

MASTER DEED

THIS MASTER DEED, made this 19th day of January, 1973, by Aaron Cross Construction Co., Inc., a New Jersey corporation, having offices at P.O. Box 148, Cranbury, New Jersey (hereinafter referred to as "Grantor").

WHEREAS, Grantor is the owner of the fee simple title to those lands and premises described in Exhibit "A" attached hereto and made a part hereof, which lands and premises are hereinafter referred to as the "Condominium"; and

WHEREAS, it is the present intention of the Grantor to develop the Condominium as a condominium consisting of units pursuant to the provisions of the R.S. 46:8B-1 to 30 (the Condominium Act) under the name of Clearbrook, a Condominium, Section No. 2 and to that end to cause this Master Deed to be executed and recorded, together with all necessary exhibits thereto.

THEREFORE, WITNESSETH:

1. Grantor does hereby submit, declare and establish Clearbrook, a Condominium, Section No. 2, in accordance with R.S. 46:8B-1 to 30 for that parcel of land described in Exhibit "A" aforesaid, all as shown on that certain map entitled "Clearbrook Section Two Condominium, Survey and Easements, situated in Monroe Township, Middlesex County, New Jersey" prepared by Porter and Ripa Associates, Inc., Engineering - Planning - Architecture, Morristown, New Jersey, on July 24, 1972, and attached hereto as Exhibit "B" and made a part hereof.

2. The Condominium will contain 32 buildings, containing 85 units as shown on that certain plot, entitled "Clearbrook Section Two Condominium Building Location Plat, situated in Monroe Township, Middlesex County, New Jersey" prepared by Porter and Ripa Associates, Inc., Engineering - Planning - Architecture, Morristown, New Jersey on July 24, 1972, and attached hereto as Exhibit "C" and made a part hereof, including all rights, roads, water, privileges and appurtenances thereto belonging or appertaining. Said buildings will each have a separate numerical designation and each will enclose either two, three or four dwelling units, each such unit being designated by a letter and by the number of the building of which each such unit is a part. A garage, either attached or detached, is also included as part of each unit.

3. The dimensions, area and location of the units for the Condominium and appurtenant garage are as shown graphically on Exhibit "C" aforesaid, as same may be amended from time to time as herein provided. The plans for each of the model types are as shown on the tri-dimensional drawings attached hereto as Exhibit "D", pages 1 through 4 and made a part hereof. Each unit or garage is intended to contain all space within the area bounded by the interior surfaces of the exterior walls, the first floor and the roof of the building as follows:

BOTTOM: The bottom of the unit or garage is a horizontal plane through the lowest point of the interior surface of the lowest subfloor and extending in every direction to the point where it closes with the interior finished and unpainted surfaces of the four walls of the building.

TOP: The top of the unit or garage is along and coincident with an imaginary plane along the underside surfaces of the rafters of the building.

SIDES: The sides of each unit or garage are as graphically shown on Exhibit "C", according to the type of unit or garage described. They are vertical planes along and coincident with the interior finished and unpainted surfaces of the walls and they extend upward and downward so as to close the area within the building bounded by the bottom and top of the unit or garage.

Each unit also includes all appliances, fixtures, interior partitions and other improvements located within or appurtenant to the unit described which are exclusive to such unit, although all or part thereof may not be located within the unit, and shall include but not be limited to the following individual appurtenances:

- (a) Complete heating system and any air conditioning system (including compressors) which may be installed.
- (b) So much of the plumbing system as extends from the walls or floors into the interior air space.
- (c) All utility meters not owned by the public utility or agency supplying service.
- (d) All electrical wires which extend from the ceilings, walls or floors into the interior air space, and all fixtures, switches, outlets and circuit breakers.

(e) All balconies, stoops, porches, patios and fences.

4. All appurtenances and facilities and other items which are not part of the units or individual appurtenances as hereinbefore described in paragraph 3 shall comprise the common elements as graphically shown on Exhibit "B" aforesaid. The common elements shall also include by way of description but not by way of limitation:

(a) All lands described in Exhibit "A" aforesaid, whether or not occupied by buildings containing above-described units.

(b) All streets, curbs, sidewalks, parking areas subject to the easements and provisions set forth in Paragraph 6 of this Master Deed.

(c) Lawn areas, shrubbery, conduits, utility lines and waterways, subject to the easements and provisions set forth in Paragraph 6 hereof.

(d) The electrical and telephone wiring network throughout the Condominium not owned by the public utilities providing such services.

(e) Public connections for gas, electricity, light, telephone and water not owned by the public utility or other agencies providing such services.

(f) The foundations, main walls (including windows, doors and chimneys therein), roofs and floors.

(g) Exterior lighting and other facilities necessary to the upkeep and safety of the buildings and grounds.

(h) Any easement or other right hereafter granted for the benefit of the unit owner(s) for access to or use of recreational or other common elements not included within the lands which are part of the Condominium.

(i) All other elements of the Condominium rationally of common use or necessary to the existence, upkeep and safety thereof.

5. The owners of a unit shall have such an estate therein as may be acquired by grant, by purchase or by operation of law, including an estate in fee simple, and shall acquire as an appurtenance to each unit, an undivided interest in the common elements of the Condominium as set forth in Exhibit "C" attached hereto and made a part hereof, subject to any amendments as herein provided. The said appurtenant undivided interest in the common elements shall not be divisible from the unit to which it appertains. Said percentage shall be used to allocate the division of proceeds, if any, resulting from any casualty loss, any eminent domain proceedings, any common surplus or from any other disposition of the Condominium property.

Said percentage is expressed as a finite number to avoid an interminable series of digits. The fifth digit has been adjusted to that value which is most nearly correct. These percentages shall remain fixed.

Anything to the contrary notwithstanding, voting rights of unit owners and their proportional liability for common expenses shall not be based upon the foregoing percentage but instead, upon that fraction, the numerator of which is one (1) and the denominator of which is eighty-five (85).

6. Easements

(a) Grantor, for itself, its successors and assigns, hereby declares that every unit owner shall have a perpetual easement in, upon, through and over the land described in Exhibit "B" aforesaid, to keep, maintain, use, operate, repair and replace his unit and garage in its original position and in every subsequent position to which it changes by reason of the gradual forces of nature and the elements.

(b) Grantor hereby reserves unto itself, its successors and assigns an easement in, upon, through and over the common elements for as long as the said Grantor, its successors and assigns, shall be engaged in the construction, development, and sales of units, which easement shall be for the purpose of construction, installation, maintenance and repair of existing buildings and appurtenances thereto, for ingress and egress to all units, all common elements, and other community facilities and for the use of all roadways, parking lots, existing and future model units for sales promotion and exhibition. In addition, Grantor hereby reserves the irrevocable right to enter into, upon, over or under any unit for a period of one (1) year after the date of delivery of the unit deed for such purposes as may be reasonably necessary for the Grantor or its agents to complete the Condominium or service any unit thereof.

(c) Grantor, for itself, its successors and assigns, hereby declares that every unit owner shall have a perpetual and exclusive easement for possession and use of that portion of the lawn area contiguous to the unit which is designated "Exclusive Lawn Easements" on Exhibit "B" aforesaid.

(d) Grantor, for itself, its successors and assigns, further declares that every unit owner shall have perpetual and exclusive easement to use and enjoy the surfaces of the main walls, (including windows, doors and chimneys therein), ceilings and floors, but not the roof, contained within his unit or garage.

(e) Grantor reserves unto itself, its successors, assigns and agents, an easement in, upon, through and over the lands comprising the common elements for the purpose of installation, maintenance, repair and replacement of all sewer, water, power and telephone, pipes, lines, mains, conduits, waters, poles, transformers and any and all other equipment or machinery necessary or incidental to the proper functioning of any utility systems serving the Condominium.

(f) Grantor, for itself, its successors and assigns, hereby declares that every unit owner shall have a perpetual easement for the continuance of any encroachment by his unit or garage or any adjoining unit or garage or on any common element, now existing as a result of construction of the buildings or which may come into existence hereafter as a result of the reconstruction of the buildings or a unit after damage by fire or other casualty, or as a result of condemnation or eminent domain proceedings, so that any such encroachment may remain undisturbed so long as the buildings stand.

(g) Grantor, for itself, its successors and assigns, hereby declares that the Township of Monro, Middlesex County, New Jersey (but not the public in general) shall have a perpetual non-exclusive easement to enter upon all roadways, streams, lakes, parking areas, driveways, walkways and sidewalks, for purposes of maintaining the safety, health, welfare, police and fire protection of the citizens of said Township, including the residents of the Condominium.

7. By-Laws and Administration

The administration of the common elements of the Condominium and the community and recreational facilities shall be by the Clearbrook Condominium Association No. 2 and the Clearbrook Community Association in accordance with the provisions of the Condominium Act, this Master Deed, the By-Laws attached hereto as Exhibit "E" and Exhibit "F", and made a part hereof, any other documents, amendments or supplements to the foregoing which may subsequently be required by an institutional mortgage lender, or by any governmental agency having regulatory jurisdiction over the Condominium or by any title insurance company selected by Grantor to insure title to any unit(s). Grantor hereby reserves for itself, its successors and assigns, for a period of five (5) years from the date hereof, the right to execute on behalf of all contract purchasers, unit owners, mortgagees, other lienholders or parties claiming a legal or equitable interest in the Condominium, any such agreements, documents, amendments or supplements which may be so required.

By acceptance of a deed to any unit or by the acceptance of any other legal or equitable interest in the Condominium, each and every contract purchaser, unit owner or occupant, or holder of any mortgage or other liens, does automatically and irrevocably name, constitute, appoint and confirm Grantor, its successors and assigns, as attorney-in-fact for the purpose of executing such amended Master Deed(s), or other instrument(s) necessary to effect the foregoing. The power of attorney aforesaid is expressly declared and acknowledged to be coupled with an interest in the subject matter hereof and the same shall run with the title to any and all Condominium units and be binding upon the successors and assigns of any of the foregoing parties. Further, said power of attorney shall not be affected by the death or disability of any principal and is intended to deliver all right, title and interest of the principal in and to said power. Except as herein provided this Master Deed may not be modified or amended without the acquiescence of all unit owners. All amendments or modifications shall be evidenced by an Amendment to Master Deed which Amendment shall be recorded in the Middlesex County Clerk's Office.

8. Restrictions

This Master Deed is subject to all covenants, restrictions and easements of record. It is further subject to the zoning ordinance of Monroe Township which restricts permanent occupancy to persons who are 48 years of age or over.

9. Obligations of Grantor

The Grantor covenants and agrees that for so long as it owns one or more of the Condominium units, the Grantor shall be subject to the provisions of this Master Deed and of all exhibits attached hereto; and the Grantor covenants to take no action that will adversely affect the rights of the other owners of units and their successors in interest, as their interest may appear.

10. No Partition

Subject to the provisions of the Master Deed, By-Laws of Clearbrook Condominium Association No. 2, and the Condominium Act, the common elements shall remain undivided and no unit owner(s) shall bring any action of partition or division thereof. In addition, the undivided percentage interest in the common elements shall not be separated from the unit to which it

appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

11. Compliance by Owners

Each unit owner or occupant shall comply with the provisions of this Master Deed, the By-Laws and the rules and regulations of both the Clearbrook Condominium Association No. 2 and the Clearbrook Community Association or their representatives, and with any other documents, amendments or supplements to the foregoing which subsequently may be required by any governmental authority, as same may be lawfully amended from time to time. Failure to comply with any such provisions, rules or regulations shall be grounds for injunctive relief by the Grantor, the Association and any other unit owner.

12. Restrictions Against Short Term Leases

No unit shall be rented by the owners thereof for transient or hotel purposes, which shall be defined as "(a) rental for any period less than thirty (30) days; or (b) any rental if the occupants of the unit are provided customary hotel services, such as room service for food and beverage, maid service, furnishing laundry and linen, and bellboy service." Other than the foregoing obligations, the unit owners shall have the absolute right to lease same provided the said lease is made subject to the covenants and restrictions contained in this Master Deed, the By-Laws of both the Condominium Association and the Community Association, and other documents referred to herein, including the right of amendment reserved to Grantor herein and the minimum age requirements of the occupants.

13. Damage, Destruction or Condemnation

If any building improvement or common element or any part thereof is damaged, or destroyed by fire, casualty or eminent domain, the repair, restoration or ultimate disposition shall be as provided in R.S. 46:8B-24 and 25, respectively.

14. Insurance

The Clearbrook Condominium Association No. 2 shall obtain and continue in effect blanket property insurance in form and amount satisfactory to mortgagees holding first mortgages on the individual units but without prejudice to the right of the owners of any such unit to obtain

individual unit insurance. In addition, the Clearbrook Condominium Association No. 2 shall obtain and continue such other amounts of blanket property insurance as may be required by the provisions of its By-Laws. Premiums for any such blanket insurance coverage shall be a common expense to be included in the monthly assessment for common expenses and such premium charges shall be held in a separate escrow account of the Condominium Association to be used solely for the payment of said premiums as same become due.

15. Exhibits attached hereto and made a part hereof are the following:

1. Exhibit A --
Metes and bounds description of Condominium
2. Exhibit B --
Map known as "Clearbrook Section Two Condominium, Survey and Easements situated in Monroe Township, Middlesex County, New Jersey"
3. Exhibit C --
Plat known as "Clearbrook Section Two Condominium, Building Location Plat situated in Monroe Township, Middlesex County, New Jersey"
4. Exhibit D --
Tri-dimensional drawings of the four model types.
5. Exhibit E --
By-Laws of Clearbrook Condominium Association No. 2 dated January 19, 1973.
6. Exhibit F --
By-Laws of Clearbrook Community Association, dated September 1972.
7. Exhibit G --
Schedule of initial sales price and percentage of interest in common elements.

WITNESSETH the hand and seal of the Grantor, Aaron Cross Construction Co., Inc., a New Jersey corporation, which has been affixed by its President and Secretary, the date and year first above written.

AARON CROSS CONSTRUCTION CO., INC.

By:

Aaron P. Cross, Pres
Aaron Cross, President

ATTEST:

Michael J. Guerriero
Michael ~~_____~~, Secretary
J. GUERRIERO

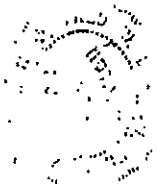


STATE OF NEW JERSEY:
COUNTY OF MIDDLESEX: ss:

BE IT REMEMBERED, that on this 19th day of January, 1973, before me the subscriber, an officer duly authorized pursuant to N.J.S.A. 46:14-6, personally appeared Michael ~~Scorsone~~ ^{Scorsone}, who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction that he is the Secretary of the Corporation named in the within Instrument; that Aaron Cross is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as attesting witness.

Fred W. Balsam Jr.
Sworn to and Subscribed

before me, the date
aforesaid. **FRED W. BALSAM, JR.**
NOTARY PUBLIC OR.N.J.
My Comm. Expires: Nov. 29, 1973



Michael Scorsone
Michael ~~Scorsone~~, Secretary
J. GUERRIERO

PREPARED BY: **E. KENNETH WILLIAMS, JR., ESQUIRE**
AN ATTORNEY-AT-LAW OF NEW JERSEY

CLEARBROOK, SECTION 2
DESCRIPTION OF PROPERTY

FOR
PARCEL 2-A

AARON CROSS CONSTRUCTION COMPANY, INC.,
a corporation of the State of New Jersey

TOWNSHIP OF MONROE
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

All that certain tract or parcel of land situate, lying and being in the Township of Monroe, in the County of Middlesex and State of New Jersey, more particularly described as follows:

Parcel 2-A

Beginning at the point of intersection of the centerline of Cranbury-Half Acre Road with the centerline of Prospect Plains-Applegarth Road, as said roadway right-of-way lines are at present established, and from said point of beginning running; S 5° 37' 00" W a distance of 1,223.01 feet along the said centerline of Applegarth Road to a point; Thence crossing Applegarth Road S 84° 23' 00" E a distance of 55.00 feet to a point on a curve; said point being in the westerly R.O.W. line of Clearbrook Plaza, and the TRUE POINT AND PLACE OF BEGINNING OF Parcel 2-A, more fully described as follows:

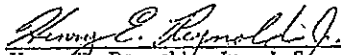
- (1) Continuing from said point on a curve to the northeast having a radius of 49.50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of N 80° 39' 44" E to a point of tangency; said point being in the southerly R.O.W. line of Clearbrook Plaza;
- Thence (2) Continuing along said R.O.W. line S 84° 23' 00" E a distance of 207.99 feet to a point;
- Thence (3) Continuing along said R.O.W. line S 86° 23' 05" E a distance of 167.55 feet to a point of curvature;

- Thence (4) Continuing along said R.O.W. line on a curve to the left having a radius of 3,033.50 feet, a distance of 189.25 feet and having a long chord length of 189.22 feet on a bearing of S 88° 10' 19" E to a point of tangency;
- Thence (5) Continuing along said R.O.W. line S 89° 57' 33" E a distance of 54.11 feet to a point of curvature;
- Thence (6) Continuing along said R.O.W. line on a curve to the right having a radius of 24.50 feet, a distance of 36.71 feet and having a long chord length of 33.37 feet on a bearing of S 47° 02' 16" E to a point on a curve; said point being in the westerly R.O.W. line of Clearbrook Drive;
- Thence (7) Continuing along the westerly R.O.W. line of Clearbrook Drive on a curve to the left having a radius of 775.50 feet, a distance of 72.09 feet and having a long chord length of 72.06 feet on a bearing of S 6° 46' 47" E to a point of tangency;
- Thence (8) Continuing along said R.O.W. line S 9° 26' 34" E a distance of 105.00 feet to a point of curvature, said point being in the easterly R.O.W. line of Dover Road;
- Thence (9) Continuing along the R.O.W. line of Dover Road on a curve to the right having a radius of 21.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of S 35° 33' 26" W to a point of tangency;
- Thence (10) Continuing along said R.O.W. line S 80° 33' 26" W a distance of 406.50 feet to a point;
- Thence (11) Continuing along said R.O.W. line S 9° 26' 34" E a distance of 401.75 feet to a point, said point being in westerly R.O.W. line of Essex Road;
- Thence (12) S 80° 33' 26" W a distance of 173.32 feet to a point;
- Thence (13) N 2° 49' 54" W a distance of 442.68 feet to a point;
- Thence (14) S 88° 10' 06" W a distance of 209.86 feet to a point;
- Thence (15) N 5° 37' 06" E a distance of 394.24 feet to a point, said point being in the southerly R.O.W. line of Clearbrook Plaza, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel 2-A.

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Containing 7.64 Acres, more or less.

Being known as Parcel 2-A as shown on a map entitled "Subdivision of Clearbrook, Tract Map of Section 2, A Planned Retirement Community by Aaron Cross Construction Company, Inc., Situated in Township of Monroe, Middlesex County, New Jersey, Scale: As Shown, Date: June 1, 1972, Porter and Ripa Associates, Inc., Engineering-Planning-Architecture, Morristown, New Jersey."


Henry E. Reynolds, Jr., L.S. --- N. J. Lic. No. 14820

CLEARBROOK, SECTION 2

DESCRIPTION OF PROPERTY

FOR

PARCEL 2-B

AARON CROSS CONSTRUCTION COMPANY, INC.,
a corporation of the State of New Jersey

TOWNSHIP OF MONROE

COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

All that certain tract or parcel of land situate, lying and being in the Township of Monroe, in the County of Middlesex and the State of New Jersey, more particularly described as follows:

Parcel 2-B

Beginning at the point of intersection of the centerline of Cranbury - Half Acre Road with the centerline of Prospect Plains - Applegarth Road, as said roadway right-of-way lines are at present established, and from said point of beginning running; S 5° 37' 06" W a distance of 1,223.01 feet along the said centerline of Applegarth Road to a

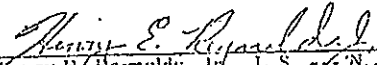
point; Thence crossing Applegarth Road S 84° 23' 00" E a distance of 55.00 feet to a point on a curve; Thence continuing along said curve to the northeast having a radius of 49.50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of N 68° 39' 44" E to a point of tangency; Thence S 84° 23' 00" E a distance of 207.99 feet to a point. Thence S 86° 23' 05" E a distance of 167.55 feet to a point of curvature; Thence continuing on a curve to the left having a radius of 3,033.50 feet, a distance of 189.25 feet and having a long chord length of 189.22 feet on a bearing of S 08° 10' 19" E to a point of tangency; Thence S 89° 57' 33" E a distance of 54.11 feet to a point of curvature; Thence continuing along on a curve to the right having a radius of 24.50 feet, a distance of 36.71 feet and having a long chord length of 33.37 feet on a bearing of S 47° 02' 16" E to a point on a curve; Thence continuing along on a curve to the left having a radius of 775.50 feet, a distance of 72.09 feet and having a long chord length of 72.06 feet on a bearing of S 6° 46' 47" E to a point of tangency; Thence S 9° 26' 34" E a distance of 273.00 feet to a point, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel 2-B, more fully described as follows:

- (1) S 9° 26' 34" E a distance of 302.17 feet to a point of curvature, said point being in the westerly R. O. W. line of Clearbrook Drive;
- Thence (2) Continuing along said R. O. W. line on a curve to the right having a radius of 2974.50 feet, a distance of 190.27 feet and having a long chord length of 190.24 feet on a bearing of S 7° 36' 37" E to a point of compound curvature, said point being in the northerly R. O. W. line of Essex Road;
- Thence (3) Continuing along said R. O. W. line on a curve to the right having a radius of 24.50 feet, a distance of 38.81 feet and having a long chord length of 34.88 feet on a bearing of S 39° 36' 03" W to a point of tangency;
- Thence (4) Continuing along said R. O. W. line S 84° 58' 47" W a distance of 263.77 feet to a point of curvature;
- Thence (5) Continuing along said R. O. W. line on a curve to the right having a radius of 115.50 feet, a distance of 172.51 feet and having a long chord length of 156.92 feet on a bearing of N 52° 13' 54" W to a point of tangency;
- Thence (6) Continuing along said R. O. W. line N 9° 26' 34" W a distance of 379.67 feet to a point of curvature;

- Thence (7) Continuing along said R.O.W. line on a curve to the right having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of N 35° 33' 26" E to a point of tangency, said point being in the southerly R.O.W. line of Dover Road;
- Thence (8) Continuing along said R.O.W. line N 80° 33' 26" W a distance of 353.00 feet to a point of curvature;
- Thence (9) Continuing along said R.O.W. line on a curve to the right having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of S 54° 26' 34" E to a point, said point being in the westerly R.O.W. line of Clearbrook Drive, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel 2-B.

Containing 4.78 Acres, more or less.

Being known as Parcel 2-B as shown on map entitled "Subdivision of Clearbrook, Tract Map of Section 2, A Planned Retirement Community by Aaron Cross Construction Company, Inc., Situated in Township of Monroe, Middlesex County, New Jersey, Scale: As Shown, Date: June 1, 1972, Porter and Ripa Associates, Inc., Engineering-Planning-Architecture, Morristown, New Jersey."


Henry E. Reynolds, Jr., L.S. - N.J. Lic. No 14820

CLEARBROOK, SECTION 2

DESCRIPTION OF PROPERTY

FOR

PARCEL 2-C

AARON CROSS CONSTRUCTION COMPANY, INC.,
a corporation of the State of New Jersey

TOWNSHIP OF MONROE

COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

All that certain tract or parcel of land situate, lying and being in the Township of Monrore, in the County of Middlesex and State of New Jersey, more particularly described as follows:

Parcel 2-C

Beginning at the point of intersection of the centerline of Cranbury-Half Acre Road with the centerline of Prospect Plains-Applegarth Road, as said roadway right-of-way lines are at present established, and from said point of beginning running; S 5° 37' 06" W a distance of 1,223.01 feet along the said centerline of Applegarth Road to a point; Thence crossing Applegarth Road S 84° 23' 00" E a distance of 55.00 feet to a point on a curve; Thence continuing along said curve to the northeast having a radius of 49.50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of N 68° 39' 44" E to a point of tangency; Thence S 84° 23' 00" E a distance of 207.99 feet to a point; Thence S 86° 23' 05" E a distance of 167.55 feet to a point of curvature; Thence continuing on a curve to the left having a radius of 3,033.50 feet, a distance of 189.25 feet and having a long chord length of 189.22 feet on a bearing of S 88° 10' 19" E to a point of tangency; Thence S 89° 57' 33" E a distance of 54.11 feet to a point of curvature, Thence continuing along on a curve to the right having a radius of 24.50 feet, a distance of 36.71 feet and having a long chord length of 33.37 feet on a bearing of S 47° 02' 16" E to a point on a curve; Thence continuing along on a curve to the left having a radius of 775.50 feet, a distance of 72.00 feet and having a long chord length of 72.06 feet on a bearing of S 6° 46' 47" E to a point of tangency; Thence S 9° 26' 34" E a distance of 575.17 feet to a point of curvature; Thence continuing along on a curve to the right having a radius of 2974.50 feet, a distance of 256.60 feet and having a long chord length of 256.52 feet on a bearing of S 6° 58' 17" E to a point of tangency; Thence S 4° 30' 00" E a distance of 12.21 feet to a point, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel 2C, more fully described as follows:

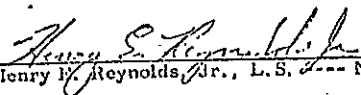
- (1) S 4° 30' 00" E a distance of 74.68 feet to a point;
- Thence (2) S 85° 30' 00" W a distance of 49.50 feet to a point of curvature;
- Thence (3) Along a curve to the left having a radius of 1055.00 feet, a distance of 263.96 feet and having a long chord length of 263.27 feet on a bearing of S 78° 10' 57" W to a point;

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- Thence (4) N $7^{\circ} 28' 17''$ W a distance of 79.05 feet to a point of curvature;
- Thence (5) Along a curve to the right having a radius of 122.50 feet, a distance of 32.40 feet and having a long chord length of 32.31 feet on a bearing of N $0^{\circ} 06' 20''$ E to a point of tangency;
- Thence (6) N $7^{\circ} 40' 57''$ E a distance of 20.08 feet to a point on a curve
- Thence (7) Continuing along said curve to the left having a radius of 144.50 feet, a distance of 19.52 feet and having a long chord distance of 19.51 feet on a bearing of N $88^{\circ} 51' 00''$ E to a point of tangency;
- Thence (8) N $84^{\circ} 58' 47''$ E a distance of 263.79 feet to a point of curvature;
- Thence (9) Along a curve to the right having a radius of 24.50 feet, a distance of 38.71 feet and having a long chord length of 34.81 feet on a bearing of S $49^{\circ} 45' 37''$ E to a point, said point being in the westerly R.O.W. line of Clearbrook Drive, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel 2C.

Containing 0.77 Acres, more or less.

Being known as Parcel 2C as shown on a map entitled "Subdivision of Clearbrook, Tract Map of Section 2, A Planned Retirement Community by Aaron Cross Construction Company, Inc., Situated in Township of Monroe, Middlesex County, New Jersey, Scale: As Shown, Date: June 1, 1972, Porter and Ripa Associates, Inc., Engineering-Planning-Architecture, Morristown, New Jersey."


Henry H. Reynolds, Jr., L.S. --- N. J. Lic. No. 14820

CLEARBROOK, SECTION 2
DESCRIPTION OF PROPERTY

FOR

PARCEL ES-2

ESSEX ROAD

AARON CROSS CONSTRUCTION COMPANY, INC.
a corporation of the State of New Jersey

TOWNSHIP OF MONROE

COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

All that certain tract or parcel of land situate, lying and being in the Township of Monroe, in the County of Middlesex and State of New Jersey, more particularly described as follows:

Parcel ES-2

Beginning at the point of intersection of the centerline of Cranbury-Half Acre Road with the centerline of Prospect Plains Applegarth Road, as said roadway right-of-way lines are at present established, and from said point of beginning running: S 5° 37' 06" W a distance of 1,223.01 feet along the said centerline of Applegarth Road to a point, Thence crossing Applegarth Road S 84° 23' 00" E a distance of 55.00 feet to a point on a curve; Thence continuing along said curve to the northeast having a radius of 49.50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of N 68° 39' 44" E to a point of tangency; Thence S 84° 23' 00" E a distance of 207.99 feet to a point; Thence S 86° 23' 05" E, a distance of 167.55 feet to a point of curvature; Thence continuing on a curve to the left having a radius of 3,033.50 feet, a distance of 189.25 feet and having a long chord length of 189.22 feet on a bearing of S 88° 10' 19" E to a point of tangency; Thence S 89° 57' 33" E a distance of 54.11 feet to a point of curvature, Thence continuing along on a curve to the right having a radius of 24.59 feet, a distance of 36.71 feet and having a long chord length of 33.37 feet on a bearing of S 47° 02' 16" E to a point on a curve; Thence continuing along on a curve to the left having a radius of 775.50 feet, a distance of 72.09 feet and having a long chord length of 72.06 feet on a bearing of S 6° 46' 47" E to a point of tangency; Thence S 9° 26' 34" E a distance of 575.17 feet to a point of curvature; Thence continuing along on a curve to the right having a radius of 2974.50 feet, a distance of 190.27

feet and having a long chord length of 190.24 feet on a bearing of $S 7^{\circ} 36' 37'' E$ to a point on a curve, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel ES-2, Essex Road, more fully described as follows:

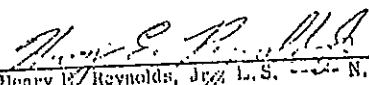
- (1) Continuing along said curve to the right having a radius of 2974.50 feet, a distance of 66.34 feet and having a long chord length of 66.33 feet on a bearing of $S 5^{\circ} 08' 20'' E$ to a point of tangency;
- Thence (2) $S 4^{\circ} 30' 00'' E$ a distance of 12.21 feet to a point, said point being in the southerly R.O.W. line of Essex Road;
- Thence (3) Continuing along said R.O.W. line on a curve to the left having a radius of 24.50 feet, a distance of 38.71 feet and having a long chord length of 34.81 feet on a bearing of $N 49^{\circ} 45' 37'' W$ to a point of tangency;
- Thence (4) Continuing along said R.O.W. line $S 84^{\circ} 58' 47'' W$ a distance of 263.79 feet to a point of curvature;
- Thence (5) Continuing along said R.O.W. line on a curve to the right having a radius of 144.50 feet, a distance of 215.83 feet and having a long chord length of 190.32 feet on a bearing of $N 52^{\circ} 13' 54'' W$ to a point of tangency;
- Thence (6) Continuing along said R.O.W. line $N 9^{\circ} 26' 34'' W$ a distance of 404.17 feet to a point, said point being in the southerly R.O.W. line of Dover Road;
- Thence (7) Continuing along said southerly R.O.W. line of Dover Road $N 80^{\circ} 33' 26'' E$ a distance of 53.50 feet to a point of curvature, said point being in the easterly R.O.W. line of Essex Road;
- Thence (8) Continuing along said R.O.W. line on a curve to the left having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of $S 35^{\circ} 33' 26'' W$ to a point of tangency;
- Thence (9) Continuing along said R.O.W. line $S 9^{\circ} 26' 34'' E$ a distance of 379.67 feet to a point of curvature;
- Thence (10) Continuing along said R.O.W. line on a curve to the left having a radius of 115.50 feet, a distance of 172.51 feet and having a long chord length of 156.92 feet on a bearing of $S 52^{\circ} 13' 54'' E$ to a point of tangency;
- Thence (11) Continuing along said R.O.W. line $N 84^{\circ} 58' 47'' E$ a distance of 263.77 feet to a point of curvature;

Thence

(12) Continuing along said R.O.W. line on a curve to the left having a radius of 24.50 feet, a distance of 38.81 feet and having a long chord length of 34.88 feet on a bearing of N 39° 36' 03" W to a point on a curve, said point being in the westerly R.O.W. line of Clearbrook Drive, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel ES-2, Essex Road.

Containing 0.66 Acres, more or less.

Being known as Parcel ES-2 as shown on a map entitled "Subdivision of Clearbrook, Tract Map of Section 2, A Planned Retirement Community by Aaron Cross Construction Company, Inc., Situated in Township of Monroe, Middlesex County, New Jersey, Scale: As Shown, Date: June 1, 1972, Porter and Ripa Associates, Inc., Engineering-Planning-Architecture, Morristown, New Jersey."


Henry J. Reynolds, Jr., L.S. - N. J. Lic. No. 14820

CLEARBROOK, SECTION 2

DESCRIPTION OF PROPERTY

FOR

PARCEL DO-2

DOVER ROAD

AARON CROSS CONSTRUCTION COMPANY, INC.
a corporation of the State of New Jersey

TOWNSHIP OF MONROE

COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

All that certain tract or parcel of land situate, lying and being in the Township of Monroe, in the County of Middlesex and State of New Jersey, more particularly described as follows:

BOOK 2799 PAGE 323

Parcel DO-2

Beginning at the point of intersection of the centerline of Cranbury-Half Acre Road with the centerline of Prospect Plains-Applegarth Road, as said roadway right-of-way lines are at present established, and from said point of beginning running; S 5° 37' 06" W a distance of 1,223.01 feet along the said centerline of Applegarth Road to a point; Thence crossing Applegarth Road S 84° 23' 00" E a distance of 55.00 feet to a point on a curve; Thence continuing along said curve to the northeast having a radius of 49.50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of N 66° 39' 44" E to a point of tangency; Thence S 84° 23' 00" E a distance of 207.99 feet to a point; Thence S 86° 23' 05" E a distance of 167.55 feet to a point of curvature; Thence continuing on a curve to the left having a radius of 3,033.50 feet, a distance of 189.25 feet and having a long chord length of 189.22 feet on a bearing of S 88° 10' 19" E to a point of tangency; Thence S 89° 57' 33" E a distance of 54.11 feet to a point of curvature, Thence continuing along on a curve to the right having a radius of 24.50 feet, a distance of 36.71 feet and having a long chord length of 33.37 feet on a bearing of S 47° 02' 16" E to a point on a curve; Thence continuing along on a curve to the left having a radius of 775.50 feet, a distance of 72.09 feet and having a long chord length of 72.06 feet on a bearing of S 6° 46' 47" E to a point of tangency; Thence S 9° 26' 34" E a distance of 195.00 feet to a point, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel DO-2, Dover Road, more fully described as follows:

- (1) S 9° 26' 34" E a distance of 78.00 feet to a point, said point being in the southerly R.O.W. line of Dover Road,
- Thence (2) Continuing along said R.O.W. line on a curve to the left having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of N 54° 26' 34" W to a point of tangency;
- Thence (3) Continuing along said R.O.W. line S 80° 33' 26" W a distance of 406.50 feet to a point, said point being in the westerly R.O.W. line of Dover Road;
- Thence (4) Continuing along said R.O.W. line N 9° 26' 34" W a distance of 28.00 feet to a point, said point being in the northerly R.O.W. line of Dover Road;

Thence (5) Continuing along said R.O.W. line N 80° 33' 26" E a distance of 406.50 feet to a point of curvature;

Thence (6) Continuing along said R.O.W. line on a curve to the left having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of N 35° 33' 26" E to a point, said point being in the westerly R.O.W. line of Clearbrook Drive, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel DO-2.

Containing 0.29 Acres, more or less.

Being known as Parcel DO-2, as shown on a map entitled "Subdivision of Clearbrook, Tract Map of Section 2, A Planned Retirement Community by Aaron Cross Construction Company, Inc., Situated in Township of Monroe, Middlesex County, New Jersey, Scale: As Shown, Date: June 1, 1972, Porter and Ripa Associates, Inc., Engineering-Planning-Architecture, Morristown, New Jersey."

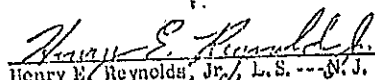

Henry E. Reynolds, Jr., L.S. -- N.J. Lic. No. 14820

EXHIBIT B

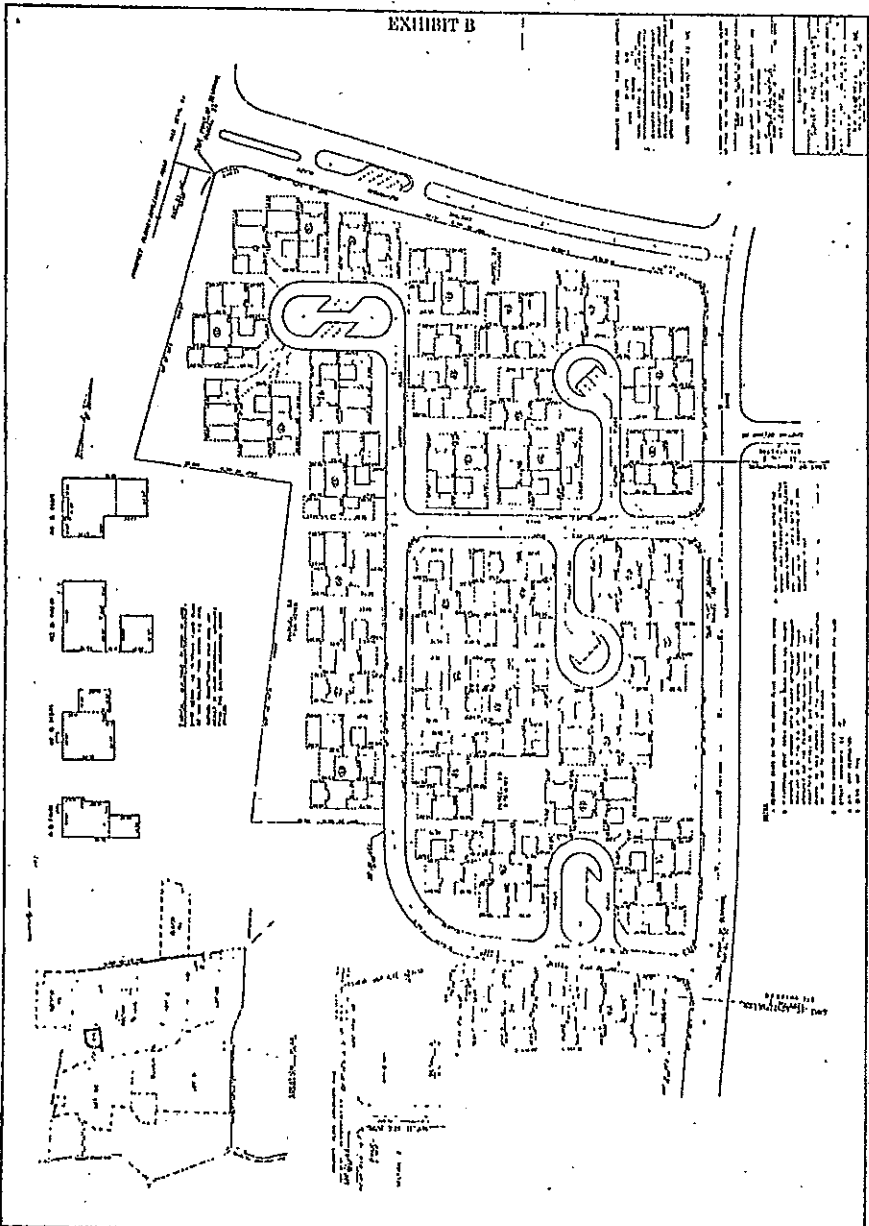
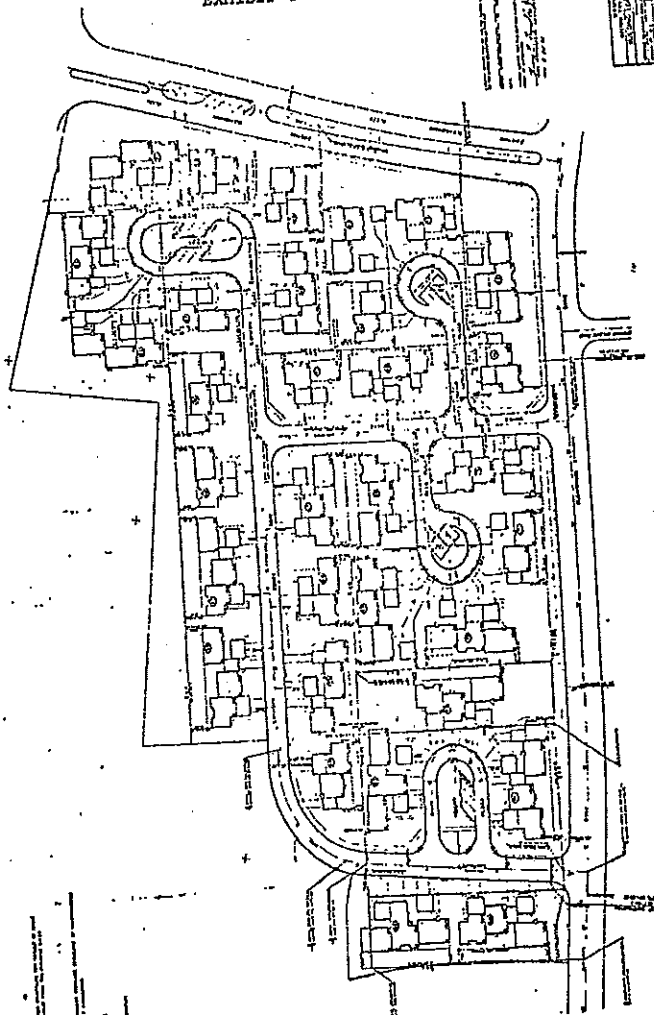
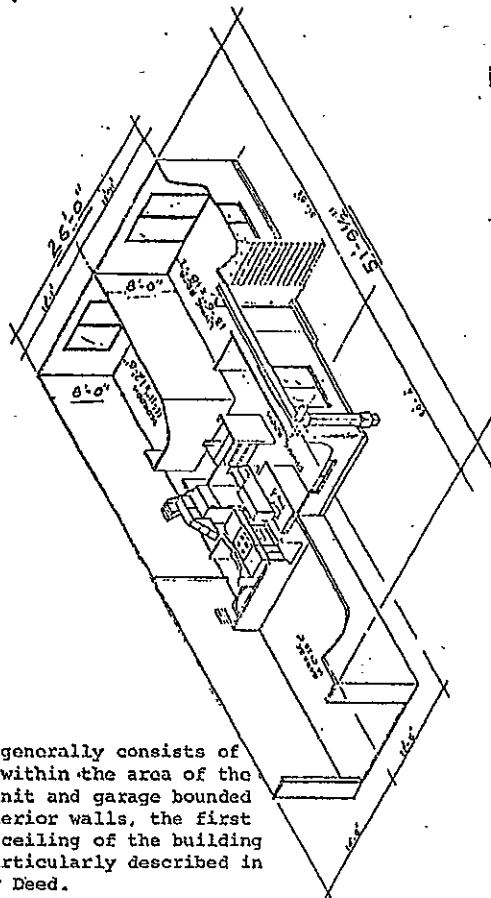


EXHIBIT C



01



Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the exterior walls, the first floor and ceiling of the building as more particularly described in the Master Deed.

SEE
 1974 SELLING PLAN, ARCHITECTURAL PLAN
 IN MAP 5 (S) 100, 100-100-100

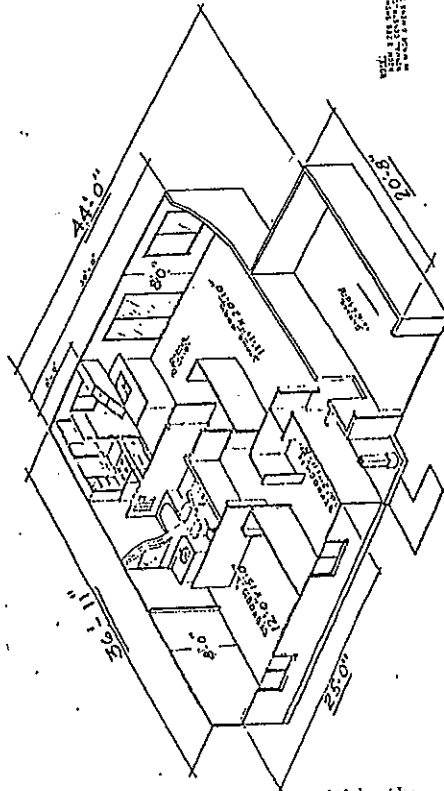
UNIT REPLACEMENT
 REVERTED FLOOR PLAN

THREE-DIMENSIONAL VIEW OF FLOOR
 ONE BEARING STRUCTURE

EXHIBIT D-2

UNIT TUBERCULE-02
THIS UNIT IS A REPRESENTATIVE UNIT
AND IS NOT TO BE CONSIDERED AS A
FINAL DESIGN OR CONSTRUCTION

UNIT TUBERCULE-02
REPRESENTATIVE FLOOR PLAN

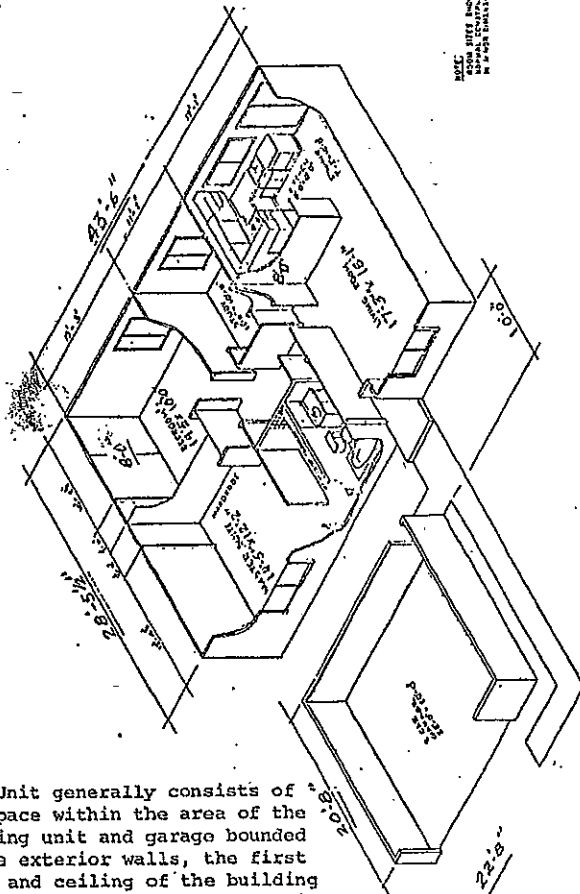


Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building as more particularly described in the Master Deed.

MEASUREMENTS ARE IN FEET AND INCHES
NO-RECORD, TUBERCULE-02, UNIT-001

EXHIBIT D-3

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE ONLY. DIMENSIONS SHALL BE AS SHOWN ON THE MASTER DEED.

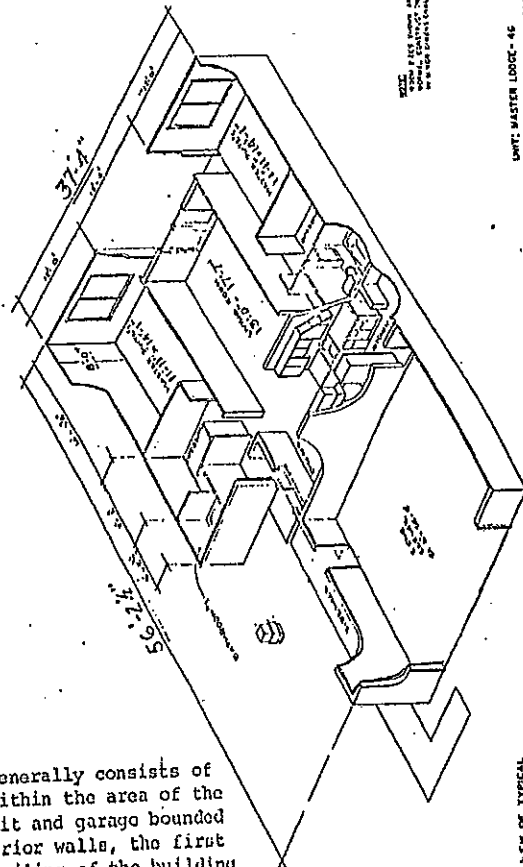


Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the exterior walls, the first floor and ceiling of the building as more particularly described in the Master Deed.

UNIT: BRADSHIRE-43
RECEIVED: FLOOR PLAN

TITLE: TYPICAL VIEW OF TYPICAL
THREE-BEDROOM BRADSHIRE APARTMENT

EXHIBIT D-4



NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE ARCHITECT AND ENGINEER BEFORE CONSTRUCTION.

UNIT: MASTER LODGE - 45
M= REVERSED FLOOR PLAN

Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the exterior walls, the first floor and ceiling of the building as more particularly described in the Master Deed.

THIS IS A PLAN OF A TYPICAL TOWNHOUSE, MASTER LODGE APARTMENT

EXHIBIT E
BY-LAWS
OF
CLEARBROOK CONDOMINIUM ASSOCIATION NO. 2

ARTICLE I. NATURE OF BY-LAWS

SECTION 1. These By-Laws are intended to govern the administration of Clearbrook Condominium Association No. 2 hereinafter referred to as "Condominium Association" a non-profit membership corporation organized under Title 15 of the Revised Statutes of New Jersey, together with the management and administration of the common elements of Clearbrook, a Condominium, Section No. 2, which has been established by a Master Deed to which these By-Laws are appended as Exhibit "E". Unless the context clearly indicates otherwise, all definitions set forth in R.S. 46:8B-3 are incorporated herein by reference.

ARTICLE II. MEETING OF UNIT OWNERS

SECTION 1. *Place of Meeting.* All meetings of the members of the Condominium Association shall be held on the first Monday in July in each year, except that such first, annual or special meeting shall not be held until the first Monday in July of the year following that year in which sixty (60) of the condominium units ("Units") built or to be built at Clearbrook, A Condominium, Section No. 2 have been conveyed to individual owners, ("Unit Owners") but in no event after July, 1975. If the election of directors shall not be held on the day designated herein for any annual meeting or at any adjournment of such meeting, the Board of Directors shall cause the election to be held at a special meeting as soon thereafter as conveniently may be. At such special meeting the members may elect the directors and transact other business with the same force and effect as at an annual meeting duly called and held.

SECTION 2. *Special Meetings.* After the first annual or special meeting, special meetings of members may be called by the president whenever he deems such a meeting advisable, and shall be called by the secretary when so ordered by the Board of Directors or upon the written request of members entitled to not less than twenty-five (25%) per cent of all the votes entitled to be cast at such meeting. Such request shall state the purpose or purposes of such meeting and the matter proposed to be acted on thereat. The

secretary shall give notice stating the purpose or purposes of the meeting to all members entitled to vote at such meeting. No special meeting need be called upon the request of members entitled to cast less than fifty (50%) of all votes entitled to be cast at such meeting to consider any matter which is substantially the same as a matter voted upon at any meeting of the members held during the preceding twelve months.

SECTION 3. Notice of Meeting. Except as otherwise provided by law, notice of each meeting of members, whether annual or special, shall be given not less than ten (10) days, nor more than ninety (90) days before the day on which the meeting is to be held, to the representative of each Unit Owner at the address of his Unit, by delivering a written or printed notice thereof to him personally, or by mailing such notice, postage prepaid. Except where expressly required by law, no publication of any notice of a meeting of members shall be required. Every such notice shall state the time and place of the meeting and shall state briefly the purposes thereof. Notice of any meeting of members shall not be required to be given to any members who shall attend such meeting in person or by proxy. Notice of any adjourned meeting of the members shall not be required to be given, except when expressly required by law.

SECTION 4. Quorum. At each meeting of the members, a majority of Unit Owners, present in person shall constitute a quorum for the transaction of business except where otherwise provided by law. In the absence of a quorum, the Unit Owners present in person and entitled to vote, by majority vote, may adjourn the meeting from time to time, until a quorum shall be present or represented. At any such adjourned meeting at which a quorum may be present any business may be transacted which might have been transacted at the meeting originally called.

SECTION 5. Organization. At each meeting of the Condominium Association, the president, or, in his absence, the vice president, or in the absence of both of them, a chairman chosen by a majority vote of the Unit Owners present in person and entitled to vote thereat, shall act as chairman, and the secretary, or in his absence, a person whom the chairman shall appoint, shall act as secretary of the meeting.

SECTION 6. Voting. Except as otherwise required by law, or specifically

required by the Master Deed:

(a) The owner(s) of each Unit, built or to be built shall have one vote per Unit, as set forth in the Master Deed, and

(b) A quorum being present, a majority of all those voting in person shall be sufficient on those matters which are to be voted on by the Unit Owners.

The election of directors shall be by ballot. Unless demanded by a member present in person at such meeting and entitled to vote thereat or determined by the chairman of the meeting to be advisable, the vote on any other question need not be by ballot.

SECTION 7. Judges. If at any meeting of the members a vote by ballot shall be taken on any question, the chairman of such meeting shall appoint two judges to act thereat with respect to such vote. Each judge so appointed shall first subscribe an oath faithfully to execute the duties of a judge at such meeting with strict impartiality and according to the best of his ability. Such judges shall decide upon the qualifications of voters and shall report the number and value of shares represented at the meeting and entitled to vote on such question, shall conduct and accept the votes, and, when the voting is completed, shall ascertain and report the number of shares voted respectively for and against the question. Reports of judges shall be in writing and subscribed and delivered by them to the secretary of the meeting. The judges need not be members of the Condominium Association, and any officer of the Condominium Association may be a judge on any question other than a vote for or against his election to any position with the Condominium Association or on any other question in which he may be directly interested.

ARTICLE III - BOARD OF DIRECTORS

SECTION 1. General Powers. The property, affairs and business of the Condominium Association shall be managed by the Board of Directors, which shall have all those powers granted to it by law and by the Articles of Incorporation of the Condominium Association. In addition, it shall have the following powers herein granted or necessarily implied which it shall exercise in its sole discretion.

(a) Employ, by contract or otherwise, a manager or an independent contractor, to oversee, supervise and follow out the

responsibilities of the Board of Directors. Said manager or said independent contractor shall be compensated upon such term or terms as the Board deems necessary and proper; and

(b) Employ any person, firm or corporation to repair, maintain, and renovate all Common Elements, to seed, sod, plant, transplant, prune, fertilize, water, cut, destroy, pull plants up or out, spray substances, put pesticides or other chemical or biological agents in, under or above the water or grounds, grass, trees, streams, waterways, and the right to dam or alter the flow thereof on the condominium lands; built, erect, repair, maintain, and renovate recreation facilities; build, erect, repair, maintain and renovate roads, walks or paths; lay pipes, culverts, bury utilities; put up lights or poles, erect signs and traffic and safety controls of various sorts; and

(c) Employ professional counsel and to obtain advice from persons, firms or corporations such as but not limited to, landscape architects, recreation experts, architects, planners, biologists, lawyers, accountants; and

(d) Employ or contract for water and sewer and supply and resell or lease the same; electricity, gas, or other forms of utilities; snow plowing or removal; painting, building, repairing, renovating, remodeling; and

(e) Employ or seek the advice and guidance of an Advisory Board which shall be organized in accordance with the terms hereof; and

(f) Employ all managerial personnel necessary or enter into a managerial contract for the efficient discharge of the duties of the Board hereunder. Those employees who handle or are responsible for the handling of monies shall be bonded by a fidelity bond.

(g) Investigate, hire, pay, supervise, and discharge the personnel necessary to be employed in order to properly maintain and operate the Condominium. Compensation for services of such employees (as evidenced by certified payroll) shall be considered an operating expense of the Condominium.

(h) Coordinate the plans of Unit Owners and occupants of Condominium Units for moving their personal effects into the Condominium or out of it, with a view towards scheduling such movements so that there shall be a minimum of inconvenience to other Unit Owners or occupants.

(j) Maintain businesslike relations with Unit Owners or occupants whose service requests shall be received, considered and recorded in systematic fashion, in order to show the action taken with respect to each. As part of a continuing program, secure full performance of such Unit Owners or occupants of all such items and maintenance for which they are responsible.

(j) Cause the Common Elements of the Condominium to be maintained according to accepted standards, including but not limited to, interior and exterior cleaning, painting and decorating, plumbing, steam cleaning, carpentry, and such other normal maintenance and repair work as may be necessary.

(k) Take such action as may be necessary to comply promptly with any and all orders or requirements affecting Clearbrook, a Condominium, Section No. 2 placed hereon by any federal, state, county or municipal authority having jurisdiction thereover and order of the Board of Fire Underwriters or other similar bodies.

(l) Arrange for maintenance of roads, walkways and parking areas.

(m) Arrange for the removal of refuse from all buildings and common areas.

(n) Arrange for security protection as necessary.

(o) Place and keep in force all of the following insurance coverages:

(1) Broad form insurance against loss by fire and against loss by lightning, windstorm and other risks normally included within extended coverage, insuring all structural portions of the Condominium property, together with all service machinery contained therein and covering the interest of the Condominium Association, the Board of Directors and all members and their mortgagees as their interests may appear, in an amount equal to the full replacement value of the buildings, without deduction for depreciation; each of said policies shall contain a standard mortgagee clause in favor of each mortgagee of a Unit which shall provide that the loss, if any, thereunder shall be payable to such mortgagee as its interest may appear, subject, however, to the payment provisions in favor of the Board of Directors and the Insurance Trustee hereinafter set forth; workmen's compensation insurance; and such other insurance as the Board of Directors may determine.

All such policies shall provide that adjustment of loss shall be made by the Board of Directors with the approval of the Insurance

Trustee, and that the net proceeds thereof, if \$50,000.00 or less, shall be payable to the Board of Directors, and if more than \$50,000.00, shall be payable to the Insurance Trustee.

All policies of physical damage insurance shall, to the extent obtainable, contain waivers of subrogation and waivers of any defense based on co-insurance or of invalidity arising from any acts of the insured, and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days' prior written notice to all of the insured, including all mortgagees of Units. Duplicate originals of all policies of physical damage insurance and of all renewals thereof, together with proof of payment of premiums shall be delivered to all mortgagees of Units at least ten (10) days prior to expiration of the then current policies. Prior to obtaining any policy of fire insurance or any renewal thereof, the Board of Directors shall obtain a qualified appraisal of the full replacement value of the Buildings, including all of the Units, Common Elements and facilities therein, without deduction for depreciation, for the purposes of determining the amount of fire insurance to be effected pursuant to this section.

(2) To the extent obtainable, public liability insurance in such limits as the Board of Directors, may, from time to time, determine covering each member of the Board of Directors, the managing agent, the manager, and each member. Such public liability coverage shall also cover gross liability claims of one insured against another. The Board of Directors shall review such limits once a year. Until the first meeting of the Board of Directors following the first annual meeting of the members, such public liability insurance shall be amounts not less than \$500,000.00/\$1,000,000.00 for claims for bodily injury and \$25,000.00 for claims for property damage.

Members shall not be prohibited from carrying other insurance for their own benefit provided that all such policies shall contain waivers of subrogation and further provided that the liability of the carriers issuing insurance obtained by the Board of Directors shall not be affected or diminished by reason of any such additional insurance carried by any member.

The Board of Directors shall appoint an Insurance Trustee for the purposes mentioned herein. Said Insurance Trustee shall not be a member of the Condominium Association, an employee of the developer or the manager, and shall discharge his duties in accordance with these By-Laws. The initial Insurance Trustee shall be McCarthy, Bacsik, & Hicks, 6 Charlton Street, Princeton, New Jersey, who shall

serve at the pleasure of the Board.

(p) Borrow and repay monies giving notes, mortgages or other security upon such term or terms as it deems necessary; and

(q) Invest and reinvest monies, sue and be sued; collect interest, dividends, capital gains, exercise rights, pay taxes; make and enter into contracts; insure, enter into leases or concessions and to pass good and marketable title without the necessity of any third party seeing to the application of the funds; make and execute any and all proper affidavits for various purposes, including, but not limited to, title to real estate, compromise any action without leave of court; insure its own liability for claims against it or for damage to the Condominium Association, including moral claims; and all other powers contained herein, and those necessary and incidental thereto; and

(r) The powers granted to the Board herein to borrow money on a real estate mortgage, pass title to real estate, or purchase real estate shall only be exercised by the Board with the assent of seventy-five (75%) per cent of members.

(s) Subject to law, to irrevocably delegate any or all of its powers, duties and responsibilities to the Clearbrook Community Association, its successors or assigns.

(t) The powers herein granted or necessarily implied shall be construed to favor the broadest discretion of the Board of Directors, except that the Board of Directors shall have the duty to exercise all of such powers as required by law and by subparagraphs (i), (j), (k), (l), and (o) of this Section 1 of Article III, and shall be governed by the following with respect to its fiscal duties and responsibilities:

(1) **Common Receipts.** The Board shall have the duty to collect "Common Expenses" assessed against each Unit Owner, his, her or their heirs, administrators, successors and assigns, a proportionate part of the common expense of the Condominium as provided in the Master Deed and in accordance with applicable law. The Board shall have the power to estimate the cost in advance on an annual basis and to give notice thereof to the Unit Owners in the manner herein provided and the same shall be a lien against each Unit.

(2) **Notice.** The Board shall give notice to each Unit Owner in writing of the amount estimated by the Board, of Common Expenses for the management of the Condominium Association for the ensuing period, directed to the member at its last address known to the Board by ordinary mail. The said notice shall be conclusively presumed to have been delivered five (5) days after deposit in the United States

mails. In the event that no objection is made by the Unit Owners on or before the twentieth (20th) day after mailing of such notice, the amount shall be deemed to be conclusive and binding. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior year's assessment, and monthly installments on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors, provided, that nothing herein shall serve to prohibit or prevent the Board of Directors from imposing a lump sum assessment in the case of any immediate need or emergency.

(3) Acceleration of assessment installments upon default. If a member shall be in default in the payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice to the member, and the then unpaid balance of the assessment shall come due upon the date stated in the notice, but not less than five (5) days after delivery of the notice to the member, or not less than ten (10) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur.

(4) Bank Accounts. The depository of the Condominium Association shall be such a bank or banks as shall be designated from time to time by the Board and in which the monies of the Condominium Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such persons as are authorized by the Board of Directors, provided that a Management Agreement may include among its provisions authority for the manager to sign checks on behalf of the Condominium Association for payment of the obligations of the Condominium Association.

(5) Interest and Counsel Fees. The Board at its option, shall have the right in connection with the collection of this, or any other charge, to impose an interest charge at the legal maximum if such payment is made after a date certain stated in such notice. In the event that the Board shall effectuate collection of said charges by resort to counsel, the Board may add to the aforesaid charge or charges a sum or sums of twenty (20%) per cent of the gross amount due as counsel fees, in addition to such costs allowable by law.

(6) Expenditure of Funds. The amount of monies for Common Expenses deemed necessary by the Board and the manner of expenditure thereof, including but not limited to, the allocation thereof shall be a matter for the sole discretion of the Board, until after the first annual meeting of the members.

(7) Disbursement. The Board shall take and hold the funds as collected and shall disburse the same for the purposes and in the manner set forth herein and as required by law.

(8) Reserves. The Board shall not be obligated to expend all of the revenues collected in any accounting period, but may maintain a reasonable reserve for, among other things, emergencies, contingencies of bad weather or uncollected accounts. Said reserve fund or funds shall, however, be kept in interest-bearing securities either short or long term, or in an insured interest-bearing savings account. The foregoing shall not be construed to mean that the Board shall not be permitted to keep additional cash on hand, in a checking or petty cash account for the necessary discharge of its function.

(9) Annual Audit. The Board shall submit the books, records and memoranda to an annual audit by a disinterested certified public accountant who shall audit the same and render a report thereon in writing to the Board and in summary form to the members and such other persons, firms or corporations as may be entitled to same.

(10) Accounts. The receipts and expenditures of the Condominium Association shall be credited and charged to accounts under the following classifications as shall be appropriate, all of which expenditures shall be Common Expenses:

(i) Current expenses, which shall include all receipts and expenditures within the year for which the budget is made, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves, to additional improvement or to operations. The balance of this fund at the end of each year shall be applied to reduce the assessments for current expenses for the succeeding year, or may be distributed to the membership as the directors shall determine;

(ii) Reserve for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually;

(iii) Reserve for replacement, which shall include funds for repair or replacement required because of damage, depreciation or obsolescence;

(iv) Capital expenditures, which shall include the funds to be used for capital expenditures for additional improvements or additional personal property that will be part of the Common Elements.

(v) Operations, which shall include the gross revenues from the use of Common Elements and from other sources. Only the additional direct expense required by any revenue-producing operation will be charged to this account, and any surplus from any operation shall be used to reduce the assessments for current expenses for the year during which the surplus is realized, or, at the discretion of the Board of Directors, in the year following the year in which the surplus is realized, losses from the operations shall be met by special assessments against members, which assessments may be made in advance in order to provide a working fund.

SECTION 2. Number, Qualification and Term of Office.

(a) The first Board of Directors shall be the three (3) persons named in the Articles of Incorporation of the Condominium Association, who shall hold office until one year after the first annual meeting.

(b) On and after the first annual meeting, there shall be nine (9) directors on the Board. Three of said directors will be the initial directors, two of said directors shall be appointed by Aaron Cross Construction Co., Inc. and the other four directors shall be elected at the first annual meeting and the term of office of the two appointed directors and one of the newly-elected directors shall be fixed for three (3) years and the term of office of three (3) of the newly-elected directors shall be fixed for a term of two (2) years. Thereafter, three (3) directors shall be elected at each annual meeting for a term of three (3) years. All directors shall hold office until their successors have been elected and qualified. Appointed members need not be Unit Owners. If not otherwise sooner accomplished Sponsor shall not control the operation or management of the Condominium Association after July 31, 1975.

SECTION 3. Vacancies. Any vacancy in any Board of Directors caused by any reason, other than the removal of a director by a vote of the members of the Condominium Association, shall be filled by vote of the majority of the remaining directors, even though they may constitute less than a quorum. Each person so elected shall be a director until a successor is elected at the next annual meeting of the Condominium Association to act for the unexpired term of his predecessor.

SECTION 4. Removal of Directors. At any regular or special meeting of the Condominium Association duly called, any one or more of the directors,

except the appointed directors, may be removed with or without cause by a ninety (90) per cent vote of the Unit Owners and a successor may then and there be elected to fill the vacancy thus created. Any director whose removal has been proposed by the Unit Owner(s) shall be given an opportunity to be heard at the meeting.

SECTION 5. Regular Meetings. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time to time by a majority of the directors, but at least two (2) such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each director, personally, by mail, telephone or telegraph, at least five (5) days prior to the date named for such meeting.

SECTION 6. Special Meetings. Special meetings of the Board of Directors may be called by the president on three (3) days notice to each director, given personally, by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the president or secretary in like manner and on like notice on the written request of at least three (3) directors.

SECTION 7. Waiver of Notice. Before or at any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meeting of the Board shall be deemed a waiver of notice by him of the time and place thereof. If all the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

SECTION 8. Quorum. At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

SECTION 9. Non-Waiver. All the rights, duties and privileges of the Board

shall be deemed to be continuing and shall not be exhausted by any single act or series of acts. To the same extent, the failure to use or employ any remedy or right hereunder or hereafter granted shall not preclude its exercise in the future nor shall any custom bind the Board.

SECTION 10. Conflict. Anything to the contrary herein notwithstanding, if any provision of his instrument is in conflict with or in contradiction with the Condominium Act, or with the requirements of any other law, then the requirements of said Act or other law shall be deemed controlling.

ARTICLE IV — OFFICERS

SECTION 1. Designation. The principal officers of the Condominium Association shall be a president, a vice-president, who shall be a member of the Board of Directors, and a secretary and a treasurer. The Board may also appoint such other assistant treasurers and assistant secretaries as in their judgment may be necessary. Any two offices, except that of president and vice president may be held by one person.

SECTION 2. Election of Officers. The officers of the Condominium Association shall be elected annually by the Board of Directors at the first Board of Directors meeting following each annual meeting and such officers shall hold office at the pleasure of the Board.

SECTION 3. Removal of Officers. Upon an affirmative vote of a two-thirds majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose.

SECTION 4. President. The president shall be the chief executive officer of the Condominium Association. He shall preside at all meetings of the Condominium Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of president of a Condominium Association, including but not limited to the power to appoint committees from among the members of the Condominium Association from time to time as he may in his discretion deem appropriate to assist in the conduct of the affairs of the Condominium

Association. He shall also represent the Condominium Association on the Board of Directors of the Clearbrook Community Association and shall be entitled to cast all votes to which the Condominium Association is entitled at any Board or membership meeting of the Clearbrook Community Association. In the absence of a binding directive on any matter to be voted upon at any such meeting from the Board or the membership of the Condominium Association, the president may vote in his sole discretion on any issue in that manner which he deems to be in the best interests of the Condominium Association.

SECTION 5. Vice President. The vice president shall take the place of the president and perform his duties whenever the president shall be absent or unable to act. If neither the president nor the vice president is able to act, the Board of Directors shall appoint some other member to so do on an interim basis. The vice president shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

SECTION 6. Secretary. The secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Condominium Association; he shall have charge of such books and papers as the Board of Directors may direct; and he shall, in general, perform all the duties incident to the office of the secretary.

SECTION 7. Treasurer. The treasurer shall have the responsibility for Condominium Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Condominium Association. He shall be responsible for the deposit of all moneys and other valuable effects in the same, and to the credit, of the Condominium Association in such depositories as may from time to time be designated by the Board of Directors.

SECTION 8. Other Duties and Powers. The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board of Directors.

ARTICLE V - FISCAL YEAR

The fiscal year of the Condominium Association shall be on a calendar year basis.

ARTICLE VI - RESTRICTIONS AND OBLIGATIONS

SECTION 1. Structural Alterations. No member shall make any structural addition, alteration or improvement in or to his Unit, including any exterior painting or exterior alteration or addition (including awnings, grills, television or radio antennas, etc.) without the prior written consent thereto of the Condominium Association and the Clearbrook Community Association. Each Board of Directors shall have the obligation to answer in writing any written request by a member for approval of a proposed structural addition, alteration, or improvement in such member's Unit, within sixty (60) days after such request, and failure to do so within the stipulated time shall constitute a consent by the Board of Directors to the proposed addition, alteration or improvement. Any application to any municipal authority for a permit to make an addition, alteration or improvement in or to any Unit shall be executed by the Board of Directors of the Community Association only, without, however, incurring any liability on the part of the Community Association Board of Directors or any of them to any contractor, subcontractor or materialman on account of such addition, alteration or improvement, or to any person having any claim for injury to person or damage to property arising therefrom. The provisions of this section shall not apply to Units owned by the developer until such Units have been initially sold and conveyed by the developer.

SECTION 2. Maintenance and Repair. Each member shall promptly perform at his own risk, cost and expense all maintenance and repair work with respect to the portion of each Unit owned by him which does not comprise a part of the Common Elements and which, if omitted, would adversely affect the safety or general welfare of the Condominium in which his Unit is located or any part or parts thereof belonging in whole or in part to other members; and each member shall be liable for any damages, liabilities, costs or expenses, including attorneys' fees, caused by or arising out of his failure to promptly perform any such maintenance and repair work. In addition, if any Unit Owner fails to perform such work, the Condominium Association may do so on the Owner's behalf and charge the reasonable expenses thereof to the Unit Owner.

SECTION 3. Nuisances Prohibited. At no time hereafter shall any member or any person or persons acting under him use any object or thing which creates noise, smoke, odor, soot or vibrations in such manner as to disturb any other member or lawful user of the Common Elements nor shall they have any signs, flags, banners, pennants, flashing lights, wires, clothes or any other unsightly object beyond the interior walls of any Unit so that they are in any way visible from the outside; provided, however, that American flags and other patriotic type flags will be permitted to be flown or displayed on appropriate occasions and further provided that lights of a steady or flashing nature will be permitted to be used during the year-end holiday season.

SECTION 4. Pets. Each member agrees not to allow any pets or animals to roam at large beyond the confines of its Unit and that in no event more than one pet or animal of any kind or nature whatsoever will be brought upon the premises at any time. Any pets or animals outside any Unit must be under control or leash and at no time shall it create a nuisance of any kind and in any event the member shall be responsible for any damage or liability occasioned by any such pet or animal.

SECTION 5. Exclusive Easement Areas. Fences approved by the Condominium Association in accordance with established standards may only be installed within the exclusive easement area located to the rear of the Unit; provided, however, that the Unit Owner shall thereafter be responsible at its sole expense for all maintenance of said fence and of the entire rear lawn area. Further, the maintenance of all balconies, patios and doorsteps and the watering of all lawns, plants and landscaping within the exclusive easement areas shall be performed by each Unit Owner at its expense, together with removal from all private walkways within the exclusive easement areas of all snow up to two (2") inches in depth and the maintenance of any plants or landscaping not originally planted by Sponsor. Except as herein provided, no member or group of members shall build, plant or maintain any matter or thing upon, over or under the Common Elements, except with the express permission of the Board of Directors of the Community Association in writing first had and obtained, nor shall any member place trash, garbage, excess materials of any kind on or about the Common Elements, nor burn, chop, or cut anything on, over or above the Common Elements.

ARTICLE VII - AMENDMENT

These By-Laws, or any of them, may be altered, amended or repealed, or new By-Laws may be made, at any meeting of the Condominium Association duly constituted for such purpose, a quorum being present, by an affirmative vote of seventy-five (75%) per cent of the votes entitled to be cast in person, except that the first annual meeting may not be advanced and the first Board of Directors (including replacements in case of vacancies) may not be removed by reason of any such amendment or repeal.

ARTICLE VIII - ENFORCEMENT

The Condominium Association shall have the power, at its sole option, to enforce the terms of this instrument or any rule or regulation promulgated pursuant hereto, by any or all of the following: self help; by sending notice to the offending party to cause certain things to be done or undone; by restoring the Condominium Association to its original position and charging the breaching party with the entire cost or any part thereof; by taking any other action before any court, summary or otherwise, as may be provided by law; by complaint to the duly constituted authorities. The foregoing shall be construed to be in addition to any other powers granted herein and by the Condominium Act, not in limitation thereof.

ARTICLE IX - RIGHT OF FIRST REFUSAL

SECTION 1. The Condominium Association hereby retains the right of first refusal of any bona fide offer to rent, lease or purchase a Unit which is made to a Unit Owner. Any offer received by a Unit Owner must be communicated to the Condominium Association in writing within thirty (30) days of receipt of same. The Condominium Association shall have thirty (30) days from the receipt of the offer to exercise such option in the event that the Condominium Association does not elect to exercise said option within the thirty (30) day period, the Unit Owner may accept said offer and convey his Unit. In the event that a sale is not consummated for any reason whatsoever, the Condominium Association retains a right of first refusal for any subsequent offers. In the event that the Condominium Association elects to exercise its option, closing of title shall take place within thirty (30) days of its notification to the Unit Owner of its intention to exercise said option.

Dated: January 19, 1973

EXHIBIT F
BY-LAWS
OF
CLEARBROOK COMMUNITY ASSOCIATION

ARTICLE I — NATURE OF BY-LAWS

SECTION 1. These By-Laws are intended to govern the administration of Clearbrook Community Association hereinafter referred to as "Community Association", a non-profit membership corporation organized under Title 15 of the Revised Statutes of New Jersey, together with the management and administration of the recreation and community facilities, all collectively referred to as "Community Association property" in that certain condominium community known as Clearbrook, a Condominium, located in Monroe Township, Middlesex County, New Jersey. Unless the context clearly indicated otherwise, all definitions set forth in R.S. 46:8B-3 are incorporated herein by reference.

ARTICLE II — MEETINGS OF DELEGATES

SECTION 1. Place of Meeting. All meetings of the delegates of the Community Association shall be held on the first Monday in August in each year, except that such first, annual or special meeting shall not be held until the first Monday in August of the year following that year in which eighty (80) of the condominium units ("Units") built or to be built at Clearbrook, A Condominium, Section No. 1 have been conveyed to individual owners ("Unit Owners") but in no event after August, 1975. If the election of directors shall not be held on the day designated herein for any annual meeting or at any adjournment of such meeting, the Board of Directors shall cause the election to be held at a special meeting as soon thereafter as conveniently may be. At such special meeting the delegates may elect the directors and transact other business with the same force and effect as at an annual meeting duly called and held.

SECTION 2. Special Meetings. After the first annual or special meeting, special meetings of delegates may be called by the president whenever he deems such a meeting advisable, and shall be called by the secretary when so ordered by the Board of Directors or upon the written request of delegates entitled to not less than twenty-five (25%) per cent of all the votes entitled to be cast at such meeting. Such request shall state the purpose or purposes

of such meeting and the matter proposed to be acted on thereat. The secretary shall give notice stating the purpose or purposes of the meeting to all delegates entitled to vote at such meeting. No special meeting need be called upon the request of delegates entitled to cast less than fifty (50%) per cent of all votes entitled to be cast at such meeting to consider any matter which is substantially the same as a matter voted upon at any meeting of the delegates held during the preceding twelve months.

SECTION 3. Notice of Meeting. Except as otherwise provided by law, notice of each meeting of delegates, whether annual or special, shall be given not less than ten (10) days, nor more than ninety (90) days before the day on which the meeting to be held to the president of each Condominium Association within the community at his last known address, by delivering a written or printed notice thereof to him personally, or by mailing such notice, postage prepaid. Except where expressly required by law, no publication of any notice of a meeting of members shall be required. Every such notice shall state the time and place of the meeting and shall state briefly the purposes thereof. Notice of any meeting of delegates shall not be required to be given to any delegates who shall attend such meeting in person. Notice of any adjourned meeting of the delegates shall not be required to be given, except when expressly required by law.

SECTION 4. Quorum. At each meeting of the delegates, representation of a majority of the votes entitled to be cast, in person, shall constitute a quorum for the transaction of business except where otherwise provided by law. In the absence of a quorum, the representatives present in person and entitled to vote, by majority vote, may adjourn the meeting from time to time, until a quorum shall be present or represented. At any such adjourned meeting at which a quorum may be present any business may be transacted which might have been transacted at the meeting as originally called.

SECTION 5. Organization. At each meeting of the Community Association, the president, or in his absence, the vice president or, in the absence of both of them, a chairman chosen by a majority vote of those votes entitled to be cast, shall act as chairman, and the secretary, or in his absence, a person whom the chairman shall appoint, shall act as secretary of the meeting.

SECTION 6. Voting. Except as otherwise required by law,

(a) There shall be one (1) vote allocated to each Unit built or to be built within any Condominium in Clearbrook, a Condominium, which has been established by the recording of a Master Deed in the Office of the Clerk of Middlesex County; and

(b) A quorum being present, a majority of all those votes entitled to be cast in person shall be sufficient on those matters which are to be voted upon, except that all votes shall be cast thereon by the president of each constituent Condominium Association and not by any individual Unit Owner.

(c) The president of any constituent Condominium Association, or his representative, shall be entitled to one (1) vote for each Unit governed by his respective Condominium Association and may divide such vote(s) in any manner which is authorized or otherwise appropriate. He may cast said votes in his discretion as to what he deems appropriate to assist in the conduct of the affairs of either the Community Association or his constituent Condominium Association. The election of directors shall be by ballot. Unless demanded by a member present in person at such meeting and entitled to vote thereat or determined by the chairman of the meeting to be advisable, the vote on any other question need not be by ballot.

ARTICLE III - BOARD OF DIRECTORS

SECTION 1. General Powers. The property, affairs and business of the Community Association shall be managed by the Board of Directors, which shall have all those powers granted to it by law and by the Articles of Incorporation of the Community Association. In addition, it shall have the following powers herein granted or necessarily implied which it shall exercise in its sole discretion.

(a) Employ, by contract or otherwise, a manager or an independent contractor, to oversee, supervise and follow out the responsibilities of the Board of Directors. Said manager or said independent contractor shall be compensated upon such term or terms as the Board deems necessary and proper; and

(b) Employ any person, firm or corporation to repair, maintain, and renovate all Common Elements, to seed, sod, plant, transplant, prune, fertilize, water, cut, destroy, pull plants up or out, spray substances, put pesticides or other chemical or biological agents in, under or above the water or grounds, grass, trees, streams, waterways, and the right to dam or alter the flow thereof on the Condominium

lands; build, erect, repair, maintain, and renovate recreation facilities, build, erect, repair, maintain and renovate roads, walks or paths; lay pipes, culverts; bury utilities; put up lights or poles, erect signs and traffic and safety controls of various sorts; and

(c) Employ professional counsel and to obtain advice from persons, firms or corporations such as but not limited to, landscape architects, recreation experts, architects, planners, biologists, lawyers, accountants; and

(d) Employ or contract for water and sewer and supply and resell or lease the same; electricity, gas, or other forms of utilities; snow plowing or removal; painting, building, repairing, renovating, remodeling; and

(e) Employ all managerial personnel necessary or enter into a managerial contract for the efficient discharge of the duties of the Board hereunder. Those employees who handle or are responsible for the handling of monies shall be bonded by a fidelity bond.

(f) Investigate, hire, pay, supervise, and discharge the personnel necessary to be employed in order to properly maintain and operate the Community Association Property. Compensation for services of such employees (as evidenced by certified payroll) shall be considered an operating expense of the Community Association.

(g) Coordinate the plans of Unit Owners and occupants of Condominium Units for moving their personal effects into the Condominium or out of it, with a view towards scheduling such movements so that there shall be a minimum of inconvenience to other Unit Owners or occupants.

(h) Maintain businesslike relations with Unit Owners or occupants whose service requests shall be received, considered and recorded in systematic fashion, in order to show the action taken with respect to each. As part of a continuing program, secure full performance by such Unit Owners or occupants of all such items and maintenance for which they are responsible.

(i) Cause the Common Elements of any Condominium which it is responsible to maintain to be maintained according to accepted standards, including but not limited to, interior and exterior cleaning, painting and decorating, plumbing, steam cleaning, carpentry, and such other normal maintenance and repair work as may be necessary.

(j) Take such action as may be necessary to comply promptly with any and all orders or requirements affecting the premises maintained by the Community Association placed hereon by any federal, state, county or municipal authority having jurisdiction thereover and order of the Board of Fire Underwriters or other similar bodies.

(k) Arrange for maintenance of roads, walkways and parking areas.

(l) Arrange for the removal of refuse from all buildings and recreation areas.

(m) Arrange for security protection as necessary.

(n) Place and keep in force all insurance coverages required to be maintained by any Condominium Association which has delegated such responsibility to the Community Association, together with the following coverages applicable to the Community Association, its property and members.

(1) Broad form insurance against loss by lightning, windstorm and other risks normally included within extended coverage, insuring all structural portions of the property maintained by the Community Association, together with all service machinery contained therein and covering the interest of the Community Association, the Board of Directors and all members, in an amount equal to the full replacement value of the buildings, without deduction for depreciation.

All such policies shall provide that adjustment of loss shall be made by the Board of Directors with the approval of the Insurance Trustee, and that the net proceeds thereof, if \$50,000.00 or less, shall be payable to the Board of Directors, and if more than \$50,000.00, shall be payable to the Insurance Trustee.

All policies of physical damage insurance shall, to the extent obtainable, contain waivers of subrogation and waivers of any defense based on co-insurance or of invalidity arising from any acts of the insured, and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days' prior written notice to all of the insured. Prior to obtaining any policy of fire insurance or any renewal thereof, the Board of Directors shall obtain a qualified appraisal of the full replacement value of the Buildings, including all of the Community Association Property and other property for which the Community Association is responsible, without deduction for depreciation, for the purposes of determining the amount of fire insurance to be effected pursuant to this section.

(2) To the extent obtainable, public liability insurance in such limits as the Board of Directors may, from time to time, determine covering each member of the Board of Directors, the managing agent, the manager, and each member. Such public liability coverage shall also cover gross liability claims of one insured against another. The Board of Directors shall review such limits once a year. Until the first meeting of the Board of Directors following the first annual meeting of the delegates, such public liability insurance shall be amounts not less than \$500,000.00/\$1,000,000.00 for claims for bodily injury and \$25,000.00 for claims for property damage.

Unit owners shall not be prohibited from carrying other insurance for their own benefit provided that all such policies shall contain waivers of subrogation and further provided that the liability of the carriers issuing insurance obtained by the Board of Directors shall not be affected or diminished by reason of any such additional insurance carried by any Unit Owner.

The Board of Directors shall appoint an Insurance Trustee for the purposes mentioned herein. Said Insurance Trustee shall not be a member of the Community Association, an employee of the developer or the manager, and shall discharge his duties in accordance with these By-Laws. The initial Insurance Trustee shall be McCarthy, Bacsik & Hicks, 6 Charlton Street, Princeton, New Jersey, who shall serve at the pleasure of the Board.

(o) Borrow and repay, monies giving, notes, mortgages or other security upon such term or terms as it deems necessary; and

(p) Invest and reinvest monies, sue and be sued; collect interest, dividends, capital gains, exercise rights; pay taxes; make and enter into contracts; insure; enter into leases or concessions and to pass good and marketable title without the necessity of any third party seeing to the application of the funds; make and execute any and all proper affidavits for various purposes, including, but not limited to, title to real estate; compromise any action without leave of court; insure its own liability for claims against it or for damage to the Community Association, including moral claims; and all other powers contained herein, and those necessary and incidental thereto; and

(q) The power granted to the Board herein to borrow money on a real estate mortgage, pass title to real estate, or purchase real estate shall only be exercised by the Board with the assent of seventy-five (75%) per cent of votes entitled to be cast.

(r) Enter into a lease or leases with Aaron Cross Consturction Co., Inc. (Sponsor) for the use of community recreation areas and facilities not designated as Common Elements of the Condominium sections and to accept conveyance of said community facilities in accordance with terms outlined in the New Jersey Public Offering Statement.

(s) To accept, at its option, all or any of the powers, duties and responsibilities of the Board of Directors of all constituent Condominium Associations which are lawfully delegated to the Community Association.

(t) The powers herein granted or necessarily implied shall be construed to favor the broadest discretion of the Board of Directors, except that the Board of Directors shall have the duty to exercise all of such powers as required by law and by subparagraphs (h), (j), (n) and (r) of this Section 1 of Article III, and shall be governed by the following with respect to its fiscal duties and responsibilities:

(1) Common Receipts. The Board shall have the duty to collect "Community Expenses" assessed against each Unit Owner, his, her or their heirs, administrators, successors and assigns, which will be a proportionate part of the Common Expense of the Community Association Property as provided in Master Deed and in accordance with applicable law. The Board shall have the power to estimate the cost in advance on an annual basis and to give notice thereof at its option to each constituent Condominium Association section or the individual Unit Owners in the manner herein provided and the same shall be a lien against each Condominium Unit.

(2) Notice. The Board shall give notice at its option to each constituent Condominium Association section or to each Unit Owner in writing of the amount estimated by the Board, of Community Expenses for the management of the Community Association for the ensuing period, directed to the section Association or the member at its last address known to the Board by ordinary mail. The said notice shall be conclusively presumed to have been delivered five (5) days after deposit in the United States mails. In the event that no objection is made by the section Association or Unit Owners on or before the twentieth (20th) day after mailing of such notice, the amount shall be deemed to be conclusive and binding. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior year's assessment, and monthly installments on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment

proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors, provided, that nothing herein shall serve to prohibit or prevent the Board of Directors from imposing a lump sum assessment in the case of any immediate need or emergency.

(3) Acceleration of assessment installments upon default. If a member shall be in default in the payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice to the member, and the then unpaid balance of the assessment shall come due upon the date stated in the notice, but not less than five (5) days after delivery of the notice to the member, or not less than ten (10) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur.

(4) Bank Accounts. The depository of the Community Association shall be such a bank or banks as shall be designated from time to time by the Board and in which the monies of the Community Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such persons as are authorized by the Board of Directors, provided that a Management Agreement may include among its provisions authority for the manager to sign checks on behalf of the Community Association for the payment of the obligations of the Community Association.

(5) Interest and Counsel Fees. The Board at its option, shall have the right in connection with the collection of this, or any other charge, to impose an interest charge at the legal maximum if such payment is made after a date certain stated in such notice. In the event that the Board shall effectuate collection of said charges by resort to counsel, the Board may add to the aforesaid charge or charges a sum or sums of twenty (20%) per cent of the gross amount due as counsel fees, in addition to such costs allowable by law.

(6) Expenditure of Funds. The amount of monies for Community Expenses deemed necessary by the Board and the manner of expenditure thereof, including but not limited to, the allocation thereof shall be a matter for the sole discretion of the Board, until after the first annual meeting of the delegates.

(7) Disbursement. The Board shall take and hold the funds as collected and shall disburse the same for the purposes and in the manner set forth herein and as required by law.

(8) Reserves. The Board shall not be obligated to expend all of the revenues collected in any accounting period, but may maintain a

reasonable reserve for, among other things, emergencies, contingencies of bad weather or uncollected accounts. Said reserve fund or funds shall, however, be kept in interest-bearing securities either short or long term, or in an insured interest-bearing savings account. The foregoing shall not be construed to mean that the Board shall not be permitted to keep additional cash on hand, in a checking or petty cash account for the necessary discharge of its function.

(9) Annual Audit. The Board shall submit the books, records and memoranda to an annual audit by a disinterested certified public accountant who shall audit the same and render a report thereon in writing to the Board and in summary form to the delegates and such other persons, firms or corporations as may be entitled to same.

(10) Accounts. The receipts and expenditures of the Community Association shall be credited and charged to accounts under the following classifications as shall be appropriate, all of which expenditures shall be Community Expenses:

(i) Current expenses, which shall include receipts and expenditures within the year for which the budget is made, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves, to additional improvement or to operations. The balance of this fund at the end of each year shall be applied to reduce the assessments for current expenses for the succeeding year, or may be distributed to the membership as the directors shall determine;

(ii) Reserve for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually;

(iii) Reserve for replacement, which shall include funds for repair or replacement required because of damage, depreciation or obsolescence;

(iv) Capital expenditures, which shall include the funds to be used for capital expenditures for additional improvements or additional personal property that will be part of community recreation areas and facilities;

(v) Operations, which shall include the gross revenues from the use of recreation areas and facilities and from other sources. Only the additional direct expense required by any revenue-producing operation will be charged to this account, and any surplus from any operation shall be used to reduce the

assessments for current expense for the year during which the surplus is realized, or, at the discretion of the Board of Directors, in the year following the year in which the surplus is realized, losses from the operations shall be met by special assessments against members, which assessments may be made in advance in order to provide a working fund.

SECTION 2. Number, Qualification and Term of Office.

(a) The first Board of Directors shall be the three (3) persons named in the Articles of Incorporation of the Community Association and all directors shall serve for a term of three (3) years.

(b) Thereafter, the Board shall consist of nine (9) directors and the Sponsor shall have the right to vote for and elect not more than seven (7) of the nine (9) directors for so long as no more than one thousand (1,000) of the six thousand four hundred (6,400) Units contemplated for the community has been initially conveyed to individual purchasers.

(c) The Sponsor will have a right to vote for and elect not more than six (6) of the nine (9) directors, so long as no more than two thousand (2,000) of the six thousand four hundred (6,400) Units have been conveyed to individual purchasers.

(d) The Sponsor will have a right to vote for and elect not more than five (5) of the nine (9) directors, so long as no more than three thousand (3,000) of the six thousand four hundred (6,400) Units have been conveyed to individual purchasers.

(e) The Sponsor will have a right to vote for and elect not more than four (4) of the nine (9) directors, so long as no more than four thousand (4,000) of the six thousand four hundred (6,400) Units have been conveyed to individual purchasers.

(f) The Sponsor will have a right to vote for and elect not more than three (3) of the nine (9) directors, so long as no more than five thousand (5,000) of the six thousand four hundred (6,400) Units have been conveyed to individual purchasers.

(g) The Sponsor will have a right to vote for and elect not more than two (2) of the nine (9) directors, so long as no more than six thousand (6,000) of the six thousand four hundred (6,400) Units have been conveyed to individual purchasers.

(h) In the event that Sponsor has not surrendered its right to elect a majority of the directors in accordance with the above

provisions within five (5) years after the recording of the first master deed, Sponsor agrees to surrender said right. Further, Sponsor reserves the right to abandon the right to elect a majority or any of said directors at any time.

(1) Notwithstanding the surrender by the Sponsor of the right to control the Association through the election of a majority of its Board of Directors as in this paragraph set forth, until the Sponsor has constructed and sold six thousand four hundred (6,400) Units, the Board of Directors is prohibited from taking any action as a Board or on behalf of the Unit Owners, that would have the effect of infringing upon the Sponsor's right to construct and sell six thousand four hundred (6,400) Units or to exclude from the enjoyment of the facilities and services of the Community Association any number of Units less than six thousand four hundred (6,400).

SECTION 3. Regular Meetings. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time to time by a majority of the directors, but at least two (2) such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each director, personally, by mail, telephone or telegraph, at least five (5) days prior to the date named for such meeting.

SECTION 4. Special Meetings. Special meetings of the Board of Directors may be called by the president on three (3) days notice to each director, given personally, by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the president or secretary in like manner and on like notice on the written request of at least three (3) directors.

SECTION 5. Waiver of Notice. Before or at any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meeting of the Board shall be deemed a waiver of notice by him of the time and place thereof. If all the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

SECTION 6. Quorum. At all meetings of the Board of Directors, a majority of the votes entitled to be cast shall constitute a quorum for the transaction

of business, and the acts of the majority of the votes present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of the votes present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

SECTION 7. Removal of Directors. At any regular or special meeting of the Community Association duly called, any one or more of the directors, except the appointed directors may be removed with or without cause by a ninety (90) per cent vote of those votes entitled to be cast and a successor may then and there be elected to fill the vacancy thus created. Any directors whose removal has been proposed by a delegate shall be given an opportunity to be heard at the meeting.

SECTION 8. Rules and Regulations. Without limiting the generality of the foregoing, the Board of Directors shall have the right to make reasonable rules and regulations as to the conduct of the Unit Owners or occupants with respect to the Community Association Property and the Common Elements of all Condominiums to preserve, protect and enhance the same, to prevent waste, erosion, depletion, to protect plantings, to protect seeded areas, trees, shrubs, grass, bushes, wildlife, water, banks, streams, dams, bridges, fish, birds, to destroy pests and pursuant to such authority to temporarily prohibit the Unit Owners or occupants from the enjoyment of access to or over such Community Association Property and Common Elements for such reasonable periods as the Board in its sole discretion shall deem necessary from time to time. The Board shall have the further right, upon the same terms and conditions as set forth in this paragraph to make and enforce reasonable rules for the use of the recreational facilities and the conduct, dress, manner and deportment of the members, including the scheduling of use and such other rules and regulations as may be necessary for the health, safety and welfare of the users thereof. This power shall be deemed to include the power to bar, limit or charge fees for the use of recreational facilities and to limit their number, time, use or deportment upon the facilities. Action by the manager shall be deemed to be action by the Board.

SECTION 9. Aesthetics. Without limiting any other term, condition or paragraph herein, the Board of Directors shall be deemed to be the final judge of all aesthetic matters within the community and the constituent

Condominiums and shall act in its sole discretion, without liability to any Unit Owner or occupant.

SECTION 10. Non-Waiver. All the rights, duties and privileges of the Board shall be deemed to be continuing and shall not be exhausted by any single act or series of acts. To the same extent, the failure to use or employ any remedy or right hereunder or hereafter granted shall not preclude its exercise in the future or shall any custom bind the Board.

SECTION 11. Conflict. Anything to the contrary herein notwithstanding, if any provision of this instrument is in conflict with or in contradiction with the Condominium Act, or with the requirements of any other law, then the requirements of said Act or other law shall be deemed controlling.

ARTICLE IV - OFFICERS

SECTION 1. Designation. The principal officers of the Community Association shall be a president, a vice-president, who shall be a member of the Board of Directors, a secretary and a treasurer. The Board may also appoint such other assistant treasurers and assistant secretaries as in their judgment may be necessary. Any two offices, except that of president and vice-president may be held by one person.

SECTION 2. Election of Officers. The officers of the Community Association shall be elected annually by the Board of Directors at the first Board of Directors meeting following each annual meeting and such officers shall hold office at the pleasure of the Board.

SECTION 3. Removal of Officers. Upon an affirmative vote of a two-thirds majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose.

SECTION 4. President. The president shall be the chief executive officer of the Community Association. He shall preside at all meetings of the Community Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of

president of a Community Association, including but not limited to the power to appoint committees from among the members of the Community Association from time to time as he may in his discretion deem appropriate to assist in the conduct of the affairs of the Community Association.

SECTION 5. Vice President. The vice president shall take the place of the president and perform his duties whenever the president shall be absent or unable to act. If neither the president nor the vice president is able to act, the Board of Directors shall appoint some other member to so do on an interim basis. The vice president shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

SECTION 6. Secretary. The secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the delegates of the Community Association; he shall have charge of such books and papers as the Board of Directors may direct; and he shall, in general, perform all the duties incident to the office of the secretary.

SECTION 7. Treasurer. The treasurer shall have the responsibility for Community Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Community Association. He shall be responsible for the deposit of all moneys and other valuable effects in the same, and to the credit, of the Community Association in such depositories as may from time to time be designated by the Board of Directors.

SECTION 8. Other Duties and Powers. The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board of Directors.

ARTICLE V - FISCAL YEAR

The fiscal year of the Community Association shall be on a calendar year basis.

ARTICLE VI — RESTRICTIONS AND OBLIGATIONS

SECTION 1. Structural Alterations. No member shall make any structural addition, alteration or improvement in or to his Unit, including any exterior painting or exterior alteration or addition (including awnings, grills, television or radio antennas, etc.) without the prior written consent thereto of the Condominium Association and the Clearbrook Community Association. Each Board of Directors shall have the obligation to answer in writing any written request by a member for approval of a proposed structural addition, alteration, or improvement in such member's Unit, within sixty (60) days after such request, and failure to do so within the stipulated time shall constitute a consent by the Board of Directors to the proposed addition, alteration or improvement. Any application to any municipal authority for a permit to make an addition, alteration or improvement in or to any Unit shall be executed by the Board of Directors of the Community Association only, without, however, incurring any liability on the part of the Community Association Board of Directors or any of them to any contractor, subcontractor or materialman on account of such addition, alteration or improvement, or to any person having any claim for injury to person or damage to property arising therefrom. The provisions of this section shall not apply to Units owned by the developer until such Units have been initially sold and conveyed by the developer.

SECTION 2. Signs. No sign or device of any kind shall be placed upon any of the Common Elements or Community Association Property except those specifically approved by the Board of the Clearbrook Community Association in writing and said Board shall have the power to remove any such sign or device and to charge to the person or persons causing the erection of same the cost thereof. In the event that the persons so responsible cannot be ascertained or the funds cannot be collected, then said Board shall be permitted to pay the same from the Community Association funds. The foregoing restrictions shall not apply to the commercial activities, signs and billboards, if any, of the Sponsor during the construction and sales period or by the Community Association in furtherance of its powers and purposes set forth herein and in its Articles of Incorporation and Rules and Regulations as same may be amended from time to time.

ARTICLE VII - AMENDMENTS

These By-Laws, or any of them, may be altered, amended or repealed, or new By-Laws may be made, at any meeting of the Community Association duly constituted for such purpose, a quorum being present, by an affirmative vote of seventy-five (75%) per cent of the votes entitled to be cast, in person, except that the first annual meeting may not be advanced and the first Board of Directors (including replacements in case of vacancies) may not be removed by reason of any such amendment or repeal.

ARTICLE VIII - ENFORCEMENT

The Community Association shall have the power, at its sole option, to enforce the terms of this instrument or any rule or regulations promulgated pursuant hereto, by any or all of the following; self help; by sending notice to the offending party to cause certain things to be done or undone; by restoring the Community Association to its original position and charging the breaching party with the entire cost or any part thereof; by taking any other action before any court, summary or otherwise, as may be provided by law; by complaint to the duly constituted authorities. The foregoing shall be construed to be in addition to any other powers granted herein and by the Condominium Act, not in limitation thereof.

Dated: October 24, 1972

EXHIBIT G
 FOR CLEARBROOK CONDOMINIUM
 DEVELOPED BY AARON CROSS CONSTRUCTION CO.
 Schedule of Initial Value and Percentage (5)
 of Interest in Common Elements

Bldg. No.	Unit Des.	Unit Type	Initial Sales Price	% Int.	Bldg. No.	Unit Des.	Unit Type	Initial Sales Price	% Int.
41	A	Master Lodge	31,990	1.2055	60	A	Master Lodge	33,990	1.2808
41	B	Timberline	27,990	1.0548	60	B	Timberline	28,490	1.0736
42	A	Brachurne	32,990	1.2432	60	C	Brachurne	36,480	1.3374
42	B	Master Lodge	31,990	1.2055	61	A	Master Lodge	31,990	1.2055
42	C	Brachurne	33,490	1.2620	61	B	Timberline	27,000	1.0548
43	A	Timberline	27,990	1.0548	61	C	Brachurne	32,990	1.2432
43	B	Master Lodge	31,990	1.2055	61	D	Everglade	22,490	0.8475
44	A	Brachurne	32,990	1.2432	62	A	Brachurne	33,990	1.2808
44	B	Brachurne	32,990	1.2432	62	B	Timberline	27,990	1.0548
45	A	Timberline	27,990	1.0548	62	C	Master Lodge	32,990	1.2432
45	B	Master Lodge	31,990	1.2055	63	A	Brachurne	33,990	1.2808
46	A	Everglade	21,990	0.8287	63	B	Master Lodge	31,990	1.2055
46	B	Brachurne	32,990	1.2432	63	C	Brachurne	31,990	1.3186
46	C	Timberline	27,990	1.0548	64	A	Timberline	29,000	1.1302
47	A	Brachurne	32,990	1.2432	64	B	Master Lodge	32,990	1.2432
47	B	Master Lodge	31,990	1.2055	65	A	Timberline	28,990	1.0925
48	A	Master Lodge	31,990	1.2055	65	B	Brachurne	32,990	1.2432
48	B	Brachurne	32,990	1.2432	65	C	Everglade	21,990	0.8287
48	C	Timberline	27,990	1.0548	65	A	Master Lodge	31,990	1.2055
49	A	Brachurne	32,990	1.2432	66	B	Brachurne	32,990	1.2432
49	B	Timberline	27,990	1.0548	67	A	Master Lodge	31,990	1.2055
49	A	Timberline	27,990	1.0548	67	B	Timberline	27,990	1.0548
50	B	Master Lodge	31,990	1.2055	67	C	Brachurne	32,990	1.2432
51	A	Master Lodge	31,990	1.2055	68	A	Master Lodge	31,990	1.2055
51	B	Brachurne	32,990	1.2432	68	B	Timberline	27,990	1.0548
51	C	Brachurne	32,990	1.2432	68	C	Brachurne	32,990	1.2432
52	A	Timberline	27,990	1.0548	69	A	Master Lodge	31,990	1.2055
52	B	Brachurne	32,990	1.2432	69	B	Brachurne	32,990	1.2432
52	C	Everglade	21,990	0.8287	69	C	Brachurne	32,990	1.2432
53	A	Brachurne	32,990	1.2432	70	A	Brachurne	32,990	1.2432
53	B	Brachurne	32,990	1.2432	70	B	Master Lodge	31,990	1.2055
53	C	Master Lodge	32,990	1.2432	70	C	Brachurne	33,000	1.2808
64	A	Master Lodge	31,990	1.2055	71	A	Timberline	28,490	1.0736
64	B	Brachurne	32,990	1.2432	71	B	Brachurne	32,990	1.2432
65	A	Timberline	27,990	1.0548	72	A	Master Lodge	31,990	1.2055
65	B	Brachurne	32,990	1.2432	72	B	Timberline	27,990	1.0548
66	C	Everglade	21,990	0.8287	72	C	Brachurne	32,990	1.2432
66	A	Brachurne	32,990	1.2432					
66	B	Master Lodge	31,990	1.2055					
67	A	Brachurne	33,990	1.2808					
67	B	Timberline	28,490	1.0736					
67	C	Master Lodge	32,990	1.2432					
68	A	Brachurne	33,990	1.2808					
68	B	Timberline	28,490	1.0736					
68	C	Master Lodge	33,990	1.2808					
69	A	Brachurne	35,490	1.3474					
69	B	Master Lodge	33,490	1.2620					
69	C	Brachurne	31,990	1.3186					

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Record, Change, Return
McCarthy, Backs, & Hicks, P.A.
6-8 CHARLTON STREET
BRIDGEWATER, NEW JERSEY 08540
R.S.

FD-0752

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MUNICIPAL CLERK'S OFFICE
MUNICIPALITY OF BRIDGEWATER, N.J.

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BOOK 2799 PAGE 305
FRANK SCAPATZMAN
CLERK

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BOOK 2799 PAGE 365

CLEARBROOK, SECTION 2
DESCRIPTION OF PROPERTY

FOR

PARCEL 2-A

AARON CROSS CONSTRUCTION COMPANY, INC.,
a corporation of the State of New Jersey

TOWNSHIP OF MONROE

COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

All that certain tract or parcel of land situate, lying and being in the Township of Monroe, in the County of Middlesex and State of New Jersey, more particularly described as follows:

Parcel 2-A

Beginning at the point of intersection of the centerline of Cranbury-Half Acre Road with the centerline of Prospect Plains-Applegarth Road, as said roadway right-of-way lines are at present established, and from said point of beginning running; S $5^{\circ} 37' 06''$ W a distance of 1,223.01 feet along the said centerline of Applegarth Road to a point; Thence crossing Applegarth Road S $84^{\circ} 23' 00''$ E a distance of 55.00 feet to a point on a curve; said point being in the westerly R.O.W. line of Clearbrook Plaza, and the TRUE POINT AND PLACE OF BEGINNING OF Parcel 2-A, more fully described as follows:

(1) Continuing from said point on a curve to the north-east having a radius of 49.50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of N $68^{\circ} 39' 44''$ E to a point of tangency; said point being in the southerly R.O.W. line of Clearbrook Plaza;

Thence (2) Continuing along said R.O.W. line S $84^{\circ} 23' 00''$ E a distance of 207.99 feet to a point;

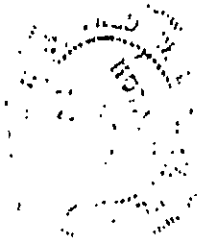
Thence (3) Continuing along said R.O.W. line S $86^{\circ} 23' 05''$ E a distance of 167.55 feet to a point of curvature;

STATE OF NEW JERSEY: ss:
COUNTY OF MIDDLESEX:

BE IT REMEMBERED, that on this 19th day of January, 1973, before me the subscriber, an officer duly authorized pursuant to N.J.S.A. 46:14-6, personally appeared Michael ~~Cross~~ ^{J. Guerriero}, who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction that he is the Secretary of the Corporation named in the within Instrument; that Aaron Cross is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as attesting witness.

Fred W. Balsam Jr
Sworn to and Subscribed
before me, the date
aforesaid. **FRED W. BALSAM, JR.**
NOTARY PUBLIC OF N. J.
1, Certificate Expires Nov. 20, 1973

Michael J. Guerriero
Michael ~~Cross~~, Secretary
J. GUERRIERO



PREPARED BY: **E. KENNETH WILLIAMS, JR., ESQUIRE**
AN ATTORNEY-AT-LAW OF NEW JERSEY

MASTER DEED

THIS MASTER DEED, made this 19th day of January, 1973, by Aaron Cross Construction Co., Inc., a New Jersey corporation, having offices at P.O. Box 148, Cranbury, New Jersey (hereinafter referred to as "Grantor").

WHEREAS, Grantor is the owner of the fee simple title to those lands and premises described in Exhibit "A" attached hereto and made a part hereof, which lands and premises are hereinafter referred to as the "Condominium"; and

WHEREAS, it is the present intention of the Grantor to develop the Condominium as a condominium consisting of units pursuant to the provisions of the R.S. 46:8B-1 to 30 (the Condominium Act) under the name of Clearbrook, a Condominium, Section No. 2 and to that end to cause this Master Deed to be executed and recorded, together with all necessary exhibits thereto.

THEREFORE, WITNESSETH:

1. Grantor does hereby submit, declare and establish Clearbrook, a Condominium, Section No. 2, in accordance with R.S. 46:8B-1 to 30 for that parcel of land described in Exhibit "A" aforesaid, all as shown on that certain map entitled "Clearbrook Section Two Condominium, Survey and Easements, situated in Monroe Township, Middlesex County, New Jersey" prepared by Porter and Ripa Associates, Inc., Engineering - Planning - Architecture, Morristown, New Jersey, on July 24, 1972, and attached hereto as Exhibit "B" and made a part hereof.

2. The Condominium will contain 32 buildings, containing 85 units as shown on that certain plot, entitled "Clearbrook Section Two Condominium Building Location Plat, situated in Monroe Township, Middlesex County, New Jersey" prepared by Porter and Ripa Associates, Inc., Engineering - Planning - Architecture, Morristown, New Jersey on July 24, 1972, and attached hereto as Exhibit "C" and made a part hereof, including all rights, roads, water, privileges and appurtenances thereto belonging or appertaining. Said buildings will each have a separate numerical designation and each will enclose either two, three or four dwelling units, each such unit being designated by a letter and by the number of the building of which each such unit is a part. A garage, either attached or detached, is also included as part of each unit.

3. The dimensions, area and location of the units for the Condominium and appurtenant garage are as shown graphically on Exhibit "C" aforesaid, as same may be amended from time to time as herein provided. The plans for each of the model types are as shown on the tri-dimensional drawings attached hereto as Exhibit "D", pages 1 through 4 and made a part hereof. Each unit or garage is intended to contain all space within the area bounded by the interior surfaces of the exterior walls, the first floor and the roof of the building as follows:

BOTTOM: The bottom of the unit or garage is a horizontal plane through the lowest point of the interior surface of the lowest subfloor and extending in every direction to the point where it closes with the interior finished and unpainted surfaces of the four walls of the building.

TOP: The top of the unit or garage is along and coincident with an imaginary plane along the underside surfaces of the rafters of the building.

SIDES: The sides of each unit or garage are as graphically shown on Exhibit "C", according to the type of unit or garage described. They are vertical planes along and coincident with the interior finished and unpainted surfaces of the walls and they extend upward and downward so as to close the area within the building bounded by the bottom and top of the unit or garage.

Each unit also includes all appliances, fixtures, interior partitions and other improvements located within or appurtenant to the unit described which are exclusive to such unit, although all or part thereof may not be located within the unit, and shall include but not be limited to the following individual appurtenances:

(a) Complete heating system and any air conditioning system (including compressors) which may be installed.

(b) So much of the plumbing system as extends from the walls or floors into the interior air space.

(c) All utility meters not owned by the public utility or agency supplying service.

(d) All electrical wires which extend from the ceilings, walls or floors into the interior air space, and all fixtures, switches, outlets and circuit breakers.

(e) All balconies, stoops, porches, patios and fences.

4. All appurtenances and facilities and other items which are not part of the units or individual appurtenances as hereinbefore described in paragraph 3 shall comprise the common elements as graphically shown on Exhibit "B" aforesaid. The common elements shall also include by way of description but not by way of limitation:

(a) All lands described in Exhibit "A" aforesaid, whether or not occupied by buildings containing above-described units.

(b) All streets, curbs, sidewalks, parking areas subject to the easements and provisions set forth in Paragraph 6 of this Master Deed.

(c) Lawn areas, shrubbery, conduits, utility lines and waterways, subject to the easements and provisions set forth in Paragraph 6 hereof.

(d) The electrical and telephone wiring network throughout the Condominium not owned by the public utilities providing such services.

(e) Public connections for gas, electricity, light, telephone and water not owned by the public utility or other agencies providing such services.

(f) The foundations, main walls (including windows, doors and chimneys therein), roofs and floors.

(g) Exterior lighting and other facilities necessary to the upkeep and safety of the buildings and grounds.

(h) Any easement or other right hereafter granted for the benefit of the unit owner(s) for access to or use of recreational or other common elements not included within the lands which are part of the Condominium.

(i) All other elements of the Condominium rationally of common use or necessary to the existence, upkeep and safety thereof.

5. The owners of a unit shall have such an estate therein as may be acquired by grant, by purchase or by operation of law, including an estate in fee simple, and shall acquire as an appurtenance to each unit, an undivided interest in the common elements of the Condominium as set forth in Exhibit "C" attached hereto and made a part hereof, subject to any amendments as herein provided. The said appurtenant undivided interest in the common elements shall not be divisible from the unit to which it appertains. Said percentage shall be used to allocate the division of proceeds, if any, resulting from any casualty loss, any eminent domain proceedings, any common surplus or from any other disposition of the Condominium property.

Said percentage is expressed as a finite number to avoid an interminable series of digits. The fifth digit has been adjusted to that value which is most nearly correct. These percentages shall remain fixed.

Anything to the contrary notwithstanding, voting rights of unit owners and their proportional liability for common expenses shall not be based upon the foregoing percentage but instead, upon that fraction, the numerator of which is one (1) and the denominator of which is eighty-five (85).

6. Easements

(a) Grantor, for itself, its successors and assigns, hereby declares that every unit owner shall have a perpetual easement in, upon, through and over the land described in Exhibit "B" aforesaid, to keep, maintain, use, operate, repair and replace his unit and garage in its original position and in every subsequent position to which it changes by reason of the gradual forces of nature and the elements.

(b) Grantor hereby reserves unto itself, its successors and assigns an easement in, upon, through and over the common elements for as long as the said Grantor, its successors and assigns, shall be engaged in the construction, development, and sales of units, which easement shall be for the purpose of construction, installation, maintenance and repair of existing buildings and appurtenances thereto, for ingress and egress to all units, all common elements, and other community facilities and for the use of all roadways, parking lots, existing and future model units for sales promotion and exhibition. In addition, Grantor hereby reserves the irrevocable right to enter into, upon, over or under any unit for a period of one (1) year after the date of delivery of the unit deed for such purposes as may be reasonably necessary for the Grantor or its agents to complete the Condominium or service any unit thereof.

(c) Grantor, for itself, its successors and assigns, hereby declares that every unit owner shall have a perpetual and exclusive easement for possession and use of that portion of the lawn area contiguous to the unit which is designated "Exclusive Lawn Easements" on Exhibit "B" aforesaid.

(d) Grantor, for itself, its successors and assigns, further declares that every unit owner shall have perpetual and exclusive easement to use and enjoy the surfaces of the main walls, (including windows, doors and chimneys therein), ceilings and floors, but not the roof, contained within his unit or garage.

(e) Grantor reserves unto itself, its successors, assigns and agents, an easement in, upon, through and over the lands comprising the common elements for the purpose of installation, maintenance, repair and replacement of all sewer, water, power and telephone, pipes, lines, mains, conduits, waters, poles, transformers and any and all other equipment or machinery necessary or incidental to the proper functioning of any utility systems serving the Condominium.

(f) Grantor, for itself, its successors and assigns, hereby declares that every unit owner shall have a perpetual easement for the continuance of any encroachment by his unit or garage or any adjoining unit or garage or on any common element, now existing as a result of construction of the buildings or which may come into existence hereafter as a result of the reconstruction of the buildings or a unit after damage by fire or other casualty, or as a result of condemnation or eminent domain proceedings, so that any such encroachment may remain undisturbed so long as the buildings stand.

(g) Grantor, for itself, its successors and assigns, hereby declares that the Township of Monroe, Middlesex County, New Jersey (but not the public in general) shall have a perpetual non-exclusive easement to enter upon all roadways, streams, lakes, parking areas, driveways, walkways and sidewalks, for purposes of maintaining the safety, health, welfare, police and fire protection of the citizens of said Township, including the residents of the Condominium.

7. By-Laws and Administration

The administration of the common elements of the Condominium and the community and recreational facilities shall be by the Clearbrook Condominium Association No. 2 and the Clearbrook Community Association in accordance with the provisions of the Condominium Act, this Master Deed, the By-Laws attached hereto as Exhibit "E" and Exhibit "F", and made a part hereof, any other documents, amendments or supplements to the foregoing which may subsequently be required by an institutional mortgage lender, or by any governmental agency having regulatory jurisdiction over the Condominium or by any title insurance company selected by Grantor to insure title to any unit(s). Grantor hereby reserves for itself, its successors and assigns, for a period of five (5) years from the date hereof, the right to execute on behalf of all contract purchasers, unit owners, mortgagees, other lienholders or parties claiming a legal or equitable interest in the Condominium, any such agreements, documents, amendments or supplements which may be so required.

By acceptance of a deed to any unit or by the acceptance of any other legal or equitable interest in the Condominium, each and every contract purchaser, unit owner or occupant, or holder of any mortgage or other liens, does automatically and irrevocably name, constitute, appoint and confirm Grantor, its successors and assigns, as attorney-in-fact for the purpose of executing such amended Master Deed(s), or other instrument(s) necessary to effect the foregoing. The power of attorney aforesaid is expressly declared and acknowledged to be coupled with an interest in the subject matter hereof and the same shall run with the title to any and all Condominium units and be binding upon the successors and assigns of any of the foregoing parties. Further, said power of attorney shall not be affected by the death or disability of any principal and is intended to deliver all right, title and interest of the principal in and to said power. Except as herein provided this Master Deed may not be modified or amended without the acquiescence of all unit owners. All amendments or modifications shall be evidenced by an Amendment to Master Deed which Amendment shall be recorded in the Middlesex County Clerk's Office.

8. Restrictions

This Master Deed is subject to all covenants, restrictions and easements of record. It is further subject to the zoning ordinance of Monroe Township which restricts permanent occupancy to persons who are 48 years of age or over.

9. Obligations of Grantor

The Grantor covenants and agrees that for so long as it owns one or more of the Condominium units, the Grantor shall be subject to the provisions of this Master Deed and of all exhibits attached hereto; and the Grantor covenants to take no action that will adversely affect the rights of the other owners of units and their successors in interest, as their interest may appear.

10. No Partition

Subject to the provisions of the Master Deed, By-Laws of Clearbrook Condominium Association No. 2, and the Condominium Act, the common elements shall remain undivided and no unit owner(s) shall bring any action of partition or division thereof. In addition, the undivided percentage interest in the common elements shall not be separated from the unit to which it

appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

11. Compliance by Owners

Each unit owner or occupant shall comply with the provisions of this Master Deed, the By-Laws and the rules and regulations of both the Clearbrook Condominium Association No. 2 and the Clearbrook Community Association or their representatives, and with any other documents, amendments or supplements to the foregoing which subsequently may be required by any governmental authority, as same may be lawfully amended from time to time. Failure to comply with any such provisions, rules or regulations shall be grounds for injunctive relief by the Grantor, the Association and any other unit owner.

12. Restrictions Against Short Term Leases

No unit shall be rented by the owners thereof for transient or hotel purposes, which shall be defined as "(a) rental for any period less than thirty (30) days; or (b) any rental if the occupants of the unit are provided customary hotel services, such as room service for food and beverage, maid service, furnishing laundry and linen, and bellboy service." Other than the foregoing obligations, the unit owners shall have the absolute right to lease same provided the said lease is made subject to the covenants and restrictions contained in this Master Deed, the By-Laws of both the Condominium Association and the Community Association, and other documents referred to herein, including the right of amendment reserved to Grantor herein and the minimum age requirements of the occupants.

13. Damage, Destruction or Condemnation

If any building improvement or common element or any part thereof is damaged, or destroyed by fire, casualty or eminent domain, the repair, restoration or ultimate disposition shall be as provided in R.S. 46:8B-24 and 25, respectively.

14. Insurance

The Clearbrook Condominium Association No. 2 shall obtain and continue in effect blanket property insurance in form and amount satisfactory to mortgagees holding first mortgages on the individual units but without prejudice to the right of the owners of any such unit to obtain

individual unit insurance. In addition, the Clearbrook Condominium Association No. 2 shall obtain and continue such other amounts of blanket property insurance as may be required by the provisions of its By-Laws. Premiums for any such blanket insurance coverage shall be a common expense to be included in the monthly assessment for common expenses and such premium charges shall be held in a separate escrow account of the Condominium Association to be used solely for the payment of said premiums as same become due.

15. Exhibits attached hereto and made a part hereof are the following:

1. Exhibit A -
Metes and bounds description of Condominium
2. Exhibit B -
Map known as "Clearbrook Section Two Condominium, Survey and Easements situated in Monroe Township, Middlesex County, New Jersey"
3. Exhibit C -
Plat known as "Clearbrook Section Two Condominium, Building Location Plat situated in Monroe Township, Middlesex County, New Jersey"
4. Exhibit D -
Tri-dimensional drawings of the four model types.
5. Exhibit E -
By-Laws of Clearbrook Condominium Association No. 2 dated January 19, 1973.
6. Exhibit F -
By-Laws of Clearbrook Community Association, dated September 1972.
7. Exhibit G -
Schedule of initial sales price and percentage of interest in common elements.

WITNESSETH the hand and seal of the Grantor, Aaron Cross Construction Co., Inc., a New Jersey corporation, which has been affixed by its President and Secretary, the date and year first above written.

AARON CROSS CONSTRUCTION CO., INC.

By: *Aaron Cross, Pres*
Aaron Cross, President



ATTEST: *Michael J. Guerriero*
Michael ~~Guerrero~~, Secretary
J. GUERRIERO

