

STATE OF NEW JERSEY, COUNTY OF

SS:

I CERTIFY that on _____, 1994, _____,

personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the secretary of **WINDSOR ASSOCIATES**, the corporation named in the attached document;

(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 its Board of Directors;

(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.

Signed and sworn to
before me on _____
_____, 1994.

EXHIBITS

Exhibit I

Location of Affordable Rental Housing Units Section 2A & 2B/2 sheets

Exhibit IIA

Section 2A non-age restrictd 2 and 3 bedroom unit floor plan/2 sheets

Exhibit IIB

Section 2B Age restricted efficiency and 1 bedroom unit floor plan/3 sheets

JTC.ROTH
HSGPLN.JAN.

**Windsor Associates
Rent Stratification Schedule
for South Ridge Hills**

1. Date 2-14-1995 - Rev. 3-16-95

2. Qualification of proposal. Monthly charge is based upon Income Limits adopted by COAH on 7-20-94. If COAH adopts new income limits prior to issuance of certification of occupancy, Windsor Associates shall be permitted to recalculation monthly rent charge based upon new income limits.

3. Rent Stratification Schedule - See Attached

PROPOSED AFFIRMATIVE MARKETING PLAN
FOR AFFORDABLE HOUSING UNITS LOCATED AT THE
SOUTH RIDGE HILLS, SOUTH BRUNSWICK, TOWNSHIP NEW JERSEY

A. MARKETING PROGRAM

1. Newspapers of General Circulation

a. Star Ledger -

Advertisement to be published at least 90 days prior to issuance of first permanent or temporary Certificate of Occupancy, and then as directed by the South Brunswick Affordable Housing Authority but not to exceed 3 times until all available units are under contract for sale or lease;

2. Community Contacts -

- a. All parties identified in the South Brunswick Land Use Code (section 175-145) will be notified.

ROTH/marketing.adv

BASIS FOR DISPLAY ADVERTISEMENT

NOTICE

SOUTH RIDGE WOODS APARTMENTS

Located on North Umlerland Way in South Brunswick Township, New Jersey.

Will open 28 affordable two and three bedroom rental apartments with a projected earliest occupancy for June 1, 1995 for the first 4 of 28 units. The apartments are located in a wooded setting and approximately 1 mile from Route 1. Occupancy is restricted to 3, 4 and 5 person families with income as follows:

<u>FAMILY SIZE</u>	<u>MAXIMUM INCOME</u>
3 PERSONS	\$44,136.00
4 PERSONS	\$49,040.00
5 PERSONS	\$52,963.00

If you qualify, an application form may be obtained by writing to:

**SOUTH RIDGE WOODS APARTMENTS
ATTN: RENTAL OFFICE
820 MORRIS TOWNSHIP
SHORT HILLS, NEW JERSEY 07078**

** For purposes of this offering, your household would include all persons who intend to occupy the apartment.*

***We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.*