

PREPARED BY:

Andrew L. Jacobson, Esq.

LICENSE AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 200, by and between **FOUR OAKS CONDOMINIUM ASSOCIATION**, located in the Bedminster Township, Somerset County, New Jersey (referred to in this agreement as “the Association)

And _____ residing at _____, Bedminster Township, Somerset County, New Jersey (referred to in this agreement as “You” or “Unit Owner”).

BACKGROUND STATEMENT

1. The Association is responsible for the administration of the common property of the Association and has the responsibility to maintain the exterior of the units including the roofs. In addition, the Association has the legal authority to permit unit owners in the community to make certain installations, subject to restrictions and conditions. Subject to such restrictions and conditions, unit owners have the right to install an antenna or satellite dish on their units but the Association wants to insure that any such installations do not interfere with their ability to maintain the unit exteriors and roofs in accordance with their responsibilities; and

2. You are the owner of a unit within the Four Oaks Condominium Association known as: _____, which unit was conveyed to you by a deed recorded in the Office of the Somerset County Clerk in Deed Book _____; Page _____; and want to install an antenna or satellite dish on the exterior of your unit.

GRANTING OF PERMISSION AND CONDITIONS

NOW, THEREFORE, in consideration of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the Association does hereby grant to you permission to install an antenna or satellite dish on the roof of your unit as follows: (describe the location) _____. (Check if applicable (____)) This antenna or satellite dish installation is described in more detail in schedule "A" attached to this document.) This antenna or satellite dish installation is subject to the following terms and conditions:

1. The antenna or satellite dish may only be installed upon that part of the roof which covers your unit. You may not install an antenna or satellite dish on any part of the roof which extends over another unit.
2. The antenna or satellite dish may not be mounted upon the exterior siding of the unit or upon any other common element except as provided in paragraph 1.
3. A professional installer, who is properly licensed and insured, must install the antenna or satellite dish.
4. You, as well as those who become owners of the unit after you, will have the obligation and responsibility for maintenance, repair, and replacement of the antenna or satellite dish at all times in the future.
5. You agree not to alter or change the antenna or satellite dish as installed in accordance herewith without the written approval of the Board of the Association.
6. You agree to be responsible for removal of the antenna or satellite dish described in this document if necessary or required by the Board to make repairs to, or maintain the exterior of the unit or another unit, the maintenance of which is the Association's responsibility.
7. You agree to indemnify, defend, and hold the Association harmless for any damage to person or property resulting or arising from the installation of the antenna or satellite dish on the exterior of your unit.
8. You agree that you will be responsible to repair any damage to the exterior of the unit caused by the installation or removal of the antenna or satellite dish, such as holes in the shingles or roof.

IN WITNESS WHEREOF, the Association and the Owner have executed this Agreement on the date shown above.

Attest:

FOUR OAKS CONDOMINIUM ASSOCIATION

Witness: _____, Secretary

, President

, Owner

, Owner

ACKNOWLEDGMENTS

State of New Jersey :
:SS
County of Somerset :

I certify that on _____ 200____, _____ personally came before me and acknowledged under oath, to my satisfaction, that a) this person is the secretary of the Four Oaks Condominium Association; b) this person is the attesting witness to the signing of this document by the proper corporate officer who is _____, the president of the corporation; c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of the Board of Trustees; d) this person knows the proper seal of the corporation which was affixed to this document; and e) this person signed this proof to attest to the truth of these facts.

, Secretary

Sworn to and subscribed
before me this ___ day of
_____, 200_____.

Notary Public

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Owner(s):

State of New Jersey

SS:

County of _____

I certify that on _____, 200, _____ and _____

personally came before me and acknowledged under oath to my satisfaction that this person (or if more than one, each person) a) is named in and personally signed the attached document; and b) signed, sealed and delivered this document as his or her act and deed.

Notary Public

RECORD & RETURN TO:

Radom and Wetter

3421 Route 22 East

Somerville, New Jersey 08876

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