A. 46:8B-14(k).

The ADR provider shall liberally construe matters to be subject to ADR, in order to attempt to have the parties resolve the matters without resorting to litigation. Thus, if there is a doubt whether ADR applies, it should be resolved in favor of providing ADR. A homeowner is not required to request or complete ADR before proceeding in Court.

1. ADR is not for matters that are personal between the parties, and have no material connection to the Marlton Village development.
2. ADR is also not applicable to disagreements with legitimate Board discretionary determinations.
3. Board determinations that ignore governing documents or law are not discretionary, and are therefore, subject to ADR.
4. ADR is also applicable to the appealing of a fine which is imposed by the Board.

The Association is only obligated to provide an informal and non-binding ADR, the cost of which, will be absorbed by the Board.

Any further formal action can be pursued by the requestor of ADR.

BE IT FURTHER RESOLVED that a copy of this Resolution should be forwarded to the Burlington County Clerk's Office for filing therein in order to serve as actual and constructive notice to all parties of the change of the By-Laws created hereunder.

MARLTON VILLAGE HOMEOWNERS
ASSOCIATION

DATED: 5/20/2026

BY:

Marsha Jenoff
MARSHA JENOFF, PRESIDENT

STATE OF NEW JERSEY :

SS.:

COUNTY OF BURLINGTON :

I certify that on MAY 20, _____, 2026, Marsha Jenoff, President, personally came before me and acknowledged under oath, to my satisfaction that she is named in and personally signed Resolution 2026-01, as the act and deed of the Marlton Village Homeowners Association.

Chester A. Luszcz
CHESTER A. LUSZCZ, ESQUIRE
Attorney at Law, State of New Jersey