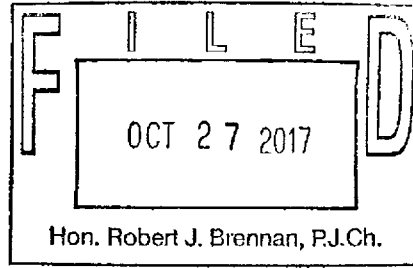


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**Brian M. Rader, Esq. Id#012692009**  
**JARDIM, MEISNER & SUSSER, P.C.**  
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Florham Park, NJ 07932  
973.845.7642  
Attorneys for Plaintiffs



<p>Mary Purzycki, et als.</p> <p style="text-align: center;">Plaintiffs,</p> <p style="text-align: center;">v.</p> <p>Lake Parsippany Property Owners Association, Inc., Board of Directors</p> <p style="text-align: center;">Defendants.</p>	<p>SUPERIOR COURT OF NEW : JERSEY : CHANCERY DIVISION: : MORRIS COUNTY : DOCKET NO: C-000002-17 : : Civil Action : : <del>ORDER ENTERING</del> : <del>SUMMARY JUDGMENT</del> : :</p>
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THIS MATTER having been opened to the Court on the Motion of Brian M. Rader, Esquire of the law firm of Jardim, Meisner & Susser, P.C., attorneys for Plaintiffs for an Order entering summary judgment in the within cause of action, and the Court having reviewed the moving papers, and any opposition thereto and for good cause shown;

IT IS on this 27<sup>th</sup> day of October, 2017;

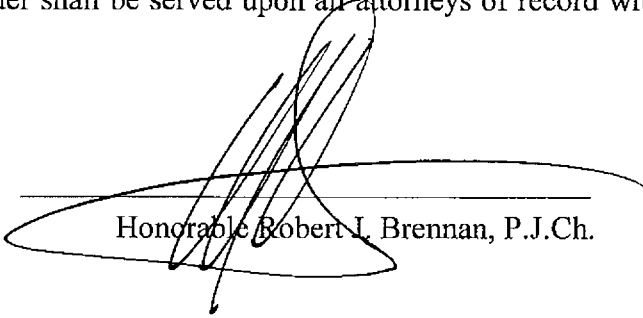
**ORDERED** that the Motion for Summary Judgment of Plaintiffs is hereby ~~granted as~~ **DENIED** follows:

1. The Lake Parsippany Property Owners' Association, Inc. ("LPPOA") is barred from imposing an assessment or charging a fee against individuals who are not voluntary members of the LPPOA;
2. The LPPOA is barred from recording liens against the properties of individuals for failure to pay any assessment or fee;
3. The LPPOA is precluded from engaging in collection actions against individuals for failure to pay any assessment or charge; and it is further

**ORDERED** that a copy of this Order shall be served upon all attorneys of record within seven (7) days of the date hereof.

*Reasons on record.*

Opposed  
 Unopposed

  
\_\_\_\_\_  
Honorable Robert J. Brennan, P.J.Ch.