

Declaration of Obligations with Respect to Installation of Antennas
and Indemnification and Hold Harmless Agreement

THIS AGREEMENT is made by and between _____,
_____, the "Owner", having an address at _____
_____. And
CASTLE RIDGE CONDOMINIUM ASSOCIATION, INC., the "Association", having an
address at c/o Towne & Country Management, 195 East Bergen Place, Red Bank, NJ 07701.

WHEREAS, the Owner has (or is about to) install a satellite dish pursuant to a certain resolution relating to the installation of satellite dishes at CASTLE RIDGE CONDOMINIUM ASSOCIATION, INC.,

WHEREAS, the Owner is required to be responsible for the installation, repair, replacement and maintenance of the satellite dish as well as any damage arising from the use of the satellite dish as CASTLE RIDGE CONDOMINIUM ASSOCIATION, INC., and this responsibility is intended to be binding on the successors and assigns of the Owner.

W I T N E S S E T H:

NOW, THEREFORE, for the mutual benefit of the Association, its resources, its appearance and the welfare of the community, the Owner agrees as follows:

1. The terms and conditions set forth in this Declaration are binding upon the successors and assigns of the Owner.
2. The Owner is responsible for the installation, repair, replacement and maintenance of the satellite dish in good order as well as any damages arising from the use of the satellite dish at CASTLE RIDGE CONDOMINIUM ASSOCIATION, INC., including restoration of the area upon removal or replacement. If, following written notice from the Association (except that no notice will be required in the case of an emergency), the Owner fails to maintain, repair or replace the satellite dish, the Association may (but is not obligated to) perform the maintenance, repair work or remove the satellite dish and restore the area to its original condition. In either event, the Owner is responsible for all costs and expenses by the Association in the same manner as a Common Expense Assessment.
3. The Owner will remove, at the Owners expense, the satellite dish and restore the area to its original condition should the Owner vacate the property unless: 1.) The successor owner agrees (in writing) to utilize the dish; and 2.) The successor owner assumes the obligation to remove the satellite dish when he or she departs.

