



MIDDLESEX COUNTY CLERK

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Instrument DEED W/O ABSTRA

Date : 10/17/2014

Time : 10:27:11

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HILL WALLACK  
202 CARNEGIE CTR, POB 5226  
PRINCETON, NJ, 08543

CLEARBROOK CONDOMINIUM ASSOCIA  
TION NO. 2

RECORDING	\$	45.00
DARM	\$	15.00
NJPRPA	\$	10.00
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RECORDING	\$	3.00
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	\$	.00
Total:	\$	83.00

STATE OF NEW JERSEY  
MIDDLESEX COUNTY CLERK

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ELAINE FLYNN  
COUNTY CLERK



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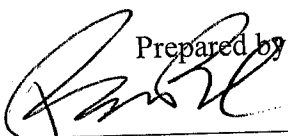
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ELAINE M. FLYNN  
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Prepared by:  
  
RONALD L. PERL, ESQ.

## ADDENDUM TO MASTER DEED AND BY-LAWS OF CLEARBROOK CONDOMINIUM ASSOCIATION NO. 2

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THIS ADDENDUM to the Master Deed and By-Laws is made this 7 day of October 2014, by the Clearbrook Condominium Association No. 2, a New Jersey nonprofit corporation, located in the Township of Monroe, County of Middlesex and State of New Jersey (hereinafter referred to as "Section 2").

The Association does hereby add the following resolution as an addendum to the Master Deed and By-Laws recorded in the Office of the Middlesex County Clerk on January 29, 1973 in Deed Book 2799 at Page 305 et seq. and the Amended By-Laws were recorded in the Office of the Middlesex County Clerk on December 22, 2006 in Deed Book 05765 at Page 756 et seq. This Addendum shall supersede any previously adopted regulations with regard to resident requests for "reasonable accommodation to disabilities".

Record and Return:  
Ronald L. Perl, Esq.  
HILL WALLACK LLP  
202 Carnegie Center  
P.O. Box 5226  
Princeton, New Jersey 08543-5226

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**Resolution of The Board of Directors of Clearbrook Condominium Association No. 2**  
**Adopting Protocol for Responding to Resident Requests for**  
**"Reasonable Accommodation to Disabilities"**

**WHEREAS**, Clearbrook Condominium Association No. 2 (Section 2) is a New Jersey corporation subject to the federal Fair Housing Amendments Act of 1988 (42 U.S.C. §§ 3601 et seq.; the "FHAA") and is a "housing provider" as defined pursuant to the New Jersey Law Against Discrimination (N.J.S.A. 10:5-1 et seq., the "NJLAD") and governed by the regulations promulgated thereunder; and

**WHEREAS**, the NJLAD and FHAA require that Section 2 as a housing provider consent to a resident's request for "reasonable accommodation" if the resident establishes to Section 2's satisfaction the existence of a legally recognized "disability" and right to "reasonable accommodation" to aid in mitigating the effect of the disability to permit them to make full use and enjoyment of Section 2's "common elements"; and

**WHEREAS**, Section 2 as a housing provider has the right to obtain relevant medical information from applicants in order that the Board, not being comprised of medical professionals, may determine whether the applicant is "disabled" and has a right to "reasonable accommodation"; and

**WHEREAS**, the Section 2 Board of Directors, in order to obtain sufficient reliable medical information, has the right to obtain the opinion (s) of the applicant's competent medical services provider (s) identifying the resident's disability; why a reasonable accommodation is medically necessary; the medical necessity for the specific accommodation(s) requested; and regarding whether there are acceptable alternative accommodations (except in cases where the disability and need for specific accommodation is obvious) that do not impose an undue burden on Section 2; and

- a. conveying that the Section 2 Board of Directors has decided to grant or deny the request based on the information provided by the resident to the Board; or
  - b. requesting that the resident within 30 days provide (additional) supporting medical or other relevant information to counsel in the event the Section 2 Board of Directors finds that the initial submission provided is inadequate to afford it a reasonable basis upon which to grant or deny the request; such information may be provided by the resident in
    - (1) any form the resident or his medical provider(s) choose or
    - (2) the form "Medical Provider Confidential Certification Letter" provided by the Section 2 Board of Directors counsel to the applicant; or
  - c. requesting that the resident consult with Section 2 Board of Directors regarding resolution of the request.
5. The Section 2 Board of Directors within a reasonable period of time of receipt of counsel's recommendation shall review the request and inform the resident whether the Section 2 Board of Directors is granting or denying the request or, in the alternative, requesting that the resident confer further with the Section 2 Board of Directors.
6. Section 2 Board of Directors is directed to implement this Protocol and is hereby authorized to adopt any necessary procedures to implement this Protocol; subject to Board approval, in order to achieve the purpose of affording reasonable accommodation.

For the purposes of this resolution, the term "resident" shall include the record owner or other person(s) permanently residing in the unit who are otherwise legally entitled to occupancy pursuant to Section 2's governing documents, including, but not limited to, tenants who occupy a residence pursuant to a written lease properly filed with and approved by the management office.

For the purposes of this resolution, the term "common elements" shall mean the commonly owned real property within Section 2 as it is defined in Article I, Section 4(m) of the Amended By-Laws of Clearbrook Condominium Association No. 2.

IN WITNESS WHEREOF, the Clearbrook Condominium Association No. 2 has affixed its hand and seal the day and year first above written.

Marilyn Harchik  
Marilyn Harchik, Secretary

Sara Hornichter  
Sara Hornichter, President

**ACKNOWLEDGMENT**

STATE OF NEW JERSEY :  
: SS  
COUNTY OF MIDDLESEX :

I certify that on Oct 7, 2014, Marilyn Harchik personally came before me and acknowledged under oath, to my satisfaction, that he/she is the Secretary of the Clearbrook Condominium Association No. 2, is the attesting witness to the signing of this document by the proper corporate officer who is Sara Hornichter, the President of the corporation; This document was signed and delivered by the corporation as its voluntary act duly authorized by a proper Resolution; he/she knows the proper seal of the corporation which was affixed to this document; and he/she signed this proof to attest to the truth of these facts.

Subscribed and sworn to, before me, this 7<sup>th</sup> day of October 2014.

[Signature]  
A Notary Public of New Jersey  
My Commission Expires: \_\_\_\_\_

**YECHZKEL ERLANGER  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES  
JUNE 12 2018**