

Appeal Postponement

The following is an update for all CLPO stockholders and a response to the inquiries received, via email and telephone from concerned stockholders, regarding the boathouse at 30 Cedar Lake West.

The Cedar Lake Property Owners Board has been working tirelessly with our attorneys from Dolan and Dolan to resolve this issue in a manner that best serves all CLPO stockholders. The CLPO was very concerned with the violation of our deed restriction and promptly filed an appeal to the Township of Denville to stop the work. It is the Board's intent to enforce and uphold the deed restrictions on this property to prevent construction of a residence or a multi-story structure now and in the future.

The CLPO Board is making every effort to exercise its full authority on this issue. The Board is considering all options and the interests of all stockholders. The CLPO Board is accountable to all stockholders in enforcing the deed restrictions with respect to this property and its decisions relating to same; not just those immediately adjacent to this property.

The Board is not responsible for the Town's Building Inspector/Zoning official's decision to grant the building permits to the builder which resulted in this issue. The permits for the renovation of the boathouse were issued by the Town without prior notice or consent from the CLPO Board. At no time before the renovation began was the Board informed of the building plan and only learned of it at the same time as the neighbors on Cedar Lake West, which was after construction commenced.

Since the Board is involved in a legal matter, details of a possible resolution of this dispute cannot be shared or discussed at this time. Please understand, however, that all the issues and concerns raised in emails, phone calls and inquiries to the Board, are being considered and addressed.

The appeal to the Denville Board of Adjustment was postponed due to a timing issue. The appeal has not been dismissed and will remain in place until a resolution agreeable to the CLPO is reached and the construction terms are complied with. If an agreement is not reached, the appeal will proceed as planned. It should be noted, however, in the event an agreement is not reached, that this first challenge and appeal is only the start of a potentially long process of appeals, variance meetings, lawsuits and additional reviews.

The CLPO Board of Directors