



EXHIBIT

OWNER RIGHTS TO ASSOCIATION RECORDS

NEW JERSEY LAW



These rights arise from multiple New Jersey statutes and are not discretionary.

#	RIGHT	WHAT THE LAW REQUIRES	IMPLICATION
1	 <p>STATUTORY RIGHT TO FINANCIAL RECORDS, CONTRACTS, AND INVOICES N.J.S.A. 46:8B-14(g) <i>New Jersey Condominium Act</i></p>	<ul style="list-style-type: none"> The Association is required to: <ul style="list-style-type: none"> Maintain accounting records in accordance with GAAP Make those records available to unit owners at reasonable times GAAP-compliant records include: contracts, invoices, vendor payments, ledgers, and supporting documentation for expenditures. 	<p>IMPLICATION: The management contract, pool-related invoices, and all vendor payments are generally required to be maintained and made available for inspection.</p>
2	 <p>BROAD RIGHT TO INSPECT BOOKS AND RECORDS N.J.S.A. 15A:5-24 <i>New Jersey Nonprofit Corporation Act</i></p>	<ul style="list-style-type: none"> Members have the right to inspect: books and records of account, meeting minutes, membership records, and other corporate records. This right applies when the request is made for a proper purpose, including: reviewing expenditures, investigating mismanagement, evaluating vendor performance, and assessing safety compliance. 	<p>IMPLICATION: Requests related to pool safety, vendor performance, and financial oversight meet the statutory standard of proper purpose.</p>
3	 <p>POOL HEALTH INSPECTION REPORTS ARE PUBLIC RECORDS N.J.S.A. 47:1A-1.1 <i>New Jersey Open Public Records Act (OPRA)</i></p>	<ul style="list-style-type: none"> Pool inspection reports issued by the local health department are public records under OPRA. They are directly obtainable from the issuing agency. They also qualify as Association records because they relate to common area safety, vendor performance, regulatory compliance, and Association operations. 	<p>IMPLICATION: These records generally must be made available to owners and cannot be withheld without a valid legal basis.</p>
4	 <p>TRANSPARENCY REQUIREMENTS UNDER THE RADBURN AMENDMENTS P.L. 2017, c.106 <i>(Radburn Act Amendments)</i></p>	<ul style="list-style-type: none"> These provisions emphasize open governance, transparency in operations, and owner access to information necessary to evaluate Board actions and performance. 	<p>IMPLICATION: Withholding operational, financial, or safety-related records conflicts with the intent of New Jersey transparency law.</p>
5	 <p>STATUTORY DUTY TO MAINTAIN COMMON ELEMENTS SAFELY N.J.S.A. 46:8B-14(a) <i>New Jersey Condominium Act</i></p>	<ul style="list-style-type: none"> The Association must maintain common elements in good repair and comply with applicable health and safety laws. Where safety violations occur, owners are entitled to review inspection reports, contracts, invoices, and corrective actions taken. 	<p>IMPLICATION: Owners have the right to review the records necessary to evaluate compliance and corrective action.</p>
6	 <p>VENDOR CONTRACTS ARE NOT CONFIDENTIAL</p>	<ul style="list-style-type: none"> Contracts with vendors are Association financial records. They are part of GAAP accounting documentation and are subject to owner inspection. Vendor contracts are generally subject to inspection and may not be withheld without a valid legal basis. 	<p>IMPLICATION: Vendor contracts must be maintained and generally made available to owners upon request.</p>
7	 <p>RIGHT TO REVIEW CORRECTIVE ACTIONS</p>	<ul style="list-style-type: none"> Where safety or compliance issues arise, owners may reasonably request: a written remediation plan, a timeline for corrective action, documentation of repairs, and follow-up inspection results. 	<p>IMPLICATION: Owners are entitled to transparency and accountability when safety deficiencies are identified.</p>



APPLICATION & CONCLUSION: New Jersey law provides unit owners with broad, enforceable rights to access Association records—particularly those related to finances, vendor management, pool safety, and regulatory compliance.



Transparency is not optional. It is the law.